



DATE: April 25, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P10-00002) TO SUBDIVIDE A 15.74-ACRE PARCEL INTO TWO LOTS MEASURING 9.85 AND 5.89 ACRES LOCATED AT 4010 OCEAN RANCH BOULEVARD. THE PROJECT SITE IS ZONED LIMITED INDUSTRIAL (IL) AND IS SITUATED WITHIN THE IVEY RANCH RANCHO DEL ORO NEIGHBORHOOD. – LLOYD WELLS GIFT TRUST PARCEL MAP – APPLICANT: LLOYD WELLS GIFT TRUST**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Categorical Exemption for Minor Land Divisions pursuant to Section 15315 of the California Environmental Quality Act.
- (2) Approve Tentative Parcel Map (P10-00002) by adopting Planning Commission Resolution 2011-P14 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On September 13, 1999, the Planning Commission approved a Master Tentative Map (T-1-99) and Master Development Plan (D-7-99) for the Ocean Ranch Master Plan. The Master Tentative Map created 22 industrial lots over 393 acres of land area.

On March 10, 2003 a Development Plan (D-25-02) was approved on this subject lot (Lot 18) to permit the construction of two industrial warehouse buildings totaling in square footage of 206,692. Only phase one of the industrial construction was implemented, which involved the construction of a 165,000-square foot warehouse building with associated parking and improvements.

The subject building on-site has been used for the Ashworth Golf apparel warehouse for several years since last year. Aptera motors, an energy efficient electric vehicle production company has currently been occupying the building.

Site Review: The 15.74-acre project site is located at 4010 Ocean Ranch Boulevard. Surrounding land uses include light industrial properties in all directions and several vacant parcels to the east and north.

Project Description: The project application is comprised of one component: a Tentative Parcel Map.

Tentative Parcel Map P10-00002 represents a request for the following:

- (a) To subdivide a 15.74-acre site into two lots measuring 9.85 and 5.89 acres pursuant to Article VI of the Subdivision Ordinance of the City of Oceanside. Lot A would consist of 9.85 acres and would encompass the existing 165,000-square foot building with all associated parking. Lot B would consist of 5.89-acres of vacant land for the purposes of future development and financial purposes.

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

1. General Plan
2. Subdivision Ordinance
3. Zoning Ordinance
5. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Light Industrial (LI). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element I. Community Enhancement

Goal 1.1 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policies:

- A. The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.
- B. The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.
- C. The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

The proposal is to subdivide a previously approved 15.74-acre site into two separate lots, which shall allow additional industrial development and improvements.

The proposed occupancy is commercial offices and warehousing. The site provides sufficient off-street parking associated with this land use. Lot A has 360 off-street parking spaces, which meet and exceed the Oceanside Zoning Ordinance 3031.3.A requirement of one space per 500 square feet (330 spaces required). Lot 18 has been allocated, as a part of the original Ocean Ranch Development plan, 930 ADT (Average Daily Trips). The ADTs are allocated at 2.82 ADTs per 1,000 square feet of building area. The existing 165,000-square foot building was allocated 465 ADTs, leaving 465 ADT for any future development. To monitor the future ADT for the proposed Lots A & B, the proposed subdivision has been conditioned to require processing of an Administrative Development Plan for any future development on the newly created Lot B. As apart of this ADP the ADT count for any future use based on the building size shall not exceed 465 ADT.

Land Use Element II. Community Development

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

Objective 2.0 Subdivision of Land or Real Property: To create legal divisions of land or real property that shall provide long-term enhancement for the community.

Policies:

- A. No proposed division of land or real property shall be created which fails to implement the General Plan, City policies and ordinances, or development standards.

- B. Any City action creating a legal division of land or real property shall identify and consider adjacent and surrounding land uses and land divisions to assure compatibility and proper integration.
- C. A subdivision of land or real property must provide adequate on-site improvements consistent with the general plan, including street design, drainage and sanitary facilities, and easements.
- D. A subdivision of land or real property must include provisions for off-site improvements or the payment of fees for off-site improvements consistent with the General Plan, including temporary and permanent school facilities, road and bridge improvements, parks, and sewers.
- E. A subdivision of land or real property must be designed to accommodate, protect, and preserve environmentally sensitive areas identified in the General Plan.

