

AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: March 28, 2011 (Continued from the March 14, 2011 Planning Commission public hearing)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF GENERAL PLAN AMENDMENT (GPA10-00003) AND ZONE AMENDMENT (ZA10-00003) TO CHANGE THE LAND USE DESIGNATION FROM LIGHT INDUSTRIAL (LI) TO OPEN SPACE (OS) AND CHANGE THE ZONING DESIGNATION FROM LIMITED INDUSTRIAL (IL) TO OPEN SPACE (OS) FOR LOT 22, A 36.03-ACRE SITE LOCATED SOUTH OF MESA DRIVE AND NORTH OF OCEAN RANCH BOULEVARD, WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – OCEAN RANCH BUSINESS PARK LOT 22 – APPLICANT: JAMES HOULIHAN/STIRLING**

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of General Plan Amendment (GPA10-00003) and Zone Amendment (ZA10-00003) to the City Council by adopting Planning Commission Resolution No. 2011-P10.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site is a part of the 393-acre industrial Ocean Ranch Master Development Plan, which was reviewed and approved by the Planning Commission in September of 1999. The master plan area itself is a portion of the original 750-acre Ivey Ranch. Established in 1937, the ranch was used for cattle and horse grazing until the 1970's at which time portions were converted to cropland. In 1979, a General Plan Amendment was approved that changed the underlying Agricultural designation on the property to Low Density residential (565 acres) and General Open Space (185 acres). A 10-acre elementary school site and 25-acre junior high school site were also approved as part of the amendment.

In 1980 a Specific Plan was approved over the entire ranch area, which distributed 3,907 residential units over the majority of the property with 0.2 acres reserved for industrial uses. In 1982, the Rancho del Oro (RDO) Industrial Master Plan was approved, which included the area surrounding the Ivey Ranch site that was master-planned as the RDO Technology Park.

Subsequently, in 1983 a second General Plan Amendment and Specific Plan was approved which placed Mesa Drive, the two schools, a community park and other community service uses in the central area of Ivey Ranch. Residential units were also approved north of Mesa Drive, with light industrial uses designated for the 324 acres south of Mesa Drive. An integrated road and land use concept plan, which included the adjacent RDO industrial lands, designated approximately 1,000 acres of industrial area for the City's future needs.

A Tentative Map and Master Development Plan was approved for a 393-acre industrial project (Ocean Ranch Corporate Centre) with 21 large lots for industrial park development and two open space lots all located on the north side of Oceanside Boulevard, south of Mesa Drive, and west of the Rancho Del Oro Technology Park. Lot 22 of the Ocean Ranch Corporate Center and herein referred to as "the project site" is one of the two lots dedicated as open space to the City of Oceanside, but conveyed to the association for maintenance purposes.

Site Review: The 36.03-acre site is located south of Mesa Drive and north of Ocean Ranch Road just beyond lots 14, 15, 16, 17, and 18 of the Ocean Ranch Industrial Park and is currently encumbered with an Open Space Easement dedicated to the City of Oceanside. The property is made up of naturally occurring slopes containing habitat and sloping downward from South to North. A portion of the site is currently being re-vegetated with Coastal Sage Scrub (CSS) and wetland habitat as part of a mitigation program for the original development of the Ocean Ranch Industrial Park. The remainder of the habitat on site is predominately non-native grassland (NNG).

Surrounding uses include an elementary and middle school that hold a zoning designation of Public – Semi-public; as well as, a City Park with an OS zoning designation to the north, with multi-family and single-family residential beyond that and zoned Residential Single-Family (RS) and Multi-Family Residential-C (RM-C), and Light Industrial (IL) uses with a retail component and hotel to the south across Ocean Ranch Road.

Project Description: The applicant has requested a General Plan Amendment and a Zone Amendment described as follows:

General Plan Amendment (GPA-5-07) represents a request for the following:

To change the land use designation from Light Industrial (LI) to Open Space (OS) for an approximately 36.03-acre site located south of Mesa Drive and north of Ocean Ranch Road within the Ocean Ranch Industrial Park. The subject site is referred to as Lot 22 and is encumbered with an Open Space Easement dedicated to the City of Oceanside. Underlying ownership of Lot 22 will remain with the Ocean Ranch Business Association.

Zone Amendment (ZA-5-07) represents a request for the following:

To change the zoning designation from Limited Industrial (IL) to Open Space (OS) for an approximately 36.03-acre site located south of Mesa Drive and north of Ocean Ranch Road within the Ocean Ranch Industrial Park. The subject site is referred to as Lot 22 and is encumbered with an Open Space Easement dedicated to the City of Oceanside.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. City of Oceanside Draft Subarea Plan
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Light Industrial (LI). This land use designation permits a range of less intensive type industrial uses, but as part of the Original Ocean Ranch Business Park subdivision the lot was overlain with an Open Space easement that would prohibit any future development of the site for industrial purposes. The proposed land use change would be consistent with the existing encumbrance on the parcel, and would allow establishment of additional open space within the City of Oceanside that meets the intent of the goals and objectives of the City's General Plan as follows:

Land Use Element III. Natural Resource Management

Goal 3.11: Vegetation and Wildlife Habitats

Objective: To provide special management of sensitive historical, cultural, recreational, and environmental areas and areas with unique planning considerations within the City.

Policy: Where appropriate, the City shall apply open space land use designations and open space zoning to areas of significant scenic, ecological, or recreational value.

The proposed General Plan and Zone Amendment would align the properties actual state of ecological significance with the current planning and land use opportunities afforded the lot. Changing of Lot 22 to an Open Space (OS) designation, would provide opportunities for additional habitat lands for the City of Oceanside. This would be consistent with the City's draft Subarea Plan, in terms of allowing for more undeveloped and open space lands for conserving natural biotic communities and sensitive plant and wildlife species.

2. Zoning Ordinance Compliance

The project site is located in Limited Industrial (IL) zone district. The applicant proposes changing the Zoning District map for Lot 22 of Map 14867 as attached in the referenced map with this report.

The proposed Zoning Designation change would not only provide approximately 36.03 additional acres of open space, but would allow for the existing Limited Industrial (IL) zoned parcel encumbered with an open space easement to be properly designated and ensure that future maintenance and retention of habitat is achieved.

3. Land Use Compatibility

The applicant has submitted to staff a description and justification of the proposed land use and zoning changes, and believe the appropriate land use designation for the subject lot is open space, primarily due to the close proximity of existing residential and public and institutional land uses to the Light Industrial park to the south. It would also afford the property owner and association a reduced tax rate that would be passed on to businesses within the Ocean Ranch Industrial Park.

As described in Section 2.12 of the Land Use Element of the General Plan, the objective of the Light Industrial designation is to "provide lands that can accommodate a wide range of moderate to low intensity industrial uses capable of being located adjacent to residential areas with minimal buffering and attenuation measures." Based upon this general land use criteria, future development of the subject site must be developed in a fashion that is very compatible with the surrounding neighborhood. Due to the fact that the lot is encumbered with an Open Space easement, future development of the land is prohibited and allowing an increased buffer area would be in keeping with the General Plan Vision previously described.

Furthermore, in the master planning of the Ivey Ranch and Rancho Del Oro communities strict attention was given to the placement of land uses. Under each of the specific plans, the roadway layout and design was intended to be the major demarcation between differing land uses. As such, industrial uses were to be situated south of Mesa Drive and Old Grove Road, which are designed and designated as

secondary arterials having direct links to the major arterial system. Additional development criteria, such as landscaping requirements, setbacks, building placement and outdoor use limitations were created to minimize potential impacts between uses.

DISCUSSION

Issue: Will the proposed land use and zoning designation changes meet the current regulations and be compatible with the surrounding properties?: The proposed land use and zoning designation changes would be consistent with, and compatible to, the Zoning Ordinance and the Goals and Policies established in the General Plan; as well as, the surrounding developments and uses in the Ivey Ranch/Rancho Del Oro Neighborhood planning area.

The General Plan Amendment and Zone Amendment is to change the site from Light Industrial to Open Space in order to lower the tax liability of the parcel. In evaluating the proposed request, staff has determined that the retention of the industrial land use designation would not satisfy any economic purpose or allow for future development based upon the easement that restricts the lot to open space. Furthermore, staff has conditioned the project to place the open space lot into an endowment to be maintained in perpetuity; therefore, ensuring that proper maintenance and preservation of noted habitat within the City's Final Draft Subarea Plan are done.

Staff has determined that a change in the land use designation and zoning designations.

Recommendation: Staff finds that the overall zoning and land use changes for Lot 22 is consistent with the existing properties allowable development potential and would be compatible with the surrounding properties, and would assure further land use compatibility with the residential neighborhoods surrounding the project, and would provide a necessary buffer between the residential and industrial land uses in the immediate area. No impacts to aesthetics would be expected with the implementation of the proposed zoning and land use change. The proposed project would protect the established habitat on site and would ensure greater buffering between public land uses and residences to the north.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project is covered by the "General Rule" Article 5; Section 15061 (b) (3), 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.

PUBLIC NOTIFICATION

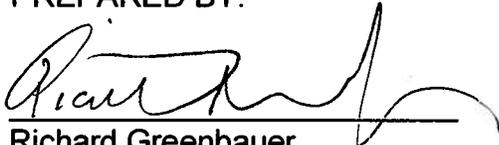
Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 1,500-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. A postcard notification was also sent to the Ivey Ranch/Rancho del Oro neighborhoods.

RECOMMENDATION

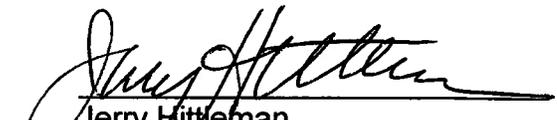
Staff has determined that the retention of the industrial land use designation would not afford any additional opportunity for future economic growth in the City, and will not result in any loss of job opportunities within the Ocean Ranch Business Park. Therefore, staff recommends the Planning Commission action should be as follows:

- Move to recommend approval of General Plan Amendment (GPA10-00003) and Zone Amendment (ZA10-00003) to the City Council by adopting Planning Commission Resolution No. 2011-P10.

