AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: November 15, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TENTATIVE PARCEL MAP (P10-00004) FOR A TWO-LOT SUBDIVISION OF AN APPROXIMATELY 1.93-ACRE SITE LOCATED AT THE WESTERN TERMINUS OF COLLEGE BOULEVARD AT NORTH RIVER ROAD – SAN LUIS REY CROSSING – APPLICANT: NORTH RIVER ROAD INVESTMENTS, LLC./MICHAEL DILLON**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 15 categorical exemption for minor land divisions pursuant to Section 15315 of the California Environmental Quality Act; and

2. Approve Tentative Parcel Map (P10-00004) by adopting Planning Commission Resolution No 2010-P34 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The proposed project is a request to subdivide an approximately 1.93-acre parcel into two parcels. The site is located at the westerly terminus of College Boulevard at North River Road, within the North River neighborhood. The property is developed with a multi-tenant shopping center, which was originally approved by the Planning Commission on July 23, 2007 (D-25-05). Access to the subject site is provided by two driveways off North River Road.

The zoning designation for the subject parcel is Special Commercial - Limited (CS-L). The corresponding General Plan land use designation is Special Commercial (SC). The site is bounded to the east by North River Road, single-family residential uses to the west and south and a public-semipublic use (substation) to the north.

Project Description:

Tentative Parcel Map (P10-00004) represents a request for the following:

1. To subdivide an approximately 1.93-acre site into two parcels (Parcel A - 1.396 ac and Parcel B - 0.531 ac) pursuant to Article VI of the Oceanside Subdivision Ordinance and applicable Special Commercial - Limited (CS-L) standards.

ANALYSIS

The project is subject to the following Ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. Subdivision Ordinance
4. California Environmental Quality Act (CEQA).

KEY PLANNING ISSUES

1. General Plan conformance

A. Land Use Element II. Community Development

Goal: The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.01 Commercial Subdivision: To assure commercial subdivisions of land shall promote long-term economic efficiency and provide benefits to the community.

Policies:

A. Commercial parcels shall be of sufficient size and dimensions to allow for the efficient potential reuse of the parcel.

B. Subdivision of commercial lands shall encourage wherever possible the unification of access and site design with adjacent and surrounding commercial land uses.

C. A subdivision of land or real property must provide adequate on-site improvements consistent with the general plan, including street design, drainage and sanitary facilities, and easements.

The proposed subdivision of the existing 1.93-acre site would create two parcels. The previously approved site design (D-25-05) fosters an efficient, unified use of the existing

parcels and encourages vehicle, pedestrian, and bicycle access. The property has been developed with a 19,661-square foot shopping center and on-site improvements inclusive of drainage and sanitary facilities.

2. Zoning Compliance

The project is located in the Special Commercial - Limited (CS-L) District and complies with the requirements of that Zone in terms of minimum parcel size, as well as maximum coverage and floor to area ratios.

Table 1. Subdivision summary

Required Standards	Parcel Size 10,000 sq. ft. (min)	Coverage 50% (max)	Floor Area Ratio 1.0 (max)
Parcel A	60,810 sq. ft.	23.3%	0.23 FAR
Parcel B	23,130 sq. ft. acres	23.7%	0.23 FAR

3. Subdivision Ordinance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance, Article VI *Subdivision of Four or Fewer Parcels.* Pursuant to Section 601 of the Subdivision Ordinance, this Tentative Parcel Map has been prepared in a manner acceptable to the Engineering Division.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Staff has determined that the proposed project is categorically exempt, as a Class 15, "Minor Land Divisions" (Section 15315) based on the fact that it constitutes a division of property in an urbanized area zoned for commercial use for four or fewer parcels.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record and tenants within a 1,500-foot radius of the subject property, individuals/organizations requesting notification, applicant, and interested parties.