The proposed two-lot subdivision shall comply with General Plan Objective 2.0 and its policies. The surrounding land uses and land divisions are compatible with the proposed industrial lot sizes and intent in the area. On-site improvements on the newly created Lot B parcel will include construction of a new driveway to the property off Ocean Ranch Boulevard. The subdivision has been appropriately conditioned for payment of fees for off-site improvements. The subdivision is not associated with any environmentally sensitive areas.

Objective 2.1 Industrial Development: To promote industries which are consistent with community enhancement and provide stable tax bases and a balance of employment opportunities.

Policies:

- A. Industrially designated lands shall be devoted to industrial uses for the preservation of the City's economic future, employment opportunities, and general welfare.
- B. Industrial land uses shall be compatible with surrounding land uses and available community facilities.
- C. Ancillary commercial, office, and recreational uses may be permitted when clearly oriented to support the industrial development and serve its population.
- D. Storage and warehousing facilities and services shall not be directly accessible to the general public.

The proposed occupancy is limited industrial and commercial office. The proposed land use, 450.S *Business and professional offices*, is permitted within the IL District. A variety of light industrial land uses are permitted at this site that are compatible with Lot A and other surrounding uses. The proposal is specifically conditioned to comply with local regulations for outdoor activities, including outdoor storage.

2. Subdivision Ordinance Compliance

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

3. Zoning Ordinance Compliance

The project site is located in the Residential Estate – B (RE-B) District and complies with the requirements of that zone. The following table summarizes the proposed and applicable development standards for the project site:

	Required	Proposed
Minimum Lot Size	20,000 SF	9.85 acres – Lot A 5.89 acres – Lot B

The 165,000-square foot industrial building will remain on Lot A in its current state. Any future development on Lot B will be required to conform to the Oceanside Zoning Ordinance and process an Administrative Development Plan.

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed lot split would be consistent with and compatible to the existing industrial properties in the surrounding area within Ocean Ranch by providing land for future industrial development. Access to the newly created Lot A is currently available and new access would be created for Lot B as apart of the future development.

Recommendation: Staff finds that the project is consistent with the existing developed and undeveloped areas, and no known opposition to the project has been noted. The project provides opportunities for additional industrial development that would be consistent to the surrounding properties, as well as provide future uses that would promote employment opportunities. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

The proposed project is found to be categorically exempt from environmental review per Article 19 Section 15315 Minor Land Divisions of the California Environmental Quality Act. This section applies to minor land divisions, such as the proposed two-lot parcel split.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1,500-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. As of April 25, 2011, no communication supporting or opposing the request has been received.

SUMMARY

The proposed Tentative Parcel Map P10-00002, as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Subdivision Ordinance and the Zoning Ordinance. The project has been conditioned to meet or exceed all applicable standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Move to approve Tentative Parcel Map P10-00002 by adopting Planning Commission Resolution No. 2011-P14 as attached.

PREPARED BY:

SUBMITTED BY:


Scott Nightingale
Planner II


Jerry Hittleman
City Planner

JH/SS/fil

Attachments:

1. Tentative Parcel Map
2. Planning Commission Resolution No. 2011-P14

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P14

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

7 APPLICATION NO: P10-0002
8 APPLICANT: Lloyd Wells Gift Trust
9 LOCATION: 4010 Ocean Ranch Boulevard

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Tentative Parcel Map, under the provisions of Articles
14 13, and 40, of the Zoning Ordinance of the City of Oceanside and Article VI of the Subdivision
15 Ordinance to permit the following:

16 to permit a two-lot subdivision on a 17.058-acre site;
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th
19 day of April, 2011 conduct a duly advertised public hearing as prescribed by law to consider said
20 application.