PREPARED BY:


Richard Greenbauer,
Senior Planner

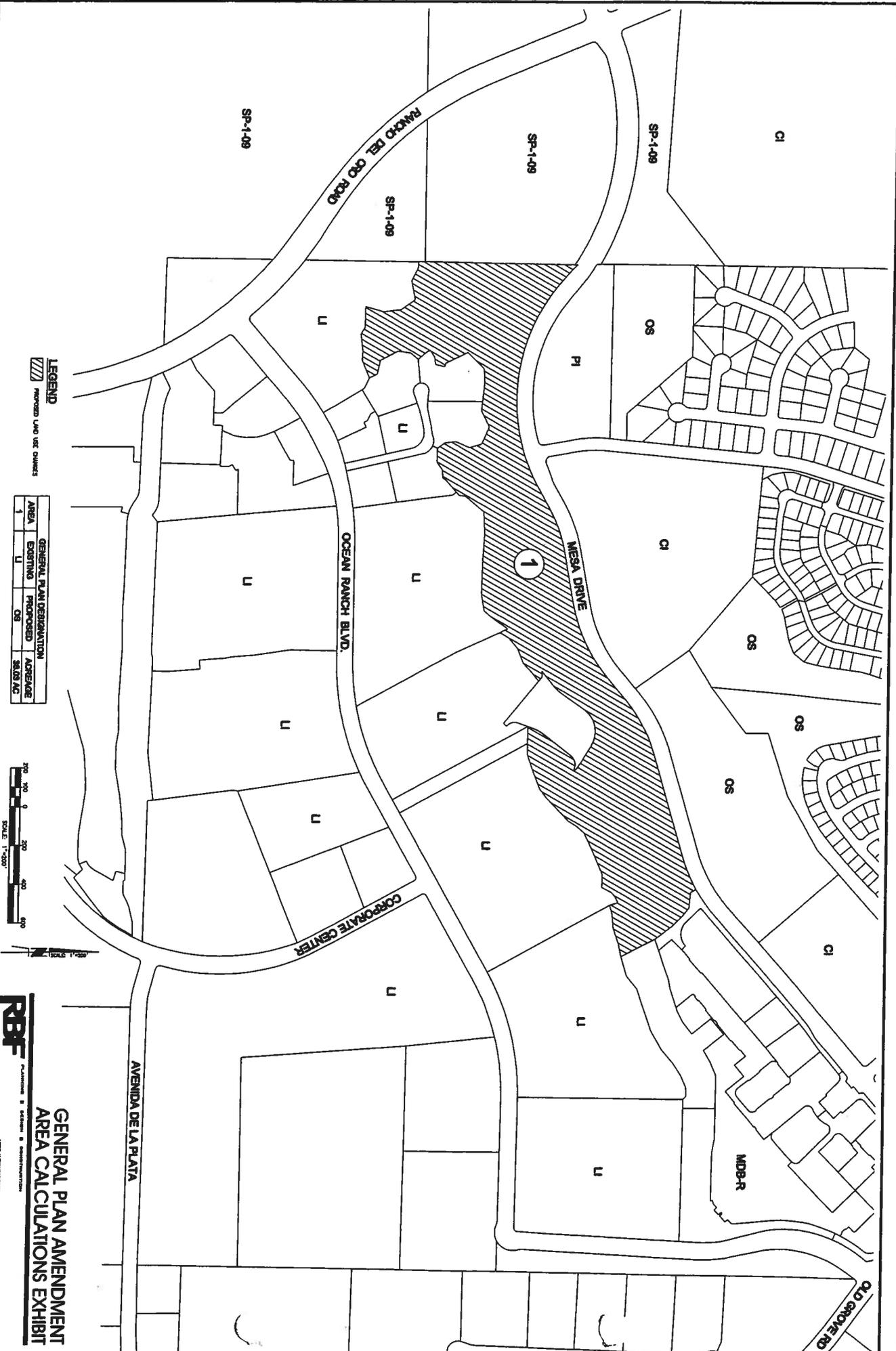
SUBMITTED BY:


Jerry Littleman,
City Planner

JH/RG/fil

Attachments:

1. Plans/Maps
2. PC Resolution No. 2011-P10
3. PC Resolution No. 99-P56
4. Ocean Ranch Mitigated Negative Declaration Mitigation Monitoring and Reporting Checklist labeled as (Exhibit "B")



LEGEND
 [Hatched Box] PROPOSED LAND USE CHANGES

GENERAL PLAN DESIGNATION		APPEARANCE	
AREA	EXISTING	PROPOSED	APPEARANCE
1	U	OS	SHLDS AC



**GENERAL PLAN AMENDMENT
 AREA CALCULATIONS EXHIBIT**

RBF
 CONSULTING
 PLANNING & DESIGN
 1000 CALIFORNIA STREET
 SAN ANTONIO, TEXAS 78205
 TEL: 214.343.1111
 FAX: 214.343.1112
 WWW.RBFCONSULTING.COM

November 15, 2010



LEGEND
 [Hatched Box] PROPOSED ZONE CHANGES

ZONING CLASSIFICATION			
AREA	EXISTING	PROPOSED	ACREAGE
1	IL	OS	34.03 AC



EXISTING AND PROPOSED ZONING EXHIBIT

RBF CONSULTING
 CONSULTING
 1001 ALVARADO STREET
 SAN DIEGO, CALIFORNIA 92108
 TEL: 619-591-1100
 FAX: 619-591-1101
 WWW.RBFCONSULTING.COM

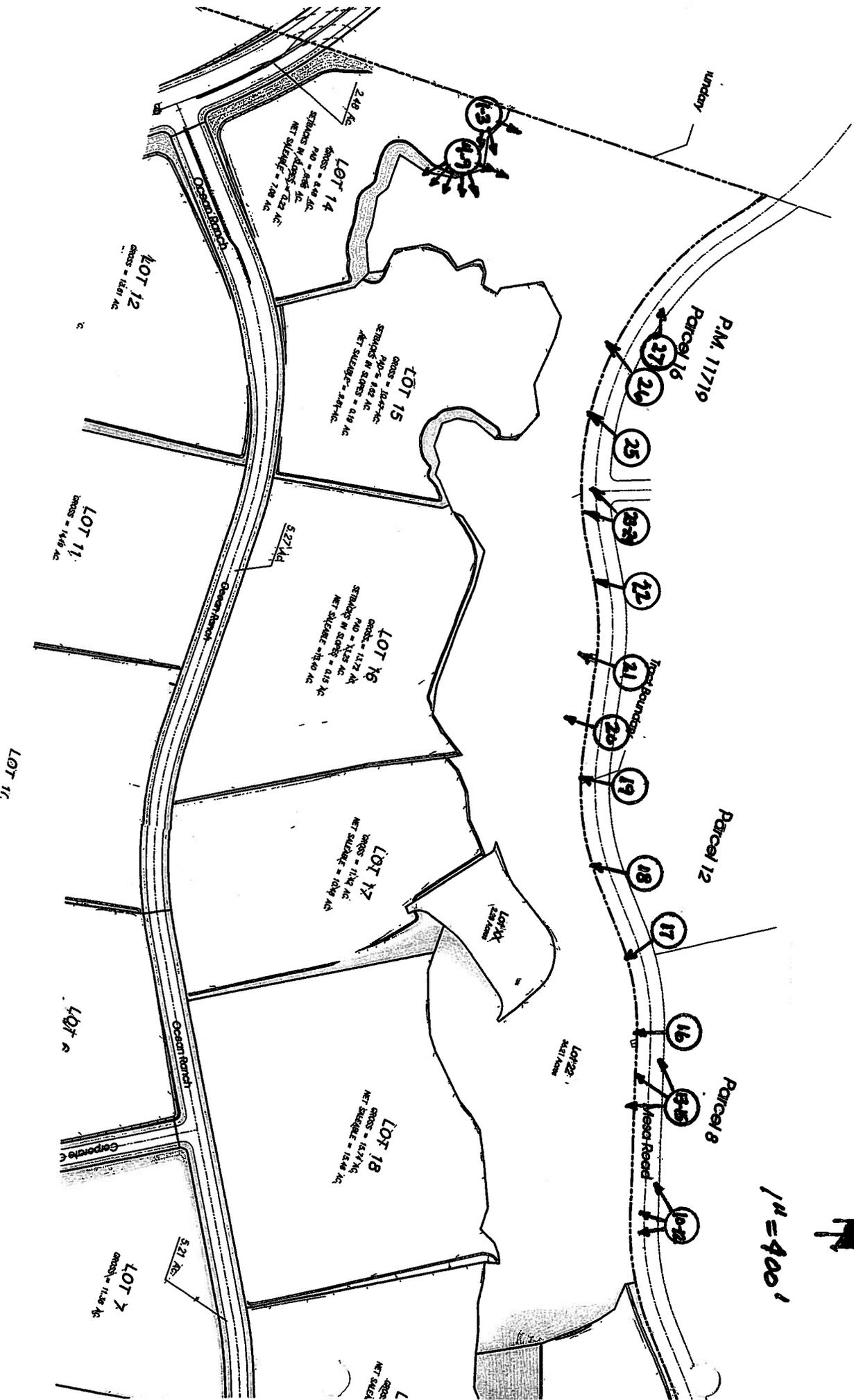
November 15, 2010

OCEAN RANCH LOT 22 PHOTO LOG

Photos Taken On 7/15/10



1" = 400'



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PLANNING COMMISSION
RESOLUTION NO. 2011-P10

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF OCEANSIDE RECOMMENDING
APPROVAL OF A GENERAL PLAN AND ZONE
AMENDMENT ON CERTAIN REAL PROPERTY IN THE
CITY OF OCEANSIDE

APPLICATION NO: GPA10-00003, ZA10-00003
APPLICANT: James Houlihan, President Ocean Ranch Business Association
LOCATION: South of Mesa Drive, east of Rancho Del Oro Rd., west of Old
Grove Rd. and North of Ocean Ranch Blvd.

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 General Plan Amendment (GPA10-00003) and Zone Amendment (ZA10-00003) under the provisions of Article 45 of the Zoning Ordinance of the City of Oceanside for the following:

a change in the General Plan Land Use designation from Light Industrial (LI) to Open Space (OS); and to change the Official Zoning Map from Limited Industrial (IL) to Open Space (OS);

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 28th day of March 2011 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Act of 1970, Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project is covered by the "General Rule" Article 5; Section 15061 (b) (3), 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;

1 WHEREAS, the documents or other material which constitute the record of proceedings
2 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
3 300 North Coast Highway, Oceanside, California 92054.

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

6 FINDINGS:

7 For the General Plan Amendment:

- 8 1. The proposed land use change of Lot 22 from Light Industrial (LI) to Open Space (OS) as
9 specified in the attached documents is consistent with and compatible to the surrounding
10 public/semi-public, residential, and other light industrial land uses in the vicinity.
- 11 2. The land use change would be appropriate and consistent with the Open Space Easement
12 that is overlain on the parcel, and would further provide additional open space within the
13 City of Oceanside.
- 14 3. There is no future developments associated with the land use change; therefore, the
15 existing uses would be compatible with the proposed land use changes.
- 16 4. Changing the Land Use Designation on this property would not disturb the City's jobs-
17 to-housing balance, nor degrade the City's economic health because Lot 22 is
18 encumbered with an Open Space easement which would preclude any further
19 development of the site with a Light Industrial Land Use.

20 For the Zone Amendment:

- 21 1. The proposed new Open Space – OS Zone is in compliance with the surrounding Land Use
22 Designations, and would allow the properties to be safe from any future developments.
- 23 2. The Open Space – OS Zone is compatible with surrounding and abutting undeveloped
24 lands and would enable consistency with the City of Oceanside Subarea Plan.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 recommend approval of General Plan Amendment (GPA10-00003) and Zone Amendment (ZA10-
27 00003) to the City Council for final action, and subject to the following recommendations and
28 conditions:
29

1 5. The Open Space conservation easement currently placed over the 36.04-acre parcel
2 referred to as Lot 22 shall remain in place and all habitat on site be preserved. Prior to
3 signoff of the final biological monitoring visit and release of the site from any
4 outstanding City of Oceanside requirements, a Habitat Management Plan (HMP) in
5 conformance with the Multiple Habitat Conservation Program (MHCP) Biological
6 Monitoring and Management Plan (MHCP Volume III) shall be prepared and submitted
7 to the City's Environmental Resource Officer for review and approval. Lot 22 shall be
8 placed within an endowment for maintenance of the habitat, and shall be managed in
9 perpetuity.

10 PASSED AND ADOPTED Resolution No. 2011-P10 on March 28, 2011 by the
11 following vote, to wit:

12 AYES:

13 NAYS:

14 ABSENT:

15 ABSTAIN:

16 _____
17 Robert Neal, Chairperson
18 Oceanside Planning Commission

19 ATTEST:

20 _____
21 Jerry Hittleman, Secretary

22 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2011-P10.