SUMMARY

The proposed Tentative Parcel Map (P10-00004) is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets or exceeds all applicable development standards. Therefore staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution and by motion:

- Confirm issuance of a Class 15 categorical exemption for minor land divisions pursuant to Section 15315 of the California Environmental Quality Act; and

- Approve Tentative Parcel Map (P10-00004) by adopting Planning Commission Resolution No 2010-P34 with findings and conditions of approval attached herein.

PREPARED BY:

Amy Fousekis
Principal Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

Attachments:
1. Plans/Site Map
2. Planning Commission Resolution No. 2010-P34

SAN LUIS REY CROSSING
TENTATIVE PARCEL MAP

PARCEL MAP NO._____

SHEET 1 OF 2

OWNER/APPLICANT :
NORTH RIVER INVESTMENTS, LLC
3630 CAMINO DEL RIO NORTH, SUITE 102
SAN DIEGO, CA 92108
PHONE: (619) 584-0451

DATE PREPARED :
AUGUST 4, 2010

APPLICANT REPRESENTATIVE :
LIGHTFOOT PLANNING GROUP
5750 FLEET STREET, SUITE 250
CARLSBAD, CA 92008
PHONE: (760) 692-1924

SURVEYOR :
MICHAEL D. LEVIN, PLS 6896
EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE: (760) 745-8118

LICENSED LAND SURVEYOR
Michael D. Levin
Exp. 6-30-11
No. 6896
STATE OF CALIFORNIA

NAME OF PROJECT :
SAN LUIS REY CROSSING; D-25-05

APN :
157-049-45-00

LEGAL DESCRIPTION :
PARCEL 7 OF TRACT 2623, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 3, 1974 AS INST. NO. 74-115558 OF OFFICIAL RECORDS.

LAND AREA :
1.925 ACRES / 83,856.00 SQ. FT.

