

AGENDA NO. 5

PLANNING COMMISSION



STAFF REPORT

DATE: April 8, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TENTATIVE PARCEL MAP (P13-00001), FOR A THREE-LOT SUBDIVISION OF AN 11.7-ACRE SITE LOCATED WEST OF THE INTERSECTION OF RANCHO DEL ORO ROAD AND OCEAN RANCH BOULEVARD WITHIN EL CORAZON – STIRLING TENTATIVE PARCEL MAP – APPLICANT: IVEY RANCH DEVELOPMENT CO./STIRLING DEVELOPMENT**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 15 categorical exemption for minor land divisions pursuant to Section 15315 of the California Environmental Quality Act; and
2. Approve Tentative Parcel Map (P13-00001) by adopting Planning Commission Resolution No. 2013-P17 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The proposed project is a request to subdivide an 11.7-acre parcel into three parcels, with parcels 1 and 2 being created for future commercial development and parcel 3 being created for public right-of-way purposes. The subject proposal would be located on the west side of the intersection of Rancho Del Oro Road and Ocean Ranch Boulevard within the El Corazon Specific Plan Area. The site currently exists as a single undeveloped parcel with minimal slope differential. Surrounding land uses include Limited Industrial (IL) type land uses intermingled with some commercial retail and visitor serving hotels to the east, the City of Oceanside's El Corazon Senior Center to the southwest and undeveloped portions of El Corazon to the north and west.

The site has a General Plan land use designation of El Corazon Plan (SP-1-09) and a corresponding zoning designation of El Corazon Specific Plan (SP-1-09) on the City's official zoning map.

On September 13, 1999, the Planning Commission approved Tentative Map (T-1-99) for the subdivision of 393 acres into 21 industrial lots and two lettered lots for open space purposes. Prior to the creation and approval of the El Corazon Specific Plan, the 3.3-acre parcel referred to as the Stirling property located west of Rancho Del Oro Road was part of the Ocean Ranch Master Development Plan subdivision and was noted as Lot 13. Approval of the El Corazon Specific Plan removed Lot 13 from the Ocean Ranch Master Development Plan and requires that development of the lot be consistent with the El Corazon Specific Plan. In 2010, Stirling Development acquired an additional 8.4 acres of contiguous land within the El Corazon Specific Plan area expanding their ownership to 11.7 acres.

On September 15, 2011 the City of Oceanside approved Lot Line Adjustment Number PLA10-00002 establishing the 11.7-acre parcel boundaries that now makes up the Stirling Property.

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

Tentative Parcel Map (P13-00001) represents a request for the following:

1. To subdivide an approximately 11.7-acre parcel into three parcels pursuant to Article VI of the Oceanside Subdivision Ordinance. The proposed project is within the El Corazon Specific Plan (SP-1-09) plan area and as designed the subdivision would be consistent with the vision to develop this portion of El Corazon and extend Ocean Ranch Boulevard to the west across Rancho Del Oro.

ANALYSIS

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

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

KEY PLANNING ISSUES

1. General Plan conformance

A. Land Use Element II. Community Development

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

2.0: Subdivision of Land or Real Property

Objective: To create legal subdivisions of land or real property that shall provide long-term enhancement for the community.

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

Original Planning efforts by the El Corazon Planning Committee (ECPC) identified the need to create a phased build-out of the El Corazon property over a 20+ year period. The phasing concept identified and recommended that six phases be developed based upon the following key factors: the need for site infrastructure and access, the need for revenue generating land uses, demand for recreational facilities, and the desire to create a quality place. Phase 1 A within the El Corazon Land Use Master Plan project report identified the need to implement Roads, Sidewalks, & Infrastructure to Commercial sites. The proposal to create a three-lot subdivision of the 11.7-acre Stirling parcel would provide the ability to extend Ocean Ranch Boulevard to the west, and would create two separate parcels consistent with the El Corazon Master Plan.

2. Zoning Compliance

This project is located within the El Corazon Specific Plan (SP-1-09) designated zone district, and as conceptually proposed will provide a subdivision of land that is consistent with the pattern of development envisioned within the El Corazon Master Plan. The application does not include a proposal for development of the three parcels at this time. Future development on the proposed lots would require a Development Plan and appropriate CEQA document be processed to the Planning Commission for formal review and approval.

The Specific Plan customizes the standards and regulations found in the City of Oceanside Zoning Ordinance to help achieve the vision for the El Corazon site. When future development moves forward on the newly created parcels, it should be noted that in any instance where the Specific Plan conflicts with the requirements of the City of Oceanside Zoning Ordinance, the Specific Plan provisions will take precedence. Where the Specific Plan is silent on a topic, the City of Oceanside Zoning Ordinance requirements will remain in effect.