24 Dated: March 28, 2011

25
26 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
27 be required as stated herein:

28
29 _____
Applicant/Representative

_____ Date

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PLANNING COMMISSION
RESOLUTION NO. 99- P56

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

APPLICATION NO'S: T-1-99, D-7-99
APPLICANT: Ocean Ranch
LOCATION: North side of Oceanside Boulevard, south of Mesa Drive,
west of the Rancho Del Oro Technology Park

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 Map and Development
Plan under the provisions of Articles 13 and 43 of the Zoning Ordinance of the City
of Oceanside to permit the following:

a Master Development Plan Text for a 393-acre industrial project;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on
the 13th day of September, 1999 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 a Mitigated Negative Declaration stating that if the
mitigation measures are applied there will not be a significant adverse impact upon
the environment.

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 Govt. Code §66020(d)(1), NOTICE IS HEREBY GIVEN
that the project is subject to certain fees, dedications, reservations and other
exactions as provided below:

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Calculated by drainage basin. Drainage2A: \$9,575X108.36 (acres) Drainage 2B \$8,024X284.64 (acres)
4			
5			
6			
7			
8	Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	\$.441 per square foot or \$441 per thousand square feet for commercial and industrial
9			
10			
11	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.31 per square foot (non-residential)
12			
13	Traffic Signal Fee	Ordinance No. 87-19	\$7.80 per trip
14	Thoroughfare and Bridge Fee	Ordinance No. 83-01	\$177 per trip
15			
16	Water Connection Fees	Oceanside City Code §37.56.1 Resolution No. 87-96	Fee based on water meter size (These fees are under consideration to be increased.)
17			
18			
19	Sewer Connection Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97	Based on equivalent dwelling units (edu) (These fees are under consideration to be increased.)
20			
21			
22			
23	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	As of Sept. 20, 1999, a 2" meter is \$9,729
24			

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;

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

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

8 WHEREAS, pursuant to Gov. Code §66020(d)(1), NOTICE IS FURTHER
9 GIVEN that the 90-day period to protest the imposition of any fee, dedication,
10 reservation, or other exaction described in this resolution begins on the effective
11 date of this resolution and any such protest must be in a manner that complies with
12 Section 66020;

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

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

18 FINDINGS:

19 For the Tentative Map:

20 1. That the proposed map is consistent with the General Plan of the City or any
21 applicable specific plan or other applicable ordinance.

22 -- The industrial map is consistent with the industrial Land Use
23 designation. The portion that is in Rancho Del Oro is in conformance
24 with the size of parcels in that project.

25 2. That the site is physically suitable for the type of development.

26 -- The site is of gently rolling hills with few environmental constraints and
27 is located in the center of the city with adequate access and facilities
28 and is most appropriate for light industrial development.

29 3. That the design of the subdivision or the proposed improvements will not
cause substantial environmental damage or substantially and avoidable injure
fish or wildlife or their habitat.

1 -- Mitigation measures are attached as a result of the environmental
2 review process to protect fish, wildlife and habitat areas.

3 4. That the design of the subdivision or the type of improvements will not
4 conflict with easements, acquired by the public at large, for access through
5 the use of property within the proposed subdivision.

6 -- All such public easements are protected by this project.

7 For the Development Plan:

8 1. That the site plan and physical design of the project as proposed is consistent
9 with the purposes of the Zoning Ordinance.

10 -- The site plan and design indicate a high quality industrial park which is
11 consistent with both the City's IL (Light Industrial) Zone and the
12 Rancho Del Oro Industrial Master Plan.

13 2. That the Development Plan as proposed conforms to the General Plan of the
14 City.

15 -- The Development Plan Text proposes development standards that are
16 more restrictive than the City's Light Industrial General Plan category
17 and consistent with or more restrictive than the Rancho Del Oro
Industrial Master Plan.

18 3. That the area covered by the Development Plan can be adequately, reasonably
19 and conveniently served by existing and planned public services, utilities and
20 public facilities.

21 -- The Public Services have been planned and/or are available in the area.
22 Extensions to provide service on the site will be constructed by the
development.

23 4. That the project as proposed is compatible with existing and potential
24 development on adjoining properties or in the surrounding neighborhood.

25 -- The landscaping and site design requirements will provide for a visual
26 buffer to the north and appropriate transition with the Rancho Del Oro
27 Technology Park to the south and east of the site. Further the master
28 plan standards ensure appropriate development will occur adjacent to
the El Corazon site to the west.

29

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2 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does
3 hereby APPROVE the Mitigated Negative Declaration and adopt the mitigation
4 measures provided therein, and APPROVE Tentative Map (T-1-99) and Development
5 Plan (D-7-99), subject to the following conditions:

6 Building:

- 7 1. Applicable Building Codes and Ordinances shall be based on the date of
8 submittal for Building Department plan check.
- 9 2. The granting of approval under this action shall in no way relieve the
10 applicant/project from compliance with all State and local building codes.
- 11 3. Site development, parking, access into buildings and building interiors shall
12 comply with C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential
13 buildings - D.S.A.).
- 14 4. Any application for a Building Permit in this project will not be accepted until
15 plans indicate that they have been prepared by a licensed design professional
16 (Architect or Engineer). The design professional's name, address, phone
17 number, State license number and expiration date shall be printed in the title
18 block of the plans.
- 19 5. All electrical, communication, CATV, etc. service lines, within the exterior
20 lines of the property shall be underground (City Code Sec. 6.30).
- 21 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution
22 Ordinance) and shall be shielded appropriately. Where color rendition is
23 important high-pressure sodium, metal halide or other such lights may be
24 utilized and shall be shown on final building and electrical plans. In addition,
25 all lighting showcasing building architecture shall be shown on the above
26 noted plans.

27 Engineering:

- 28 7. Vehicular access rights to Oceanside Boulevard and Ranch Del Oro shall be
29 relinquished to the City from all abutting lots. Except for approved driveway
openings, vehicular access rights to all other streets shall be relinquished from
all abutting lots.
8. All street dedications, right-of-way alignments, widths, and exact geometrics
shall be dedicated and improved as required by the City Engineer. The exact
alignment, width and design of all median islands, turning lanes, travel lanes,
driveways, striping, and all other traffic control devices and measures,

1 including turnouts, bike lanes, and width/length transitions, shall be approved
2 by the City Engineer at the time of final design.

3 9. Prior to approval of the final map or any increment, all improvement
4 requirements, within such increment or outside of it if required by the City
5 Engineer, shall be covered by a subdivision agreement and secured with
6 sufficient improvement securities or bonds guaranteeing performance and
7 payment for labor and materials, setting of monuments, and warranty against
8 defective materials and workmanship.

9 10. The tract may be developed in phases. A construction-phasing plan for the
10 construction of all on-site and off-site public and private improvements shall
11 be reviewed and approved by the City Engineer prior to the recordation of the
12 final map.

13 11. Multiple final maps may be filed prior to the expiration of the tentative map.

14 12. The City Engineer shall require the dedication and construction of necessary
15 utilities, streets and other improvements outside the area of any particular
16 final map, if such is needed for circulation, parking, access or for the welfare
17 or safety of future occupants of the development. The boundaries of any
18 multiple final map increment shall be subject to the approval of the City
19 Engineer.

20 13. Where proposed off-site improvements, including but not limited to slopes,
21 public utility facilities, and drainage facilities, are to be constructed, the
22 applicant shall, at his own expense, obtain all necessary easements or other
23 interests in real property and shall dedicate the same to the City as required.
24 The applicant shall provide documentary proof satisfactory to the City that
25 such easements or other interest in real property have been obtained prior to
26 the approval of the final map. Additionally, the City, may at its sole
27 discretion, require that the applicant obtain at his sole expense a title policy
28 insuring the necessary title for the easement or other interest in real property
29 to have vested with the City of Oceanside or the applicant, as applicable.

14. Pursuant to the State Map Act, improvements shall be required at the time of
development. A covenant, reviewed and approved by the City Attorney,
shall be recorded attesting to these improvement conditions and a certificate
setting forth the recordation shall be placed on the map.

15. The developer shall provide public street dedication as required to serve the
property.

16. Open space areas and down slope areas visible from a collector-level or above
roadway, shall either be maintained by the property owner, homeowners'

1 association or other method that will insure installation and maintenance of
2 landscaping in perpetuity. These areas shall be indicated on the final map and
3 either reserved for an association or other means, as applicable. If these
4 areas are association-maintained, then the maintenance responsibilities shall
5 be set forth in the recorded CC&R's. In either case, future buyers shall be
6 made aware of any estimated monthly costs. The disclosure, together with
the CC&R's, shall be submitted to the City Engineer for review prior to the
recording of final map.

7 17. The developer shall monitor, supervise and control all construction and
8 construction-supportive activities, so as to prevent these activities from
9 causing a public nuisance, including but not limited to, insuring strict
adherence to the following:

- 10 a) Removal of dirt, debris and other construction material deposited on
11 any public street no later than the end of each working day.
- 12 b) All building and construction operations, activities and deliveries shall
13 be restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M.,
14 unless otherwise extended by the City.
- 15 c) The construction site shall accommodate the parking of all motor
16 vehicles used by persons working at or providing deliveries to the site.

17 Violation of any condition, restriction or prohibition set forth in this resolution
18 shall subject the development plan to further review by the Planning
19 Commission. This review may include revocation of the development plan,
20 imposition of additional conditions and any other remedial action authorized by
21 law.

22 18. All traffic signal contributions, highway thoroughfare fees, park fees,
23 reimbursements, and other applicable charges, fees and deposits shall be paid
24 prior to the issuing of any building permits, in accordance with City
25 Ordinances and policies. The subdivider shall also be required to join into,
26 contribute, or participate in any improvement, lighting, or other special district
27 affecting or affected by this project. Approval of the tentative map shall
constitute the developer's approval of such payments, and his agreement to
pay for any other similar assessments or charges in effect when any
increment is submitted for final map or building permit approval, and to join,
contribute, and/or participate in such districts.

28 19. The developer shall pay traffic signal fees as required by the City's Traffic
29 Signal Fee Ordinance, thoroughfare fees as required by the City's
Thoroughfare Fee Ordinance, and drainage fees as required by the City's
Drainage Fee Ordinance.

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- 20. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.
- 21. Prior to City Council's approval of the first final map, a phasing plan for the construction of public and private improvements shall be reviewed and approved by the City Engineer.
- 22. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot wide sidewalks and pavement, providing a parkway width of at least 10 feet, except where turnouts are provided and unless altered by the City Engineer.
- 23. Curb return radii shall be 35 feet at the intersections of Oceanside Boulevard and Via Rancho Road, Via Rancho Road and Avenida De La Plata, Ocean Ranch Road and Rancho Del Oro Road, Ocean Ranch Road and Via Rancho Road, Ocean Ranch Road and Old Grove Road. All other curb return radii in the project shall be a minimum of 25 feet.
- 24. Curb radii at cul-de-sac turnarounds shall be at least 40 feet with minimum 50-foot radii at right-of-way lines.
- 25. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the subdivider's soil engineer and must be approved by the City Engineer, prior to paving.
- 26. Raised landscaped concrete medians on shall be constructed as determined by the City Engineer. A raised landscaped concrete median shall be constructed on Oceanside Boulevard.
- 27. All streets shall be improved with street name signs and traffic control devices, as directed by the City Engineer.
- 28. Sight distance requirements at all street intersections shall conform to the intersection sight distance criteria as provided by the California Department of Transportation Highway Design Manual.
- 29. Traffic control during the construction of streets, which have been opened to public travel, shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual. Traffic control during construction adjacent to or within all public streets must also meet CalTrans standards.