EXISTING ZONING :
CS-L: SPECIAL COMMERCIAL LIMITED

NUMBER OF LOTS :
EXISTING LOTS: 1
PROPOSED LOTS: 2

EARTHWORK QUANTITIES :
NO GRADING OR CONSTRUCTION PROPOSED WITH THIS APPLICATION

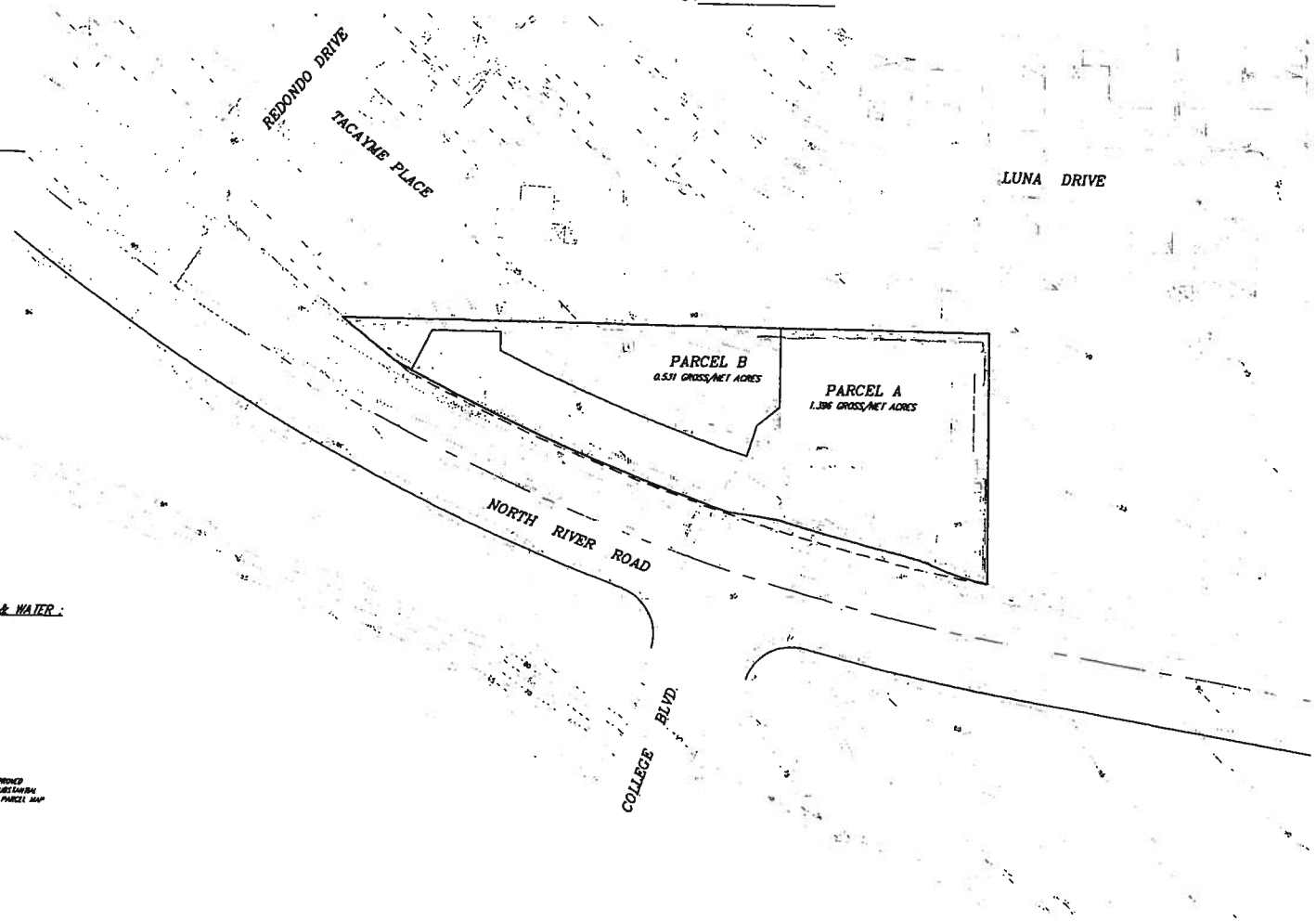
SOURCE OF TOPO :
ANALYTICAL PHOTOGRAMMETRIC SURVEY, INC. AND PRECISE SURVEY BY EXCEL ENGINEERING

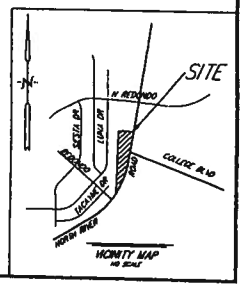
FLOOD ZONE :
ZONE: X
FIRM MAP NUMBER: 06073C0756 G, DATED: JANUARY 19, 2001

HYDROLOGY AND HYDRAULIC STUDY & WATER :
NO GRADING OR CONSTRUCTION PROPOSED WITH THIS APPLICATION

GEOTECHNICAL REPORT :
NO GRADING OR CONSTRUCTION PROPOSED WITH THIS APPLICATION

NOTES :
1. THE UNDERLYING PROJECT, SAN LUIS REY CROSSING, WAS APPROVED AND CONSTRUCTED UNDER APPLICATION NO. D-25-05 AND SUBSTANTIAL CONFORMANCE APPLICATION NO. SC-37-08. THIS TENTATIVE PARCEL MAP PROPOSE NO GRADING OR CONSTRUCTION ACTIVITY.
2. SEE SHEET 2 FOR PARCEL NOTES.