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

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

26 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
27 the project is subject to certain fees, dedications, reservations and other exactions as provided
28 below:
29

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

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

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

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

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

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

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

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

18 FINDINGS:

19 For the Tentative Parcel Map P10-00002:

- 20 1. The proposed two-lot subdivision is consistent with the General Plan, including Land
21 Use Element Objective 2.01 and is consistent with the provisions of the Subdivision
22 Ordinance. The proposed industrial parcels shall be of sufficient size to allow for their
23 efficient potential reuse.
- 24 2. The proposed subdivision of the 17.058-acre site is physically suitable and can support
25 the existing industrial development – limited industrial consisting of manufacturing of
26 finished parts or products, processing fabrication, assembly, treatment, packaging of raw
27 materials, vehicle equipment services, and limited showroom and affiliated office and
28 retail and land uses are permitted within the two parcels. Existing reciprocal access will be
29 designated to Lot A and a new proposed access as apart of the future development plan
would be for Lot B.

- 1 3. The proposed subdivision of the 17.058-acre site is physically suitable and can support the
2 existing and proposed intensity of development. The existing and future industrial land
3 uses will complement and support the surrounding industrial land uses in the immediate
4 area.
- 5 4. The design of the two-lot subdivision will not cause substantial environmental damage or
6 substantially and avoidably injure fish or wildlife or their habitat. The project is
7 categorically exempt from CEQA.
- 8 5. The design of the two-lot subdivision and its improvements, existing and future, will not
9 conflict with easements, acquired by the public at large, for access through or use of,
10 property within the proposed subdivision.
- 11 6. The application complies will all other applicable ordinances, regulations, and guidelines
12 of the City of Oceanside.

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 approve Tentative Parcel Map P10-00002 subject to the following conditions:

15 **Engineering:**

- 16 1. Vehicular access rights to Ocean Ranch Boulevard shall be relinquished to the City
17 from lot "B" except for the proposed project driveway as shown on the parcel map.
- 18 2. All right-of-way alignments, street dedications, exact geometrics and widths shall be
19 dedicated as required by the City Engineer. The owner/developer shall provide public
20 street dedication if required to serve lot "B".
- 21 3. Prior to approval of this parcel map or any increment, all improvement requirements,
22 within such increment or outside of it if required by the City Engineer, shall be covered by
23 a subdivision agreement and secured with sufficient improvement securities or bonds
24 guaranteeing performance and payment for labor and materials, setting of monuments, and
25 warranty against defective materials and workmanship.
- 26 4. If there are any proposed off-site improvements, including but not limited to slopes, public
27 utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at
28 his own expense, obtain all necessary easements or other interests in real property and
29 shall dedicate the same to the City of Oceanside as required. The owner/developer shall
provide documentary proof satisfactory to the City of Oceanside that such easements or

1 other interest in real property have been obtained prior to the approval of the parcel map.
2 Additionally, the City of Oceanside, may at its sole discretion, require that the
3 owner/developer obtain at his sole expense a title policy insuring the necessary title for the
4 easement or other interest in real property to have vested with the City of Oceanside or the
5 owner/developer, as applicable.

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

10 6. No grading shall be allowed with the approval of this parcel map. The recordation of
11 this parcel map does not authorize the developer to grade on develop on lot "B". The
12 developer/owner shall obtain approval from the City of Oceanside for any future
13 development on proposed lot "B".

14 7. Approval of this development project is conditioned upon payment of all applicable
15 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside
16 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
17 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
18 recordation of the parcel map or the issuance of any building permits, in accordance with
19 City Ordinances and policies. The owner/developer shall also be required to join into,
20 contribute, or participate in any improvement, lighting, or other special district affecting or
21 affected by this project. Approval of this tentative parcel map shall constitute the
22 owner/developer's approval of such payments, and his agreement to pay for any other
23 similar assessments or charges in effect when any increment is submitted for parcel map
24 or building permit approval, and to join, contribute, and/or participate in such districts.

25 8. All existing overhead utility lines within this subdivision and within Ocean Ranch
26 Boulevard abutting this new project, and all new extension services for the development
27 of the project, including but not limited to, electrical, cable and telephone, shall be placed
28 underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required
29 by the City Engineer and current City policy. The undergrounding of the existing overhead utilities may qualify for deferment per

1 Subdivision Ordinance Section 901.G.4. The owner/developer may choose to pay an in-
2 lieu payment (upon proof of qualification for deferment), based upon the length of
3 utilities to be placed underground, and at the rate in effect at building permit issuance or
4 as established by the City Engineer per Section 901.G. of the Subdivision Ordinance
5 (R91-166) and as required by the City Engineer and current City policy.