- 1 30. A traffic control plan shall be submitted to and approved by the City Engineer
2 prior to the start of work within open City rights-of-way.
- 3 31. Any broken pavement, concrete curb, gutter or sidewalk or any damaged
4 during construction of the project, shall be repaired or replaced as directed by
5 the City Engineer.
- 6 32. Bus turnouts and shelters shall be constructed on Oceanside Boulevard, Via
7 Rancho Road, Rancho Del Oro Road, and Ocean Ranch Road in accordance
8 with the City Engineer and North County Transit District requirements.
9 Additional right-of-way may be required to accommodate the required
10 turnouts.
- 11 33. The entire project shall be served with a complete water system adequate
12 enough for fire protection (including hydrants), domestic supply and
13 landscaping. The main lines shall be City-owned and appropriate easements
14 shall be provided. The sewer system to serve the tract shall be designed and
15 constructed to City standards. All other utilities to serve the project, including
16 electrical, telephone, and cable TV, shall be constructed underground.
- 17 34. All connections to existing City water mains are to be made with new
18 materials. New materials include the replacement and/or upgrade of all
19 existing fittings with new tees or new crosses, as applicable, and the
20 installation of a new valve on each branch.
- 21 35. All existing overhead utility lines either transversing the project or immediately
22 adjacent thereto, and all new extension services for the development of the
23 project, including but not limited to, electrical, cable and telephone, shall be
24 constructed underground in accordance with the City Subdivision Ordinance.
- 25 36. Streetlights shall be installed on all streets in the project. The system shall be
26 designed and secured prior to the recordation of a final map. The subdivider
27 shall pay all applicable fees, energy charges, and/or assessments associated
28 with City-owned (LS-2 rate schedule) street lights and shall also agree to be
29 included in the Citywide street lighting district.
- 37. The developer shall comply with all the provisions of the City's cable
television ordinances including those relating to notification as required by the
City Engineer.
- 38. The developer shall install 3 inch PVC conduit, together with interconnect
conduit and pull-boxes at 200 feet intervals for future signal interconnect
cable along Oceanside Boulevard and Rancho del Oro Road.

- 1 39. On-site grading design and construction shall be in accordance with the City's
2 current Grading Ordinance.
- 3 40. Grading and drainage facilities shall be designed to adequately accommodate
4 the local storm water runoff and shall be in accordance with the City's
5 Engineers Manual and as directed by the City Engineer.
- 6 41. The applicant shall obtain any necessary permits and clearances from the U.
7 S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish
8 and Wildlife Service and/or San Diego Regional Water Quality Control Board
9 (including NPDES), San Diego County Health Department, prior to the
10 issuance of applicable grading permits.
- 11 42. Prior to any grading of any part of the tract or project, a comprehensive soils
12 and geologic investigation shall be conducted of the soils, slopes, and
13 formations in the project. All necessary measures shall be taken and
14 implemented to assure slope stability, erosion control, and soil integrity. No
15 grading shall occur until a detailed grading plan, to be prepared in accordance
16 with the Grading Ordinance and Zoning Ordinance, is approved by the City
17 Engineer.
- 18 43. The applicant shall implement adequate erosion control measures for the site
19 at the completion of each phase of grading. This shall include, at a minimum,
20 either jute matting, an organic soil binder with a non-irrigated hydro-seed mix
21 or final landscaping with irrigation on all disturbed areas, as directed by the
22 City Engineer.
- 23 44. This project shall provide year-round erosion control. Prior to the issuance of
24 grading permit, an erosion control plan, designed for all proposed stages of
25 construction, shall be reviewed, secured by the applicant with cash securities
26 and approved by the City Engineer.
- 27 45. A Precise Grading and Private Improvement Plan shall be prepared, reviewed,
28 secured and approved prior to the issuance of any building permits. The plan
29 shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
gutters, medians, striping, signage, footprints of all structures, walls, drainage
devices and utility services. Parking lot striping shall be shown on all Precise
Grading and Private Improvement Plans.
- 46. Landscaping plans, including plans for the construction of walls, fences or
other structures at or near intersections, must conform to intersection sight
distance requirements. Landscape and irrigation plans for disturbed areas
must be submitted to the City Engineer prior to the issuance of a preliminary
grading permit and approved by the City Engineer prior to the issuance of
building permits. Project fences, sound or privacy walls and monument entry

1 walls/signs shall be designed, reviewed and constructed by the landscape
2 plans and shown for location only on grading plans. Retaining walls that are
3 plantable or segmental walls shall be designed, reviewed and constructed by
4 the grading plans. The landscape requirements shall be shown on the project
5 landscape plans. All plans must be approved by the City Engineer and a pre-
construction meeting held, prior to the start of any improvements.

6 47. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-
7 site and disposed of in accordance with all state and federal requirements,
prior to stormwater discharge either off-site or into the City drainage system.

8 48. Development shall be in accordance with City Floodplain Management
9 Regulations, City Stormwater Management and Discharge Regulations.

10 49. All storm drain systems shall be designed and installed to the satisfaction of
11 the City Engineer. All public storm drains shall be shown on City standard
12 plan and profile sheets. All storm drain easements shall be dedicated where
13 required. The applicant shall be responsible for obtaining any off-site
easements for storm drainage facilities.

14 50. Storm drain facilities shall be designed and located such that the inside travel
15 lanes on Oceanside Boulevard and Rancho Del Oro Road shall be passable
16 during conditions of a 100-year frequency storm.

17 51. All drainage picked up in an underground system shall remain underground
18 until it is discharged into an approved channel, or as otherwise approved by
the City Engineer.

19 52. The drainage design on the tentative map is conceptual only. The final design
20 shall be based upon a hydrologic/hydraulic study to be approved by the City
21 Engineer during final engineering plan review.

22 53. A minimum forty-two-inch high black vinyl clad chain link fence or equivalent
23 barrier, approved by the City Engineer, shall be provided at the top of all slopes
24 whose height exceeds twenty feet or where the slope exceeds four feet and
is adjacent to a major street or state highway.

25 54. A sidewalk shall be installed from Rancho Del Oro Road to Avenida Del Oro
26 along the north side of Oceanside Boulevard. The portion of this sidewalk
27 that is off-site shall be constructed in order to meet the requirements of the
Federal ADA Program.

28 55. The applicant shall dedicate a roadway alignment easterly of Corporate Center
29 Drive for possible future connection to Unit 2 of the Rancho Del Oro
Technology Park prior to or concurrently with any development activity in

1 Phase 4 (Lots 19,20 and 21 of the Tentative Map). If required by the City
2 Engineer and the Planning Director, the applicant shall also prepare all
3 necessary environmental studies and analysis to evaluate the possible future
4 connection of Corporate Center Drive easterly through Unit 2 of the Rancho
5 Del Oro Technology Park to a connection with Avenida de Oro and Old Grove
6 Road.

- 6 56. Based upon the traffic study for Ocean Ranch, the following improvements
7 are necessary to mitigate the project impacts. Additional right-of-way may
8 need to be acquired by the developer to enable improvements:

8 The following traffic improvements shall be designed and secured with the
9 first final map for the project and shall be under construction concurrent with
10 any construction related to Phase 1 Final Map of the project and shall be
11 completed prior to occupancy of any units within Phase 1 Final Map of the
12 project.

12 INTERSECTION IMPROVEMENTS:

13 Avenida De La Plata/Avenida Del Oro

- 14
15 57. Modify traffic signal equipment, underground cable and wiring to provide for
16 fully 8-phase operation with exclusive left-turn phasing.

17 Avenida De La Plata/Corporate Centre

- 18 58. Intersection to be improved to provide for a 12-foot wide westbound right
19 turn lane and stop control for the westbound direction.

20 Oceanside Boulevard/Corporate Centre

- 21 59. Construct new north-leg of intersection to provide the following and construct
22 a new traffic signal, underground conduit, cables and wires and provide new
23 interconnect Passer II-90 timing plans and input data for AM, Midday, PM,
24 and Off-peak periods for Oceanside Boulevard system. Provide new 3-inch -
25 interconnect conduit and 12 pair communication cable between Oceanside
26 Boulevard and Ocean Ranch Road on Corporate Centre:

24 Southbound: 2-12-foot wide left-turn lanes with 165 feet of storage length.
25 1-12-foot wide right-turn lane with 300 feet of storage length.
26 1-5-foot wide bicycle lane.

26 Northbound: 2-12-foot wide lanes from Oceanside Boulevard to Avenida De
27 La Plata
28 1-5-foot wide bicycle lane.
29

1 ROAD SEGMENTS:

2 Corporate Centre – Oceanside Boulevard to the final map for Phase 1 boundary

- 3
- 4 60. Construct new Corporate Centre to Industrial Collector Street standards per
- 5 the RDO Specific Plan.

6 The following traffic improvements shall be designed and secured with the

7 second final map for the project and shall be under construction concurrent

8 with the final map for Phase 2 of the project and shall be completed prior to

occupancy of any units within the final map for Phase 2 of the project.

9 INTERSECTION IMPROVEMENTS:

10 Oceanside Boulevard/College Boulevard

- 11
- 12 61. Widen northbound College Boulevard approach to provide for 3rd through
- 13 lane, 12 feet wide, starting at Olive Drive.
- 14 62. Widen southbound College Boulevard to provide for 3rd through lane, 12 feet
- 15 wide, from Avenida De La Plata to Olive Drive. Widening to accommodate
- 16 one 12-foot through lane, plus one 12-foot right turn lane and one 8-foot
- bike lane.
- 17 63. Widen eastbound Oceanside Boulevard to provide for 3rd through lane, 12
- 18 feet wide, starting from 300 feet west of College Boulevard. Widening to
- accommodate existing exclusive right-turn lane.
- 19 64. Modify all traffic signal equipment and necessary underground conduit,
- 20 cables and wiring. Provide revised timing plans and new Passer II-90
- 21 computer model runs for each system along Oceanside Boulevard and along
- 22 College Boulevard including all intersections in its system for AM, Midday,
- PM, and Off-peak periods.

23 ROAD SEGMENTS:

24 College Boulevard – Olive Drive to Thunder Drive

- 25
- 26 65. Widen roadway by 12 feet to provide for one additional lane southbound
- 27 between Olive Drive to Thunder Drive and provide for bus turnouts at existing
- 28 bus stops.
- 29

1 Corporate Centre – Oceanside Boulevard to Ocean Ranch Road

- 2
3 66. Construct new Corporate Centre to Industrial Collector Street standards per
4 the RDO Specific Plan.

5 The following traffic improvements shall be designed and secured with the
6 third final map for the project and shall be under construction concurrent with
7 any construction of the final map for Phase 3 of the project and shall be
8 completed prior to occupancy of any units within the final map for Phase 3 of
9 the project.

10 INTERSECTION IMPROVEMENTS:

11 Oceanside Boulevard/El Camino Real

- 12 67. Widen northbound El Camino Real to provide for 3rd through lane, 12 feet
13 wide, starting at railroad tracks and ending north of Oceanside Boulevard at
14 the top of grade. Widening to accommodate existing exclusive right-turn
15 lane. Overlap of northbound right turn phase is not permitted due to
16 proximity of Fire Station driveway and lack of sight distance to driveway.
- 17 68. Widen eastbound and westbound Oceanside Boulevard to provide for an
18 additional 12-foot left turn lane.
- 19 69. Modify all traffic signal equipment and necessary underground conduit,
20 cables and wiring. Provide revised timing plans and new Passer II-90
21 computer model runs for each system along Oceanside Boulevard and along
22 El Camino Real including all intersections in its system for AM, Midday, PM,
23 and Off-peak periods.