VICINITY MAP
NO SCALE

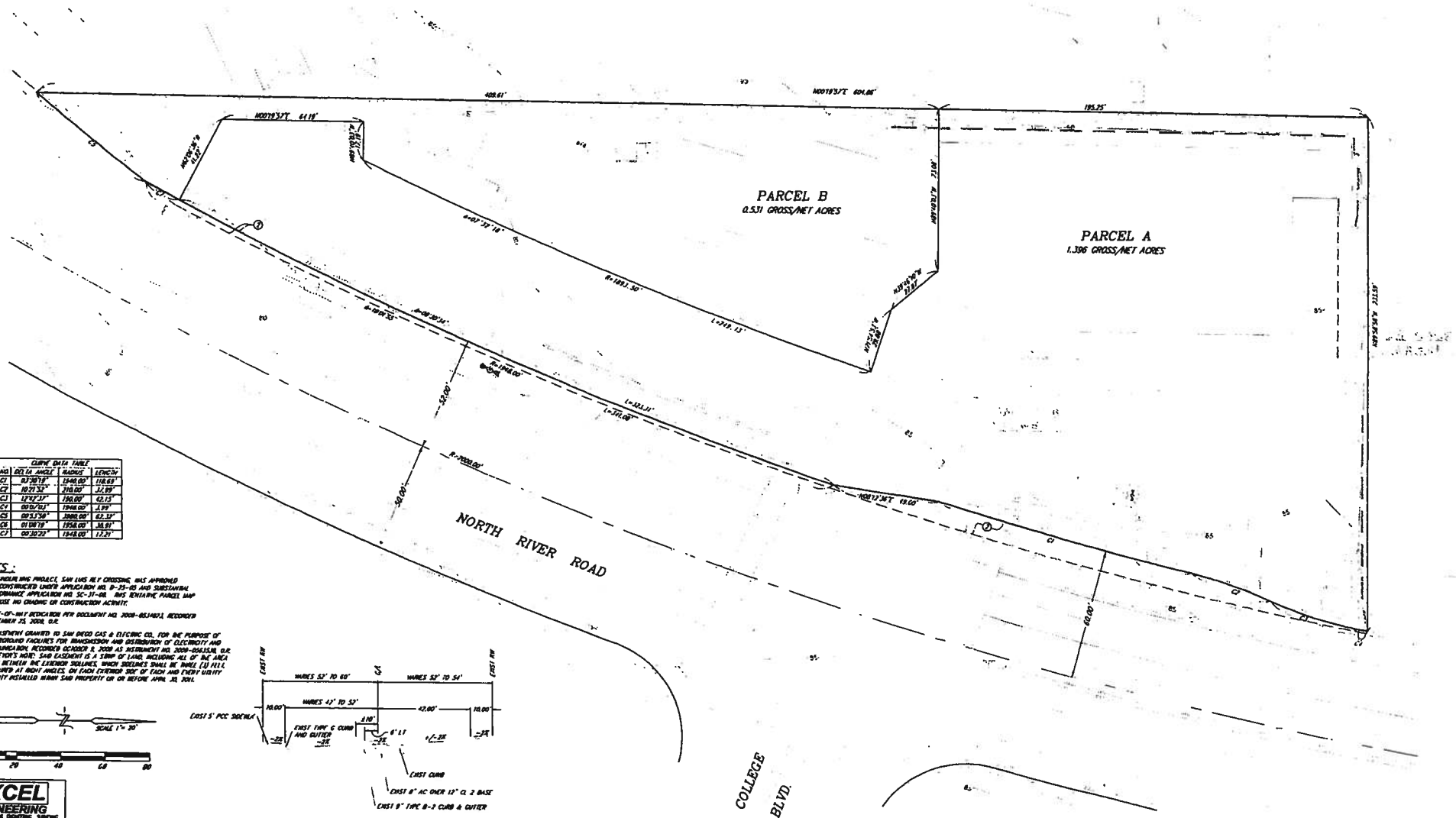
SCALE 1" = 50'

0 50 100 150 200

EXCEL ENGINEERING
NO PLANNING CIVIL ENGINEERING SURVEYING
440 STATE PLACE
ESCONDIDO, CA 92029
TEL (760) 745-8118
FAX (760) 745-1024

SAN LUIS REY CROSSING
TENTATIVE PARCEL MAP

PARCEL MAP NO._____



CURVE DATA TABLE			
NO.	DELTA ANGLE	RADIUS	LENGTH
C1	03°30'19"	1940.00'	118.69'
C2	10°21'52"	210.00'	37.99'
C3	12°42'37"	190.00'	42.15'
C4	00°07'03"	1948.00'	3.99'
C5	09°53'58"	3980.00'	62.32'
C6	01°08'19"	1958.00'	38.91'
C7	00°30'22"	1948.00'	17.21'