6 9. The owner/developer shall place a covenant on the title sheet of the parcel map agreeing
7 to the following: "The present or future owner/developer shall indemnify and save the
8 City of Oceanside, its officers, agents, and employees harmless from any and all
9 liabilities, claims arising from any flooding that occurs on this site."

10 10. The owner/developer shall obtain any necessary permits and clearances from all public
11 agencies having jurisdiction over the project due to its type, size, or location, including but
12 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
13 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
14 (including NPDES), San Diego County Health Department, prior to the issuance of
15 grading permits.

16 11. If a subdivider is required under this division or any other provision of law to make a
17 dedication for specified public purposes on this parcel map, the local agency shall
18 specify whether the dedication is to be in fee for public purposes or an easement for
19 public purposes.

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

- 1 13. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
2 project will be subject to prevailing wage requirements as specified by Labor Code
3 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
4 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
5 14. In the event that the conceptual plan does not match the conditions of approval, the
6 resolution of approval shall govern.

7 **Fire:**

- 8 15. A fire apparatus access road shall be provided within 150 feet of all exterior walls of the
9 first floor of the building. The route of the fire apparatus access road shall be approved
10 by the Fire Department. The 150 feet is measured by means of an unobstructed route
11 around the exterior of the building. Existing fire access roadway between the two lots
12 and to the rear of lot A is obstructed by fencing.
13 16. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
14 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
15 17. Gates may be installed in fencing across fire access lane. All security gates shall have a
16 Knox-box override and as required have strobe activation capability.

17 **Planning:**

- 18 18. This Tentative Parcel Map (P10-00002) approves only a two-lot subdivision as shown
19 on the April 25, 2011 plans and exhibits presented to the Planning Commission for
20 review and approval, and further conditioned herein. This Tentative Parcel Map (P10-
21 00002) approval shall lapse two years after the effective date of approval, unless the
22 subdivider requests an extension of the expiration date of the approved tentative map
23 pursuant to Section 409 of the Subdivision Ordinance.
24 19. A request for changes in conditions of approval of the tentative parcel map, or a change
25 to the tentative parcel map, that would affect a condition of approval, shall be treated as
26 a new application. The City Planner may waive the requirement for a new application if
27 the changes requested are minor, do not involve substantial alterations or addition to the
28 plan or the conditions of approval, and are consistent with the intent of the project's
29 approval or otherwise found to be in substantial conformance.

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20. An Administrative Development Plan shall be required for development on Lot B for all projects involving new construction of less than 100,000 square feet of floor area and a Development Plan is required for projects involving new construction of 100,000 square feet of floor area or more.

21. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map P10-00002. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

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

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1 **Water Utilities:**

2 25. The developer will be responsible for developing all water and sewer utilities necessary to
3 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
4 the developer and shall be done by an approved licensed contractor at the developer's
5 expense.

6 26. All Water and Wastewater construction shall conform to the most recent edition of the
7 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
8 the Water Utilities Director.