24 Vista Way/El Camino Real

- 25 70. Provide for northbound overlap right-turn phasing and all necessary wiring,
26 equipment and signal timing plans.

27 Rancho Del Oro/Oceanside Boulevard

- 28 71. Modify traffic signal equipment, underground conduit, cables and wires and
29 provide new interconnect Passer II-90 timing plans and input data for AM,
30 Midday, PM, and Off-peak periods. Provide new 3-inch - interconnect conduit
31 and 12 pair communication cable between Oceanside Boulevard and Mesa
32 Drive.
- 33 72. Widen Oceanside Boulevard and Construct 2-12-foot wide eastbound left-
34 turn lanes with 300 feet of storage length.

1 73. Construct north leg to provide the following:

2 Southbound: 2-12-foot wide through lanes.

3 1-12-foot wide right-turn lane with 300 feet of storage length.

4 2-12-foot wide left-turn lanes with 200 feet of storage length/4'
median.

5 1-5-foot wide bicycle lane adjacent to the right-turn lane.

6 Northbound: 2-12-foot wide through-lanes from Oceanside Boulevard to Mesa
7 Drive.

8 1-8-foot wide bicycle lane from Oceanside Boulevard to Mesa
9 Drive.

Widen south leg to provide for adequate lane alignments

10 Rancho Del Oro Drive/Ocean Ranch Road

11 74. Construct new intersection to provide the following and construct a new
12 traffic signal, underground conduit, cables and wires and provide new
13 interconnect Passer II-90 timing plans and input data for AM, Midday, PM,
14 and Off-peak periods for Rancho Del Oro system. Provide new 3-inch -
15 interconnect conduit and 12 pair communication cable between Oceanside
Boulevard and Mesa Drive on Rancho Del Oro Drive:

16 Southbound: 2-12-foot wide left-turn lanes with 276 feet of storage length.

17 2-12-foot wide through lanes from Oceanside Blvd to Mesa
18 Drive.

1-8-foot wide bicycle lane.

19 Northbound: 2-12-foot wide through lanes from Oceanside Boulevard
20 to Mesa Drive.

21 1-12-foot wide right-turn lane with 500 feet of storage length.

22 1-5-foot wide bicycle lane adjacent to right-turn lane.

23 Westbound: 2-12-foot wide left-turn lanes with 550 feet of storage length.

24 1-12-foot wide right-turn lane with 522 feet of storage length.

1-5-foot wide bicycle lane.

25 Vista Way/Rancho Del Oro Drive

26 75. Widen Vista Way to provide for additional 12-foot wide eastbound left-turn
27 lane with 200 feet of storage length. Modify traffic signal equipment,
28 underground conduit, cables and wires.

1 ROAD SEGMENTS:

2 Rancho Del Oro Drive - Oceanside Boulevard to Mesa Drive

3
4 76. Construct new Rancho Del Oro Drive to a full-width 4-lane Major Arterial at
5 100' right-of-way and 80' curb-to-curb within the project and construct 1-
6 12-foot lane each direction with 8-foot bicycle lane for off-site
improvements between Oceanside Boulevard and Mesa Drive.

7 The following traffic improvements shall be designed and secured with the
8 fourth final map for the project and shall be under construction concurrent
9 with any construction of the final map for Phase 4 of the project and shall be
10 completed prior to occupancy of any units within the final map for Phase 4 of
the project.

11 INTERSECTION IMPROVEMENTS:

12 College Boulevard/Old Grove Road

- 13
14 77. Install 3-inch- interconnect conduit and 12 pair communication cable on Old
15 Grove Road between Mesa Drive and College Boulevard along with Passer II-
90 coordinated timing plans for AM, Midday, PM and Off-peak periods:
- 16 a) Widen northbound College Boulevard to provide for 2-12-foot wide,
17 left-turn lanes, with 285 feet of storage per lane.
 - 18 b) Construct new west leg of intersection to provide for 1-12-foot wide
19 eastbound left-turn lane with 260 feet of storage length, 1-12-foot
20 wide eastbound through-lane and 1-12-foot wide eastbound right-turn
lane with 300 feet of storage length.

21 Old Grove Road/Ocean Ranch Road

- 22
23 78. Construct new intersection to provide for the following including new traffic
24 signal, 3-inch- interconnect conduit and 12 pair communication cable on Old
25 Grove Road between Mesa Drive and College Boulevard along with Passer II-90
coordinated timing plans for AM, Midday, PM and Off-peak periods:
- 26 Northbound: 2-12-foot wide left turn lanes, with 290' storage length
27 2-12-foot wide through lanes with 300' storage length
1-5-foot wide bicycle lane
 - 28 Southbound: 1-12-foot wide right-turn lane, starting at south of Mesa Drive
29 2-12-foot wide through lanes, starting at Mesa Drive to 300 ft.
south of Ocean Ranch Road.

1 Eastbound: 2-12-foot wide left-turn lanes, with 320' storage length
2 1-12-foot wide right-turn lane, with 300' storage length and to
3 provide overlap phase.

4 Old Grove Road/Mesa Drive

5 79. Construct new south-leg of intersection to provide the following and modify
6 traffic signal equipment, underground conduit, cables and wires and provide
7 new interconnect Passer II-90 timing plans and input data for AM, Midday,
8 PM, and Off-peak periods. Provide new 3-inch - interconnect conduit and 12
9 pair communication cable between Mesa Drive and College Boulevard on Old
10 Grove Road:

11 Southbound: 2-12-foot wide through lanes from Mesa Drive to Ocean Ranch
12 Road.

13 1-12-foot wide right-turn lane from Mesa Drive to Ocean Ranch
14 Road.

15 1-5-foot wide bicycle lane from Mesa Drive to Ocean Ranch
16 Road.

17 Northbound: 2-12-foot wide left-turn lanes with 292 feet of storage length.

18 2-12-foot wide through-lanes from Ocean Ranch Road to Mesa
19 Drive.

20 1-12-foot wide right-turn lane with 200 feet of storage length.

21 1-5-foot wide bicycle lane from Ocean Ranch Road to Mesa
22 Drive.

23 Mesa Drive/Project Driveway

24 80. Construct new south leg to provide the following and construct a new traffic
25 signal, underground conduit, cables and wires and provide new interconnect
26 Passer II-90 timing plans and input data for AM, Midday, PM, and Off-peak
27 periods for Mesa Drive system. Provide new 3-inch - interconnect conduit
28 and 12 pair communication cable between College Boulevard and Project
29 Driveway:

Northbound: 1-12-foot wide left-turn lane and 1- 12-foot wide right-turn
lane.

Westbound: 2-12-foot wide left-turn lanes with 150 feet of storage length.

Eastbound: 1-12-foot wide right-turn lane with 180 feet of storage length.

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ROAD SEGMENTS:

College Boulevard – Old Grove Road to Olive Drive

81. Widen southbound roadway between Olive Drive and Thunder by 12 feet to provide for one additional through lane each direction and provide bus turnouts at existing bus stops.

Old Grove Road – Mesa Drive to College Boulevard

82. Along project frontage, Old Grove Road shall be constructed to provide for full-improvements on one-half width plus 12 feet per the City's Secondary Arterial street design standards of 84' right-of-way and 64' curb-to-curb except at intersections where additional width is necessary for turn lanes.

Environmental Mitigation Measures

83. All newly graded or brushed areas, including the areas proposed for off-site grading shall be hydroseeded with a temporary, erosion control plant mix by October 15, or within 40 days from completion of grading activities.

84. Prior to the issuance of grading permits, an erosion control plan shall be developed and approved by the City Engineer and the Planning Director. A qualified landscape architect shall oversee the installation of erosion control measures in accordance with the approved erosion control plan.

85. Prior to the issuance of any future grading permit for individual sites, a detailed landscape plan shall be developed and approved by the City Engineer and the Planning Director. The applicant shall post a bond with the City of Oceanside to ensure implementation of the landscape plan. A qualified landscape architect shall oversee landscape installation in accordance with approved landscape plans.

86. Site improvement plans shall demonstrate compliance with the City of Oceanside Light Pollution Ordinance. At a minimum, the following standards shall be incorporated into the lighting plans:

- a) All exterior lighting shall emit less than 4,050 lumens per fixture;
- b) Lighting for decorative purposes, including building façade and landscape lighting, shall be turned off between 10:00 p.m. and sunrise; and
- c) All lighting, including parking areas, security lighting behind industrial buildings and loading docks, shall be directed and shielded.

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87. The City of Oceanside Engineering Department shall review the grading plans for tentative tract maps. All measures necessary to control short-term construction-related air quality impacts shall be made conditions of approval of the grading plan.

88. The City and the contractor shall develop a dust abatement and construction management plan.

89. All project contractors shall implement a program of construction dust control sufficient to meet the requirements of the San Diego Air Pollution Control District (APCD). The program shall include:

- a) Sufficient water shall be applied to all major soil disturbance areas to maintain adequate soil moisture in the upper soil stratum to prevent the formation of a visible dust clouds beyond the project boundary. Other equally effective dust control measures shall be used if drought conditions limit water availability.
- b) Street sweeping shall be performed daily at the conclusion of each workday up to a distance of 250 feet in either direction of any construction site entrance from an publicly traveled roadway.
- c) All trucks shall be washed off as they leave the site and any trucks hauling dirt away from the site shall be wet down or covered with a tarp.
- d) Landscaping shall be established on graded areas within 90 days of the completion of grading, or hydroseed with a native plant mix as an interim ground cover, to minimize wind erosion. Irrigate as necessary to sustain ground cover.
- e) All grading, excavation and travel on unpaved surfaces shall be terminated when hourly average wind speeds exceed 30 miles per hour. Wind speeds shall be monitored with an on-site wind sensor mounted in an unobstructed location.

90. All major construction contractors shall implement a traffic management program to reduce the number of employee or material delivery trips and to minimize conflict with regional transportation patterns.

91. The loss of 3.15 acres of California gnatcatcher occupied coastal scrub habitat (2.83 acres of coastal sage scrub, 0.32 acre of disturbed coastal sage scrub), in a non-core area (i.e. non-core biological area or non-core habitat preservation area), shall be mitigated at a 2:1 ratio (6.30 acres). This may

1 take the form of off-site purchase and dedication to open space of coastal
2 sage scrub,, purchase of mitigation credits at a USFWS/CDFG-approved
3 mitigation bank, on-site revegetation of coastal sage scrub, off-site
4 revegetation or any combination thereof.

5 92. A Section 10a or Section 7 take permit must be obtained from the USFWS
6 pursuant to the Endangered Species Act, or an incidental Take Permit issued
7 by the City of Oceanside once the City's Subarea Plan is completed.

8 93. The loss of 1.74 acres of Valley needlegrass grassland shall be mitigated at
9 a 1 to 1 ratio (1.74 acres). This may take the form of off-site purchase and
10 dedication to open space of Valley needlegrass grassland, purchase of
11 mitigation credits at an USFWS/CDFG-approved mitigation bank, on-site
12 Valley needlegrass grassland revegetation, off-site revegetation or any
13 combination thereof.

14 94. The loss of 0.42 acre of wetlands and waters of the U.S. (0.02 mulefat
15 scrub and 0.40 acre of waters of the U.S.) shall be mitigated at a 3 to 1
16 ratio adjacent to an existing revegetation area, the tributary to Loma Alta
17 Creek, on-site or any combination thereof. This may take the form of
18 revegetation and /or restoration of wetland habitat.