NOTES :

1. THE UNDERLYING PROJECT, SAN LUIS REY CROSSING, WAS APPROVED AND CONSTRUCTED UNDER APPLICATION NO. D-25-05 AND SUBSTANTIAL CONFORMANCE APPLICATION NO. SC-37-08. THIS TENTATIVE PARCEL MAP PROPOSE NO GRADING OR CONSTRUCTION ACTIVITY.
2. RIGHT-OF-WAY DEDICATION PER DOCUMENT NO. 2008-0531403, RECORDED SEPTEMBER 25, 2008, O.R.
3. AN EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC CO., FOR THE PURPOSE OF UNDERGROUND FACILITIES FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION, RECORDED OCTOBER 9, 2009 AS INSTRUMENT NO. 2009-0563538, O.R. SURVEYOR'S NOTE: SAID EASEMENT IS A STRIP OF LAND, INCLUDING ALL OF THE AREA LYING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE (3) FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY UTILITY FACILITY INSTALLED WITHIN SAID PROPERTY OR OR BEFORE APRIL 30, 2011.

TYPICAL EXISTING SECTION:
NORTH RIVER ROAD

EXCEL ENGINEERING
LAND PLANNING CIVIL ENGINEERING SURVEYING
440 STATE PLACE
ESCONDIDO, CA 92029
TEL (760) 745-0831
FAX (760) 745-1820

PLANNING COMMISSION
RESOLUTION NO. 2010-P34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: P10-0004
APPLICANT: North River Road Investments, LLC./ Michael Dillon
LOCATION: Western terminus of College Boulevard at North River Road

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THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Parcel Map, under the provisions of Articles 11, and 40, of the Zoning Ordinance of the City of Oceanside and Article VI of the Subdivision Ordinance to permit the following:

a two-lot subdivision of a 1.93-acre site;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 15th day of November, 2010 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; the project is categorically exempt, as a Class 15, "Minor Land Divisions" (Section 15315) based on the fact that it constitutes a division of property in an urbanized area zoned for commercial use for four or fewer parcels.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Vista
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Non-residential is $36,775 for a 2" meter
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Non-residential is $50,501 for a 2" meter
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $22,495 for a 2" meter

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

FINDINGS:

For the Tentative Parcel Map P10-00004:

1. The proposed two-lot subdivision is consistent with the General Plan, including Land Use Element Objective 2.01 and is consistent with the provisions of the Subdivision Ordinance. The proposed commercial parcels shall be of sufficient size to allow for their efficient potential reuse.
2. The proposed subdivision of the 1.93-acre site is physically suitable and can support the existing commercial development - general retail, and food and beverage sales land uses. Existing reciprocal access and parking provisions between tenants will be retained to ensure efficient use and unified access to the site.
3. The proposed subdivision of the 1.93-acre site is physically suitable and can support the existing and proposed intensity of development. The existing and future commercial land uses will complement and support residential land uses in the immediate area.

4. The design of the two-lot subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project is categorically exempt from CEQA.

5. The design of the two-lot subdivision and its improvements, existing and future, will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

6. The application complies will all other applicable ordinances, regulations, and guidelines of the City of Oceanside.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map P10-00004 subject to the following conditions:

Engineering:

1. Vehicular access rights to North River Road shall be relinquished to the City for this project, except for the existing two driveways.

2. The developer/owner shall submit a parcel map to the City of Oceanside Engineering Division in compliance with the Subdivision Map Act, and in compliance with all applicable City Ordinances. The parcel map shall be reviewed and approved to the satisfaction of the City Engineer.