9 PASSED AND ADOPTED Resolution No. 2011-P14 on April 25, 2011 by the
10 following vote, to wit:

11 AYES:

12 NAYS:

13 ABSENT:

14 ABSTAIN:

15 _____
16 Robert Neal, Chairman
17 Oceanside Planning Commission

18 ATTEST:

19 _____
20 Jerry Hittleman, Secretary

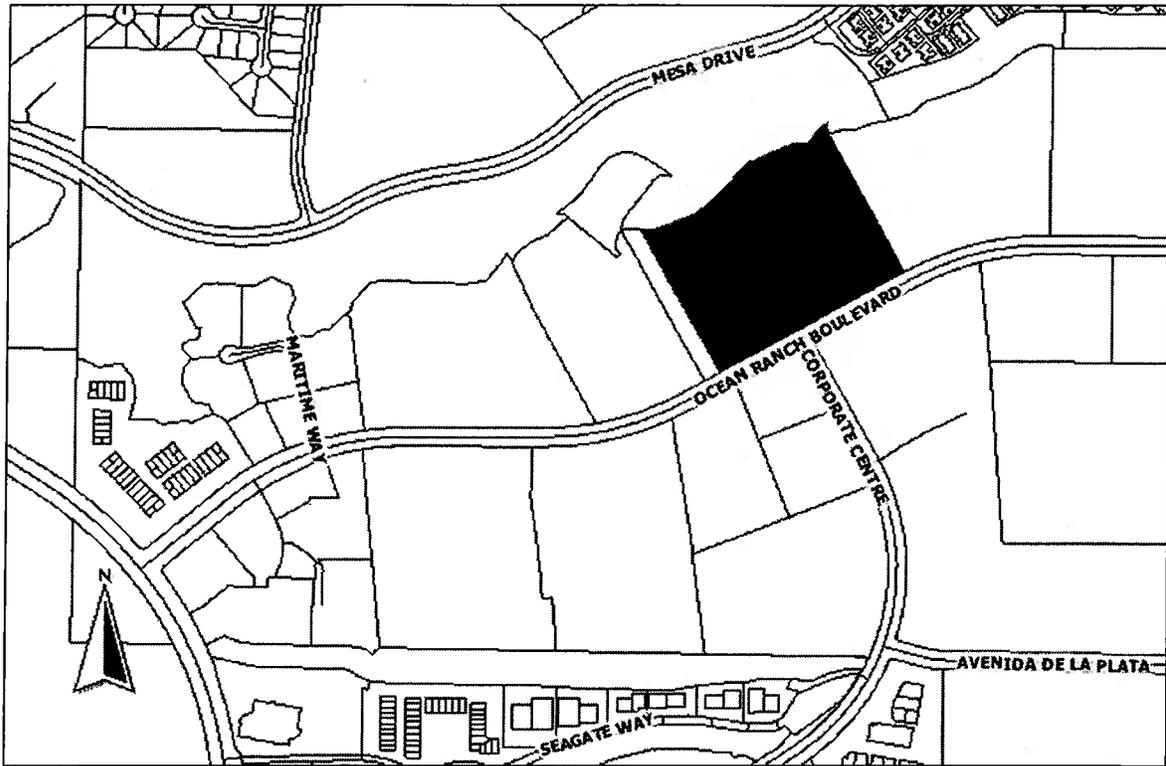
21 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
22 this is a true and correct copy of Resolution No. 2011-P14.
23

24 Dated: April 25, 2011

25
26 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees
27 may be required as stated herein:
28

29 _____
Applicant/Representative

_____ Date



File Number: P10-00002

Applicant: Lloyd Wells Gift Trust

Description:

Tentative Parcel Map (P10-00002) for a two-lot industrial subdivision on a 17.058-acre parcel situated at 4010 Ocean Ranch Boulevard within the Ivey Ranch Rancho Del Oro Neighborhood. No development is associated with the parcel map and the subdivision is for financial purposes. The site has a General Plan land use designation of Light Industrial (LI) which allows a minimum lot area of 20,000 square feet per lot and a corresponding zoning designation of Limited Industrial (IL) on the City's official zoning map. - **THE LLOYD WELLS GIFT TRUST @ 4010 OCEAN RANCH BLVD.**

Environmental Determination:

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

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

Scott Nightingale

 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	BY
				4-26-10	DW
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT LLOYD WELLS GIFT TRUST		2. STATUS		MASTER/SP.PLAN	
3. ADDRESS 17083 OLD COACH ROAD		4. PHONE/FAX/E-mail 858-391-2980		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) BRIAN BEGGS				TENT. MAP	
6. ADDRESS 12527 KIRKHAM COURT, POWAY CA		7. PHONE/FAX/E-mail 858-748-8333		PAR. MAP P10-00002	
PART II - PROPERTY DESCRIPTION				DEV. PL.	
8. LOCATION 4010 OCEAN RANCH BOULEVARD			9. SIZE 15.74 ACRES		
10. GENERAL PLAN		11. ZONING IL	12. LAND USE LIGHT INDUSTRIAL	13. ASSESSOR'S PARCEL NUMBER 160-571-32	
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION OWNERS OF AN EXISTING LOT IN A LIGHT INDUSTRIAL AREA WISH TO SUB-DIVIDE THE PROPOERTY. NO CONSTRUCTION OR DEVELOPMENT IS PROPOSED.					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING IL	17. PROPOSED LAND USE LIGHT INDUSTRIAL	18. NO. UNITS	19. DENSITY
20. BUILDING SIZE 165, 685 SQ. FT.		21. PARKING SPACES 359 REG. / 8 HC	22. % LANDSCAPE 25%	23. % LOT COVERAGE or FAR 75%	
PART IV - ATTACHMENTS					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
PART V - SIGNATURES					
33. APPLICANT OR REPRESENTATIVE (Print): <i>Brian Beggs</i>		34. DATE 4/22/10	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>Brian Beggs</i>		35. OWNER (Print) Lloyd H Wells		36. DATE 3/22/10	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: <i>Lloyd H Wells</i>		

OCEAN RANCH TPM DESCRIPTION

P10-00002

The subject site is an existing **15.74** acre site located north of the intersection of Ocean Ranch Boulevard and Corporate Center Drive, in Oceanside California.

A portion of lot 18, per map 14329, has been previously graded and improved with an approximately 165,000 square foot warehouse type building. Other improvements include a parking lot, hardscape and site landscaping. The existing building has a roof height of 36 feet.

The remaining portion of lot 18 remains vacant, although it has been graded to an elevation of 322.5 feet. The existing site drains from the Northeast highpoint to the Southwest low point.

The property owner wishes to sub-divide the existing single lot into two lots (with a minimum area of 20,000 square feet). The property is zoned Light Industrial (IL) and is located outside of the FEMA FIRM flood zone, per map no. 06073C0758. Aside from the sub-division of land, no construction or development is proposed at this time.

Access to the subject property is by Ocean Ranch Boulevard, an existing two-lane roadway with all of the improvements described in COO R-12204 and a Right-of-Way (ROW) width of 84 feet. Additionally, the subject property is connected to water, sewer, power and drainage utilities.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Diego, City of Oceanside, and described as follows:

All that portion of Lot 18 of Ocean Ranch Phase-1B, in the City of Oceanside, County of San Diego, State of California, as per the Map thereof No. 14329, filed in the Office of the County Recorder of San Diego on December 28, 2001, lying easterly of the following described line:

Commencing at the most southerly corner of said Lot 18, said corner also being on the northwesterly right-of-way line of Ocean Ranch Boulevard, 84.00 feet wide, as shown on said map; thence along said right-of-way line North 60 degrees 56'00" East 75.60 feet to a line parallel with and 75.60 feet northeasterly of the southwesterly line of said Lot 18 and the True Point of Beginning; thence along said parallel line North 29 degrees 04'00" West 739.98 feet to the northerly line of said Lot 18.

Said parcel is shown as Parcel 2 of a Certificate of Compliance recorded at the request of the City of Oceanside on March 12, 2003 as Instrument No. 2003-0280480 of Official Records.

(End of Legal Description)



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:

1. **APPLICANT:** Lloyd Wells Gift Trust
2. **ADDRESS:** 17083 Old Coach Rd., Poway, CA. 92064
3. **PHONE NUMBER:** 858-391-2980
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** P10-00002
7. **DESCRIPTION:** A Tentative Parcel Map (P10-00002) for the subdivision of a 15.74 acre site into two parcels. The site is located at 4010 Ocean Ranch Boulevard, within the Ivey Ranch Rancho Del Oro neighborhood. The zoning designation for the subject parcel is Light Industrial (IL). The corresponding General Plan land use designation is Light Industrial (LI).

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

- The project is categorically exempt per Class 15, Minor land Divisions (Section 15315); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,



Scott Nightingale, Planner

Date: 4/25/2011

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