19 95. The project applicants shall be required to comply with appropriate seismic
20 design criteria relative to ground shaking in accordance with the Uniform
21 Building Code (UBC).

22 96. Should the east-west trending fault or the two northeasterly trending minor
23 fault shear joints be encountered on-site during grading, they shall be
24 evaluated to determine the extent of their activity level and their potential to
25 impact on-site improvements.

26 97. Site grading and development shall be consistent with the recommendations
27 in Sections 6.0 through 11.0 of the Preliminary Geotechnical Study.

28 98. Prior to the placement of compact fill, the landslides located at PSE-3 and
29 TPSE-26 shall be removed.

99. Unless an acceptable alternative is approved by the City Engineer, a
perimeter shear key shall be constructed along the northern perimeter
daylight cut limit as shown on Plate 1 and depicted in cross sections O-O-
foot, P-P-foot and Y-Y-foot on Plates 4 and 5 in the Preliminary Geotechnical
Study.

- 1 100. A landslide shear key shall be constructed through the landslide at PSE-7 as
2 shown on Plate 1 and depicted in cross-sections W-W-foot and X-X-foot on
3 Plate 5 in the Preliminary Geotechnical Study.
- 4 101. Site grading shall comply with the remedial grading recommendations
5 presented in Sections 6.1.2 and 6.2 of the Preliminary Geotechnical Study.
- 6 102. All cut slopes shall be evaluated during grading for adverse geologic
7 conditions.
- 8 103. Unless an acceptable alternative is approved by the City Engineer,
9 stabilization fills with back drains shall be installed for proposed cut slopes
10 as shown on Plates 1 and 2 of the Preliminary Geotechnical Study.
- 11 104. Site grading and development shall comply with the stabilization fills
12 recommendations in Section 9.1.1 of the Preliminary Geotechnical Study.
- 13 105. An Erosion Control Plan shall be developed by an expert, as recognized by
14 the City of Oceanside, prior to the issuance of grading permits. Areas shall
15 be hydroseeded with temporary erosion control plantings. All permanent
16 manufactured slopes shall be landscaped and irrigated, as appropriate. All
17 landscaping shall occur within 40 days of completion of grading activities.
- 18 106. The inherent characteristics of compressibility and shrinkage of the non-
19 suitable materials shall be remediated by removal and recompaction, or by
20 removal and placement in deeper fills.
- 21 107. Adherence to standard engineering practices and recommendations made in
22 the Preliminary Geotechnical Study and Hydrology and Preliminary
23 Hydraulics Study reports. These practices and recommendations shall be
24 included in the grading plan, and include remedial grading, construction of
25 stability fills, construction of buttress fills, slope lay back to a minimum or a
26 defined inclination, and incorporation of existing structures and drainage
27 requirements.
- 28 108. Prior to the issuance of any grading permits, a detailed erosion control plan
29 shall be concurred with and approved by the City Engineer, in accordance
with the City of Oceanside Grading Ordinance.
109. Prior to the issuance of grading permits, a Notice of Intent shall be
submitted to the State Water Resources Control Board (SWRCB) and a
Storm Water Pollution Prevention Plan (SWPPP) shall be developed and
implemented on-site in compliance with the California General Construction
Activity Storm Water Permit, as required by the National Pollutant Discharge
Elimination System (NPDES) regulations.

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110. To protect water quality in Loma Alta Creek, the following mitigation measures shall be implemented:

- a) Material and waste Best Management Practices (BMPs) during site grading and construction shall be strictly enforced.
- b) A water quality management plan shall be prepared that addresses potential water pollutant issues for the proposed project site and related areas. The report shall be prepared prior to the issuance of any grading permits.
- c) Permanent structural BMPs, such as infiltration trenches, fossil filters and/or water separators, shall be installed and maintained at all on-site storm drain inlets.
- d) Non-structural post-construction BMPs, such as a public education program (providing signage at all drainage inlets prohibiting dumping of any kind) shall be implemented.

111. Storm drain improvements shall be installed in conformance with the Ocean Ranch Ultimate Condition Hydrology Map.

112. Curb opening sump inlets shall be installed to intercept drainage from the parking lot improvements, as shown on the Ocean Ranch Ultimate Conditions Hydrology Map.

113. Off-site storm drain improvements, including improvements to the existing culvert shall be installed in conformance with the Ocean Ranch Ultimate Condition Hydrology Map.

114. The City of Oceanside Noise Ordinance allows construction activities between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, with construction allowed on Saturday with prior approval from the City Engineer. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensibility."

115. All future grading and construction activities shall utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 300 feet) from the closest residences.

1 Fire:

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3 116. All open areas that are not identified for the protection of biological resources,
4 shall be landscaped with approved fire retardant/anti-erosion type plants with
an approved permanent irrigation system and maintenance program.

5 117. Fire flow shall be determined at the time of building application.

6 118. Fire hydrants shall be 2 ½" by 2 ½ by 4".

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8 119. Plans shall be submitted to the Fire Prevention Bureau

9 120. All existing fire hydrants within 400 feet of the project shall be shown on the
10 any plot plan.

11 121. Fire hydrants are required on roads at a maximum of 300 feet between
12 hydrants.

13 Planning:

14 122. This Tentative Map and Master Development Plan shall expire on September
15 13, 2001, unless implemented or a time extension is granted by the Planning
16 Commission.

17 123. All projects developed within this industrial park shall be developed using the
18 criteria and requirements of the Ocean Ranch Industrial Park Master
19 Development Plan text or the Rancho del Oro Industrial Park Master Plan as
20 appropriate. Development Plans or Administrative Development Plans are
required of each proposal in conformance with the City of Oceanside Zoning
Ordinance.

21 124. This project shall establish the Ocean Ranch Association Board and
22 Conditions, Covenants and Restrictions (CC&R's) shall be prepared. The
23 CC&R's shall provide for the common use and maintenance of all common
24 open space, medians and commonly owned fences and walls and adjacent
25 parkways. Any necessary relationships with the Rancho Del Oro Association
26 shall be addressed in the CC&R's. The maintenance shall include normal care
27 and irrigation of landscaping, repair and replacement of plant material and
28 irrigation systems as necessary; and general cleanup of the landscaped and
29 open area, parking lots and walkways. The CC&R's shall include the
requirements of the Ocean Ranch Master Development Plan Text. The
CC&R's shall be subject to the review and approval of the City Attorney prior
to the approval of the final map. The CC&R's are required to be recorded
prior to or concurrently with the final map. Any amendments to the CC&R's
in which a property owner relinquishes responsibility for the maintenance of

1 any common open space shall not be permitted without the specific approval
2 of the City Council of the City of Oceanside. Such a clause shall be a part of
3 the CC&R's.

4 125. The Association (or the developer, prior to the creation of the Association)
5 shall prepare a Management Plan. The Management Plan is subject to the
6 review and approval of the Planning Director and the Police Chief prior to the
7 occupancy of the project, and shall be recorded as CC&R's against the
8 property. The Management Plan shall cover the following:

9 a) Security - The Management Plan, at a minimum, shall address on-site
10 management and security of the site.

11 b) Maintenance - The Management Plan shall cover, but not be limited to
12 anti-graffiti and site and exterior building, bus shelters, landscaping and
13 overall site maintenance measures. The project association shall be
14 responsible for trash abatement on the parcel, and shall keep the parcel
15 free of litter, trash and other nuisances. Any graffiti within the
16 industrial park shall be removed by the association management or its
17 designed representative within 24 hours of occurrence.

18 126. A comprehensive sign package program shall be submitted to the Planning
19 Department and approved prior to the issuance of sign permits. This may be
20 required to be more restrictive than the Sign Ordinance or the Rancho Del Oro
21 sign criteria.

22 127. A letter of clearance from the affected school district in which the property is
23 located shall be provided as required by City policy at the time building
24 permits are issued.

25 128. Public facilities fee shall be paid as required by City policy at the time building
26 permits are issued.

27 129. Landscape plans, meeting the criteria of the City's Landscape Guidelines and
28 Water Conservation Ordinance No. 91-15, including the maintenance of such
29 landscaping, shall be reviewed and approved by the City Engineer and
Planning Director prior to the issuance of building permits. Landscaping shall
not be installed until bonds have been posted, fees paid, and plans signed for
final approval. Landscape plans for the entirety of the Ocean Ranch
association-maintained landscaping (common slopes, medians, parkways etc.)
shall be submitted and approved prior to the approval of the first final map for
the project. These plans shall reflect the theme and criteria of the Master
Development Plan Planning and Design Guidelines and shall provide for
enhanced transitional plantings between Rancho Del Oro and areas of Ocean
Ranch in and adjacent to the Rancho Del Oro Technology Park. The portion

1 within the Rancho Del Oro technology Park shall meet the minimum
2 requirements of Rancho Del Oro Master Landscape Plan. Final landscaping
3 plans for each project development within Ocean Ranch shall be in harmony
4 and conformance with the master approvals and are subject to City Engineer
and Planning Director approval.

5 130. The developer shall be responsible for irrigating and landscaping all
6 embankments within the project, and all slopes along major streets.

7 131. Trash enclosures must be provided as required by Chapter 13 of the City
8 Code for each of the future developed site. These shall also include additional
9 space for storage and collection of recyclable materials per City standards.
10 The enclosure (or enclosures) must be built in a flat, accessible location as
11 determined by the City Engineer. The enclosure (or enclosures) shall meet
12 City standards including being constructed of concrete block, reinforced with
13 Rebar and filled with cement. A concrete slab must be poured with a berm on
14 the inside of the enclosure to prevent the bin(s) from striking the block walls.
15 The slab must extend out of the enclosure for the bin(s) to roll out onto.
16 Steel posts must be set in front of the enclosure with solid metal gates. All
17 driveways and service access areas must be designed to sustain the weight of
18 a 50,000-pound service vehicle. Trash enclosures and driveways and service
19 access areas shall be shown on both the improvement and landscape plans
20 submitted to the City Engineer. The specifications shall be reviewed and
approved by the City Engineer. The City's waste disposal contractor is
required to access private property to service the trash enclosures, a service
agreement must be signed by the property owner and shall remain in effect
for the life of the project. All trash enclosures shall be designed to provide
user access without the use and opening of the service doors for the bins.
This design shall be shown on the landscape plans and shall be approved by
the Planning Director.

21 132. Prior to the transfer of ownership and/or operation of the site the owner shall
22 provide a written copy of the applications, staff report and resolutions for the
23 project to the new owner and or operator. This notification provision shall run
with the life of the project.

24 133. Failure to meet any conditions of approval for this development shall
25 constitute a violation of the Development Plan.

26 134. Unless expressly waived, all current zoning standards and City ordinances and
27 policies in effect at the time building permits are issued are required to be met
28 by this project. The approval of this project constitutes the applicant's
29 agreement with all statements in the Description and Justification,
Management Plan, Master Development Plan Text and other materials and

1 information submitted with this application, unless specifically waived by an
2 adopted condition of approval.

3 135. All street names shall be approved by the Planning Department prior to the
4 approval of the final map for each phase of development.

5 136. This subdivision map is for sale or financing purposes only. No development
6 rights except those approved with the Master Development Plan and the
7 Master Development Plan Text are attached to these parcels. A note to this
effect shall be recorded with, and referenced on the final map.

8 137. This Development Plan approves only the following: an industrial subdivision
9 and Master Development Plan Text. Any substantial modification in the
10 design or layout shall require a revision to the Development Plan and Master
11 Development Plan Text or a new Development Plan and Master Development
Plan Text.

12 Water Utilities:

13 138. The developer will be responsible for developing all water and sewer facilities
14 necessary to this property. Any relocation of water and/or sewer lines is the
15 responsibility of the developer.