3. Prior to approval of the parcel map or any increment, all improvement requirements, within such increment or outside of it if required by the City Engineer, shall be covered with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

4. The owner/developer shall provide public street dedication if required to serve the property.

5. This project's driveways shall remain private and shall be maintained by the future two-parcel owners. The developer/owner shall record a private maintenance agreement prior or concurrent with the recordation of the parcel map for the maintenance of all common areas, common Storm Water Facility Maintenance areas, common maintenance of BMPs, shared driveways, utilities, and all common landscape areas. The City Engineering staff

will provide a copy of the private maintenance agreement to the developer's Engineer of Record during the checking of the parcel map.

6. The owner/developer shall include in the Parcel Map a non-title sheet which clearly illustrates the boundary of the flood zones as shown on community parcel no. 06073C 0468G, Map Revised January 19, 2001. The non-title sheet shall include a flood zone legend, definition of each zone as shown on said panel and the existing building footprints with a finished floor elevation.

7. It is the responsibility of the owner/developer to provide insurable access to future lot owners of parcel "A" and parcel "B". The following note shall be placed on the parcel map;

"RESERVING HEREON A RECIPROCAL ACCESS EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES FOR THE BENEFIT OF THE FUTURE OWNERS OF PARCELS "A" AND PARCELS "B".

"PRIVATE DRIVEWAY ACCESS, AND ASSOCIATED UTILITY EASEMENTS ARE TO BE MAINTAINED IN ACCORDANCE WITH THE PRIVATE MAINTENANCE AGREEMENT RECORDED ON----------
AS DOCUMENT NUMBER ----------

8. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.

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9. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

Planning:

10. This Tentative Parcel Map (P10-00004) approves only a two-lot subdivision as shown on the August 11, 2010 plans and exhibits presented to the Planning Commission for review and approval, and further conditioned herein. This Tentative Parcel Map (P10-00004) approval shall lapse two years after the effective date of approval, unless the subdivider requests an extension of the expiration date of the approved tentative map pursuant to Section 409 of the Subdivision Ordinance.

11. A request for changes in conditions of approval of the tentative parcel map, or a change to the tentative parcel map, that would affect a condition of approval, shall be treated as a new application. The City Planner may waive the requirement for a new application if the changes requested are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and are consistent with the intent of the project's approval or otherwise found to be in substantial conformance.

12. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map P10-00004. The City will promptly notify the applicant of any such claim, action or proceeding against the city and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

13. All applicable conditions of approval for the existing development on the project site (D-25-05, Resolution No. 2007-P36) are incorporated by reference shall be in full force and effect unless and until modified.

14. Reciprocal parking, access and building and infrastructure maintenance agreements shall be recorded against and between both parcels for the benefit of owners, tenants and their successors in interest, in perpetuity.

15. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the approval of the Final Parcel Map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

16. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

17. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the *Description and justification*, Management Plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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Water Utilities:

18. A Private Maintenance Agreement shall be executed for the proposed parcel map with all intended owners and said Developer. As part of this maintenance agreement, all private utilities (sewer laterals, fire services, irrigation services and water services) shall be maintained be the association.

PASSED AND ADOPTED Resolution No. 2010-P34 on November 15, 2010 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2010-P34.

Dated: November 15, 2010

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

File Number: P10-00004

Applicant: North River Investments, LLC – Michael Dillon

Description:

TENTATIVE PARCEL MAP (P10-00004) for a two-lot subdivision of an approximately 1.93-acre site, located at the western terminus of College Boulevard and North River Road. The site has a General Plan land use designation of Special Commercial (SC) and a zoning designation of Special Commercial – Limited and is situated within the North Valley Oceanside Neighborhood – **SAN LUIS REY CROSSING**

Environmental Determination:

The project is exempt from CEQA per Article 19, Section 15315 Class 15, "Minor Land Divisions".

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Public Hearing

Community Development Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY	
ACCEPTED 8-11-10	BY SN & DW

Please Print Or Type All Information

HEARING		
	GPA	
	MASTER/SP.PLAN	
	ZONE CH.	
	TENT. MAP P10-00004	
	PAR. MAP	
	DEV. PL	
	C.U.P.	
	VARIANCE	
	COASTAL	
	O.H.P.A.C.	