16 139. The developer shall construct a public reclamation water system that will
17 serve each parcel that is located in the proposed project, in accordance with
18 City of Oceanside Ordinance No. 91-P15. The proposed reclamation water
system shall be located in the public streets or in a public utility easement.

19 140. A separate water meter or separate water meters for irrigation purposes shall
20 be installed for each site in the project.

21 141. All lots with a finish pad elevation located below the elevation of the next
22 upstream manhole cover of the public sewer shall be protected from backflow
23 of sewage by installing an approved type backwater valve, per Section 710 of
the Uniform Plumbing Code.

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1 Community Services:

2 142. The City shall not, at the present or at any future time, assume the
3 responsibility for the maintenance of any medians, landscaping, slopes, open
4 space or common grounds for this project.

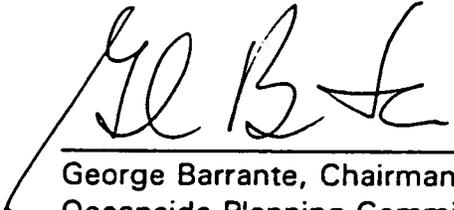
5 PASSED AND ADOPTED Resolution No. 99-P56 on September 13, 1999
6 by the following vote, to wit:

7 AYES: Barrante, Miller, Bockman, Schaffer, Akin, Hartley
8 and Staehr

9 NAYS: None

10 ABSENT: None

11 ABSTAIN: None

12
13 
14 _____
George Barrante, Chairman
Oceanside Planning Commission

15 ATTEST:

16
17 
18 _____
19 Mike Blessing, Secretary

20 I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby
21 certify that this is a true and correct copy of Resolution No. 99-P56.

22 Dated: September 13, 1999

Ocean Ranch - Legal Description

Being a subdivision of Parcels 1 through 4 of Parcel Map No. 16899 together with Lots 3.1 and 3.2 of Map No. 11410 including those portions of Via Rancho Road and Avenida de la Plata included within said maps described hereinbefore.

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
AESTHETICS					Remarks	
AES1	All newly graded or brushed areas, including the areas proposed for off-site grading shall be hydroseeded with a temporary, erosion control plant mix by October 15, or within 40 days from completion of grading activities.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
AES2	Prior to the issuance of grading permits, an erosion control plan shall be developed and approved by the City Engineer and the Planning Director. A qualified landscape architect shall oversee the installation of erosion control measures in accordance with the approved erosion control plan.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
AES3	Prior to the issuance of any future grading permit for individual sites, a detailed landscape plan shall be developed and approved by the City Engineer and the Planning Director. The applicant shall post a bond with the City of Oceanside to ensure implementation of the landscape plan. A qualified landscape architect shall oversee landscape installation in accordance with approved landscape plans	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
AES4	Site improvement plans shall demonstrate compliance with the City of Oceanside Light Pollution Ordinance. At a minimum, the following standards shall be incorporated into the lighting plans: A. All exterior lighting shall emit less than 4,050 lumens per fixture; B. Lighting for decorative purposes, including building facade and landscape lighting, shall be turned off between 10:00 p.m. and sunrise; and C. All lighting, including parking areas, security lighting behind industrial buildings and loading docks, shall be directed and shielded.	Building Plan Review	Prior to Issuance of Building Permit	City of Oceanside		
AIR QUALITY						
AQ1	The City of Oceanside's Engineering Department shall review the grading plans for tentative tract maps. All measures necessary to control short-term construction-related air quality impacts shall be made conditions of approval of the grading plan.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		

EXHIBIT "B"

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AG2	<p>The City and the contractor shall develop a dust abatement and construction management program.</p> <p>A. All project contractors shall implement a program of construction dust control sufficient to meet the requirements of the San Diego Air Pollution Control District (APCD). The program shall include:</p> <ol style="list-style-type: none"> 1. Apply sufficient water to all major soil disturbance areas to maintain adequate soil moisture in the upper soil stratum to prevent the formation of a visible dust cloud beyond the project boundary. Other equally effective dust control measures shall be used if drought conditions limit water availability. 2. Perform daily street sweeping at the conclusion of each workday up to a distance of 250 feet in either direction of any construction site entrance from any publically traveled roadway. 3. Wash off all trucks leaving the site and wet down or tarp any trucks hauling dirt away from the site. 4. Establish landscaping on graded areas within 90 days of the completion of grading, or hydroseed with a native plant mix as an interim ground cover, to minimize wind erosion. Irrigate as necessary to sustain ground cover. 5. Terminate all grading, excavation and travel on unpaved surfaces when hourly average wind speeds exceed 30 miles per hour. Wind speeds shall be monitored with an on-site wind sensor mounted in an unobstructed location. <p>B. All major construction contractors shall implement a traffic management program to reduce the number of employee or material delivery trips and to minimize conflict with regional transportation patterns.</p>	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

MIT/ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks

BIOLOGICAL RESOURCES

Coastal Sage Scrub, Disturbed Coastal Sage Scrub and California Gnatcatcher

BIO1	The loss of 3.15 acres of California gnatcatcher occupied coastal sage scrub habitat (2.83 acres of coastal sage scrub, 0.32 acre of disturbed coastal sage scrub), in a non-core area (i.e., non-core biological area or non-core habitat preservation area), shall be mitigated at a 2:1 ratio (6.30 acres). This may take the form of off-site purchase and dedication to open space of coastal sage scrub in the northern wildlife corridor designated in the City's draft MHCP Subarea Plan, purchase of mitigation credits at a USFWS/CDFG-approved mitigation bank, on-site revegetation of coastal sage scrub, off-site revegetation or any combination thereof.	Grading Plan Review	Prior to Issuance of the Applicable Grading Permit	City of Oceanside, United States Fish & Wildlife Service, and California Department of Fish and Game			
BIO2	A Section 10a or Section 7 take permit must be obtained from the USFWS pursuant to the Endangered Species Act, or an Incidental Take Permit issued by the City of Oceanside once the City's MHCP Subarea Plan is completed.	Grading Plan Review	Prior to Issuance of the Applicable Grading Permit	City of Oceanside, United States Fish & Wildlife Service, or Army Corps of Engineers			

Valley Needlegrass Grassland

BIO3	The loss of 1.74 acres of Valley needlegrass grassland shall be mitigated at a 1:1 ratio (1.74 acres). This may take the form of off-site purchase and dedication to open space of Valley needlegrass grassland, purchase of mitigation credits at a USFWS/CDFG-approved mitigation bank, on-site Valley needlegrass grassland revegetation, off-site revegetation or any combination thereof.	Grading Plan Review	Prior to Issuance of the Applicable Grading Permit	City of Oceanside, United States Fish & Wildlife Service, and California Department of Fish and Game			
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**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
Mulefat Scrub and Waters of the United States						
BIO4	The loss of 0.42 acre of wetlands and waters of the U.S. (0.02 mulefat scrub and 0.40 acre of waters of the U.S.) shall be mitigated at a 3:1 ratio adjacent to an existing revegetation area south of the project site in a tributary to Loma Alta Creek, on-site, or any combination thereof. This may take the form of revegetation and/or restoration of wetland habitat.	Grading Plan Review	Prior to Issuance of the Applicable Grading Permit	City of Oceanside, California Department of Fish and Game, and Army Corps of Engineers		
General						
BIO5	All on-site and off-site habitat areas to be retained or revegetated shall be placed under a conservation easement and managed by a non-profit organization qualified to manage native habitat. An endowment shall be given to the non-profit organization to manage the conservation easement area.	Grading Plan Review	Prior to Issuance of the Applicable Grading Permit	City of Oceanside		
GEOLOGY AND SOILS						
GEO1	Project applicants shall be required to comply with appropriate seismic design criteria relative to ground shaking in accordance with the Uniform Building Code (UBC).	Building Plan Review	Prior to Issuance of Building Permit	City of Oceanside		
GEO2	Should the east-west trending fault or the two northeasterly trending minor fault shear joints be encountered on-site during grading, they shall be evaluated to determine the extent of their activity level and their potential to impact on-site improvements.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
GEO3	Site grading and development shall be consistent with the recommendations in Sections 6.0 through 11.0 of the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
GEO4	Prior to the placement of compact fill, the landslides located at PSE-3 and TPSE-26 shall be removed.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
GEO5	A perimeter shear key shall be constructed along the northern perimeter daylight cut limits as shown on Plate 1 and depicted in cross-sections O-O', P-P' and Y-Y' on Plates 4 and 5 in the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
GEO06	A landslide shear key shall be constructed through the landslide at PSE-7 as shown on Plate 1 and depicted in cross-sections W-W' and X-X' on Plate 5 in the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO07	Site grading shall comply with the remedial grading recommendations presented in sections 6.1.2 and 6.2 of the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO08	All cut slopes shall be evaluated during grading for adverse geologic conditions.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO09	Stabilization fills with backdrains shall be installed for proposed cut slopes as shown on Plates 1 and 2 of the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO10	Site grading and development shall comply with the stabilization fills recommendations in section 9.1.1 of the <i>Preliminary Geotechnical Study</i> .	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO11	An Erosion Control Plan shall be developed by an expert, as recognized by the City of Oceanside, prior to the issuance of grading permits. Areas shall be hydroseeded with temporary erosion control plantings. All permanent manufactured slopes shall be landscaped and irrigated, as appropriate. All landscaping shall occur within 40 days of completion of grading activities.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO12	The inherent characteristics of compressibility and shrinkage of the non-suitable materials shall be remediated by removal and recompaction, or by removal and placement in deeper fills.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			
GEO13	Adherence to standard engineering practices and recommendations made in the <i>Preliminary Geotechnical Study</i> and <i>Hydrology and Preliminary Hydraulics Study</i> reports. These practices and recommendations shall be included in the grading plan, and include remedial grading, construction of stability fills, construction of buttress fills, slope lay back to a minimum or a defined inclination, and incorporation of existing structures and drainage requirements.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside			

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
HYDROLOGY AND WATER QUALITY						
HWQ01	Prior to the issuance of any grading permits, a detailed erosion control plan shall be concurred with and approved by the City Engineer, in accordance with the City of Oceanside Grading Ordinance.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
HWQ02	Prior to the issuance of grading permits, a Notice of Intent shall be submitted to the State Water Resources Control Board (SWRCB) and a Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented on-site in compliance with the California General Construction Activity Storm Water Permit, as required by the National Pollutant Discharge Elimination System (NPDES) regulations.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
HWQ03	To protect water quality in Loma Alta Creek, the following mitigation measures shall be implemented: A. Material and waste Best Management Practices (BMPs) during site grading and construction shall be strictly enforced; B. A water quality management plan shall be prepared that addresses potential water pollutant issues for the proposed project site and related areas. The report shall be prepared prior to the issuance of any grading permits; C. Permanent structural BMPs, such as infiltration trenches, fossli filters and/or water separators, shall be installed and maintained at all on-site storm drain inlets; and D. Non-structural post-construction BMPs, such as a public education program (providing signage at all drainage inlets prohibiting dumping of any kind) shall be implemented.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
HWQ04	Storm drain improvements shall be installed in conformance with the Ocean Ranch Ultimate Condition Hydrology Map.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		
HWQ05	Curb opening sump inlets shall be installed to intercept drainage from the parking lot improvements, as shown on the Ocean Ranch Ultimate Conditions Hydrology Map.	Grading Plan Review	Prior to Issuance of Grading Permit	City of Oceanside		

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process			Party Responsible for Monitoring		VERIFICATION OF COMPLIANCE	
		Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks		
HWQ6	Off-site storm drain improvements, including improvements to the existing culvert shall be installed in conformance with the Ocean Ranch Ultimate Condition Hydrology Map.	Prior to Issuance of Grading Permit	City of Oceanside					
NOISE								
N1	The City of Oceanside's Noise Ordinance allows construction activities between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, with construction allowed on Saturday with prior approval from the City Engineer. Because construction noise may still be intrusive in the evening or on holidays, the ordinance also prohibits "any disturbing, excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."	Grading Plan Review	City of Oceanside					
N2	All future grading and construction activities shall utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 300 feet) from the closest residences.	Grading Plan Review	City of Oceanside					
TRANSPORTATION/TRAFFIC								
Off-Site Roadways								
T1	The extension of Rancho del Oro Drive through the project site, from Oceanside Boulevard to Mesa Drive is a recommended mitigation measure for the Ocean Ranch project. Rancho del Oro Drive is classified as a four-lane Major Arterial in the City Circulation Element. It is recommended that Rancho del Oro Drive be constructed as a four-lane arterial, with the appropriate center median and bicycle lanes.	Tentative Tract Map Review	City of Oceanside					
	Improvements to Oceanside Boulevard at the intersection of Oceanside Boulevard/Rancho del Oro include the addition of dual left turn lanes on the eastbound approach. On the westbound approach of Oceanside Boulevard, an exclusive right turn lane is recommended. On the new leg of the intersection, dual left turn lanes, two through lanes and an exclusive right turn lane are recommended southbound along Rancho del Oro Road. The northbound approach, shall be modified to include one left turn lane, two through lanes and an exclusive right turn lane.	Prior to Issuance of Building Permits/ Certificates of Occupancy						
	A fair share contribution would be made by the project applicant toward this roadway and intersection improvements.							

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

MIL/Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
T2	<p>The extension of Old Grove Road from College Boulevard to Mesa Drive. This extension will provide access to the project site from the east via Ocean Ranch Road. Old Grove Road is classified as a four-lane Secondary arterial in the City Circulation element. It is recommended that Old Grove road be constructed as a four-lane facility in the vicinity of the project site, tapering to a two-lane facility south of the project site.</p> <p>Two intersections will be affected by the extension of Old Grove Road:</p> <ol style="list-style-type: none"> Mesa Drive/Old Grove Road (south leg) College Boulevard/Old Grove Road (west leg) 	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T2 (Cont.)	<p>The south leg of Mesa Drive/Old Grove Road currently exists. It is recommended that the existing lane configuration be modified to include dual northbound left turn lanes, two through lanes and an exclusive right turn lane.</p> <p>At the intersection of Old Grove Road/College Boulevard, no improvements are recommended along the northbound or southbound approach along College Boulevard. On the westbound approach, it is recommended that one of the two left turn lanes be converted to a shared left/through lane. The recommended lane configuration for the new west leg of the intersection includes one left turn lane, one through lane and one right turn lane.</p> <p>A fair share contribution would be made by the project applicant toward this roadway and intersection improvements.</p>						

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

VERIFICATION OF COMPLIANCE

Mit/Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	Initials	Date	Remarks
Off-Site Intersections							
T3	The mitigation measures recommended for the intersection of Oceanside Boulevard/El Camino Real include: <ul style="list-style-type: none"> • Add 2nd eastbound and westbound left turn lane (Capital Improvement Project); • Add 3rd northbound through lane; and • Modify signal timing for recommended mitigation measures. A fair share contribution would be made by the applicant toward the improvement of the northbound through lane and signal timing.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T4	The recommended mitigation measures for the intersection of Oceanside Boulevard/College Boulevard include: <ul style="list-style-type: none"> • Add one northbound through lane beginning at railroad tracks; • Add one eastbound shared through/right turn lane; • Convert existing southbound right turn lane to a shared through/right turn lane and widen College Boulevard south of Oceanside Boulevard to three lanes to railroad tracks; and • Modify all existing traffic signal timing plans and traffic signal equipment to accommodate the recommended lane configuration. A fair share contribution would be made by the applicant towards these improvements.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T5	The recommended mitigation measures for the intersection of Vista Way/El Camino Real include: <ul style="list-style-type: none"> • Add a northbound right turn overlap phase; and • Modify signal timing for recommended mitigation measures. A fair share contribution would be made by the applicant towards these improvements.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

VERIFICATION OF COMPLIANCE

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process		Party Responsible for Monitoring	Initials	Date	Remarks
		Monitoring Milestone	Prior to Issuance of Building Permits/ Certificates of Occupancy				
T6	The recommended mitigation measures for the intersection of SR-78 WB Ramps/EI Camino Real include: <ul style="list-style-type: none">Add a shared through/right turn lane on the southbound approach, which would entail widening the bridge over SR-78; andModify signal timing for recommended mitigation measures. A fair share contribution would be made by the applicant towards these improvements.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T7	The recommended mitigation measures for the intersection of Rancho Del Oro Drive/Mista Way include: <ul style="list-style-type: none">Add one eastbound left turn lane. A fair share contribution would be made by the applicant towards this improvement.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
Off-Site Roadway Segments							
T8	Widen College Boulevard by adding one lane in the southbound direction between Olive Drive and Thunder Drive.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
On-Site Intersections							
T9	The recommended mitigation measures for the intersection of Old Grove Road/Ocean Ranch Road include: <ul style="list-style-type: none">Install new traffic signal.Add two northbound left turn lanes, two northbound through lanes, and one northbound bicycle lane.Add one southbound right turn lane south of Mesa Drive, and two through lanes south of Ocean Ranch Road, andAdd two eastbound left turn lanes and one right turn lane. A fair share contribution would be made by the applicant toward these improvements.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mitg/ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process		Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
		Monitoring Milestone	Monitoring Milestone		Initials	Date	Remarks
T10	The recommended mitigation measures for the intersection of Avenida de la Plata/Via Rancho (Corporate Centre) include: <ul style="list-style-type: none"> • Add westbound right turn lane, and • Add stop control for westbound direction. 	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T11	The recommended mitigation measures for the intersection of Oceanside Boulevard/Via Rancho (Corporate Centre) include: <ul style="list-style-type: none"> • Construct new leg of intersection, • Add two southbound left turn lanes, one southbound right turn lane and one southbound bicycle lane, • Add two northbound lanes from Oceanside Boulevard to Avenida de la Plata, and • Add one northbound bicycle lane. 	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T12	The recommended mitigation measures for the intersection of Rancho Del Oro Drive/Ocean Ranch Road include: <ul style="list-style-type: none"> • Construct new intersection, • Add two southbound left turn lanes, two southbound through lanes from Oceanside Boulevard to Mesa Drive and one southbound bicycle lane, • Add two northbound through lanes from Oceanside Boulevard to Mesa Drive, one northbound right turn lane and one northbound bicycle lane adjacent to the right turn lane, and • Add two eastbound left turn lanes, one eastbound right turn lane and one eastbound bicycle lane. 	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			
T13	The recommended mitigation measures for the intersection of Mesa Drive/Project Driveway include: <ul style="list-style-type: none"> • Construct new south leg of intersection, • Add one northbound left turn lane and one northbound right turn lane, • Add one westbound left turn lane, and • Add one eastbound right turn lane. 	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside			

**OCEAN RANCH MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit./ Cond. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date
On-Site Roadway Segments						
T14	Construct Ocean Ranch Road to Industrial Collector Street standards from Rancho del Oro Drive to Old Grove Road.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside		
T15	Construct Via Rancho (Corporate Centre) to Industrial Collector Street standards from Oceanside Boulevard to Ocean Ranch Road.	Tentative Tract Map Review	Prior to Issuance of Building Permits/ Certificates of Occupancy	City of Oceanside		
Other						
T16	Site distance at the entrances to lots along Via Rancho Road (Corporate Centre) shall be reviewed with respect to standard City of Oceanside sight distance standards at the time of site plan review.	Tentative Tract Map Review	Prior to Issuance of Grading Permits	City of Oceanside		

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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 **RECEIVED**

DEC 03 2010

CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

BY: *[Signature]*

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Ocean Ranch Bus. Assoc. c/o Merit Property Mgmt.	2. STATUS Owner
3. ADDRESS 1 Polaris Way, Ste. 100, Aliso Viejo, CA 92656	4. PHONE/FAX/E-mail (949) 448-6000
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) James Houlihan <i>Fax 448-6000</i>	
6. ADDRESS 27422 Portola Parkway, Ste 300 Foothill Ranch, CA 92610	7. PHONE/FAX/E-mail (949) 462-0909

HEARING

<input checked="" type="checkbox"/> GPA	<i>GPA 10-00003</i> <i>ZA 10-00003</i>
<input type="checkbox"/> MASTER/SP. PLAN	
<input checked="" type="checkbox"/> ZONE CH.	
<input type="checkbox"/> TENT. MAP	
<input type="checkbox"/> PAR. MAP	
<input type="checkbox"/> DEV. PL.	
<input type="checkbox"/> C.U.P.	
<input type="checkbox"/> VARIANCE	
<input type="checkbox"/> COASTAL	
<input type="checkbox"/> O.H.P.A.C.	

PART II - PROPERTY DESCRIPTION

8. LOCATION Ocean Ranch Business Park	9. SIZE 36.039 AC		
10. GENERAL PLAN LI - Light Industrial	11. ZONING IL - Limited Industrial	12. LAND USE Vacant Land	13. ASSESSOR'S PARCEL NUMBER 160-572-09

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
Re-zone and change of land use from IL/LI to OS (Open Space)

15. PROPOSED GENERAL PLAN OS (Open Space)	16. PROPOSED ZONING OS (Open Space)	17. PROPOSED LAND USE OS (Open Space)	18. NO. UNITS NA	19. DENSITY NA
20. BUILDING SIZE NA	21. PARKING SPACES NA	22. % LANDSCAPE NA	23. % LOT COVERAGE or FAR NA	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 31. CERTIFICATION OF POSTING	<input type="checkbox"/> 32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print) James Houlihan	34. DATE 9/16/2010	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).	
Sign: <i>[Signature]</i>	35. OWNER (PRINT) James Houlihan, President	36. DATE 9/16/2010	

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

Sign: *[Signature]*

DESCRIPTION/JUSTIFICATION

Ocean Ranch Business Association is requesting a change in Zoning and General Plan Land Use for Lot 22 (officially Parcel 3 of PLA-12-2006) of the Ocean Ranch Business Park. Currently the parcel is vacant and there is no future plans to build on the land. The current Zoning is Limited Industrial and the General Plan Land Use designation is Light Industrial.

Ocean Ranch Business Association has no plans to sell the parcel in question or develop it. The Association maintains the land as it relates to fire hazards. The entire 36+ acres is heavily sloped, at the top of the slopes is the Ocean Ranch Business Park and at the bottom is Mesa Drive.

With the change in Zoning and Land Use, the County of San Diego will be able to reduce the Property Taxes currently levied on the parcel, reducing costs to the Ocean Ranch Business Association. The land provides a natural buffer between the surrounding neighborhood and the Ocean Ranch Business Park and provides a natural environment along the south side of Mesa Drive. The parcel will provide the City of Oceanside additional "permanent" and maintained Open Space.

RECEIVED
DEC 03 2010
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

LEGAL DESCRIPTION

That certain parcel of land situated in the City of Oceanside, County of San Diego, State of California, being Parcel 3 of Lot Line Adjustment PLA-12-2006, recorded April 9, 2009 as Document 2009-0180113 of Official Records in the office of the County Recorder of San Diego County.