PART I - APPLICANT INFORMATION

1. APPLICANT	2. STATUS
North River Investments, LLC - Michael Dillon	Owner
3. ADDRESS	**4. PHONE / FAX / E-mail**
3638 Camino del Rio North Suite 102 San Diego, CA 92108	619-584-0451 619-584-8898 (fax)

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
The Lightfoot Planning Group - Ann Gunter ann@lightfootpg.com

6. ADDRESS	7. PHONE / Fax / E-mail
5750 Fleet Street, Suite 250 Carlsbad, CA 92008	(760) 692-1924 phone (760) 692-1935 fax

PART II - PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
Western terminus of College Boulevard at North River Road.	1.98-acres

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
Special Commercial (SC)	Special Commercial Limited (CS-L)	Commercial	157-040-45

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
Ttentative Parcel Map to divide the existing commercial shopping center into 2 parcels.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
No Change	No Change	No Change	N/A	N/A

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
19,491 sq. ft. existing (no change)	95 spaces existing (no change)	26% existing (no change)	23% existing (no change)

PART IV - ATTACHMENTS

X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	26. TITLE REPORT
X	27. NOTIFICATION MAP & LABELS	N/A	28. ENVIRONMENTAL INFO FORM	X	29. PLOT PLANS
N/A	30. FLOOR PLANS AND ELEVATIONS	N/A	31. CERTIFICATION OF POSTING	N/A	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
North River Investments, LLC Michael Dillon	8/5/10	

Sign:	37. OWNER (Print)	38. DATE
	North River Investments, LLC - Michael Dillon	8/5/10

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	Sign:

SAN LUIS REY CROSSING
Tentative Parcel Map

Description and Justification
August 2010

This application is for a Tentative Parcel Map for the 1.98-acre San Luis Rey Crossing shopping center, located on North River Road at the western terminus of College Boulevard.

This shopping center has been developed in accordance with the approved Development Plan (D-25-05) and includes a Fresh & Easy Neighborhood Market as an anchor tenant, along with additional shop space for a variety of retail uses.

The Parcel Map will divide the site into 2 parcels for financing and leasing purposes. Each commercial parcel includes building area, hardscape area, landscape area and parking area. There are existing reciprocal parking, access, utility and maintenance agreements for the center which will remain in place with this parcelization. The size of parcels and location of parcel lines are proportional to the existing Common Area Maintenance agreement for the center to facilitate financing and leasing.

SAN LUIS REY CROSSING
Tentative Parcel Map
August 2010

LEGAL DESCRIPTION

PARCEL 2 OF TRACT 2623, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 3, 1974 AS INSTRUMENT NO. 74-115558 OF OFFICIAL RECORDS.

APN: 157-040-45

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:

1. **APPLICANT:** North River Investment, LLC
2. **ADDRESS:** Western terminus of College Blvd at N. River Rd, Oceanside, CA
3. **PHONE NUMBER:** 619-584-0451
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis, Principal Planner
6. **PROJECT TITLE:** P10-00004 San Luis Rey Crossing
7. **DESCRIPTION:** A Tentative Parcel Map (P10-00004) for the subdivision of a 1.93 acre site into two parcels. The site is located at the westerly terminus of College Boulevard at North River Road, within the North River neighborhood. The zoning designation for the subject parcel is Special Commercial - Limited (CS-L). The corresponding General Plan land use designation is Special Commercial (SC).

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. The development proposal constitutes a division of property in an urbanized area zoned for commercial use for four or less parcels. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[x] The project is categorically exempt per Class 15, Minor land Divisions (Section 15315); or,

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

_____ Date:
Jerry Hittleman, City Planner

cc: [x] Project file [x] Counter file [x] Library
Posting: [ ] County Clerk $50.00 Admin. Fee (only required if filing for 35 day posting in lieu of 180 day posting)