3. Subdivision Ordinance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article VI. Subdivision of Four or Fewer Parcels).

A. Article VI Subdivision of Four or Fewer Parcels:

Pursuant to Section 600 of the Subdivision Ordinance, the proposed Tentative Parcel Map has been prepared to the satisfaction of the City Engineer, and as conditioned would allow for a three-lot subdivision of an existing 11.7-acre parcel into three parcels as follows: (Parcel 1: 4.01 acres, Parcel 2: 4.68 acres, and Parcel 3: 3.03 acres (Public Street)).

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant, and interested parties. As of April 3, 2013, no communication supporting or opposing the request had been received.

SUMMARY

The proposed Tentative Parcel Map (P13-00001) is consistent with the requirements of the El Corazon Specific Plan, the Zoning Ordinance, the Subdivision Ordinance and the land use policies of the General Plan. 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 (P13-00001) by adopting Planning Commission Resolution No. 2013-P17 as attached.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RG/fil

Attachments:

1. Planning Commission Resolution No. 2013-P17
2. Tentative Parcel Map

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P17

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

6 APPLICATION NO: P13-00001
7 APPLICANT: Ivey Ranch Development Co./Stirling Development
8 LOCATION: West side of the intersection of Rancho Del Oro Rd. and
9 Ocean Ranch Blvd.

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 approval of a Tentative Parcel Map under the
14 provisions of Articles 40 of the Zoning Ordinance of the City of Oceanside and the City of
Oceanside Subdivision Ordinance to permit the following:

15 a subdivision of an 11.7-acre parcel into three parcels, with parcels 1 and 2 being created
16 for future commercial development and parcel 3 being created for public right-of-way
17 purposes;

18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th
20 day of April, 2013 conduct a duly advertised public hearing as prescribed by law to consider said
21 application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; this project has been found to constitute a division of property in an
24 urbanized area zoned for commercial use into four or fewer parcels, and the project is
categorically exempt, Class 15, "Minor Land Divisions" from further environmental review;

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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	\$0.713 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 Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please 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 0092-1	Fee based on water meter size. Non-residential is \$36,775 for a 2" meter. + \$430
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. + \$863
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	\$1,000 per development project + \$100 per unit plus \$10,275 per unit

26 WHEREAS, the current fees referenced above are merely fee amount estimates of the
 27 impact fees that would be required if due and payable under currently applicable ordinances and
 28

1 resolutions, presume the accuracy of relevant project information provided by the applicant, and
2 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

17 FINDINGS:

18 For the Tentative Parcel Map (P13-00001):

19 1. The proposed three-lot subdivision is consistent with the General Plan, including
20 Community Development Goal 2.0 regarding Subdivision of Land or Real Property and
21 the Objective to create legal subdivisions of land or real property that shall provide long-
22 term enhancement for the community.

- 23 • The Tentative Parcel Map has been designed consistent with the El Corazon
24 Planning Committee vision of development and the established guiding principles
25 that call for Public Facilities, Revenue Generators, Neighborhood Oriented Uses,
26 and Links to the Community.

27 2. The proposed subdivision of the 11.7-acre site into three lots is physically suitable and
28 can support future commercial development and the proposed public road way system
envisioned within the El Corazon Specific Plan.

- Parcel 1 (4.01 acres) and Parcel 2 (4.68 acres) are designed to accommodate visitor serving commercial, hotels, or offices, all consistent with Specific Plan districts, while Parcel 3 (3.03 acres) would accommodate a public street referred to as Street “B” which is identified in the “Circulation and Public Improvements” section of the Specific Plan.

3. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and has been categorically exempted from review under the California Environmental Quality Act. .

- The subject subdivision of land into 3 parcels does not propose any development at this time; consequently, no impacts to the environment based upon this 3 lot subdivision will occur. Future development will require further environmental review and approval of a Development Plan prior to any development occurring.

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

- As designed, Parcel 3 will be established in a manner that provides ample width to incorporate a public street consistent with the dimensional standards provided within the Specific Plan for “Street B”.

5. The proposed three-lot subdivision complies with all applicable ordinances, regulations, and guidelines of the City of Oceanside, including but not limited to the Subdivision Ordinance, the Zoning Ordinance, The El Corazon Specific Plan, and Municipal Codes.

- The 3-Lot subdivision would not involve any variances from the regulations established at the time of this approval and subject to approval of a Development Plan (D) for any future development would ensure that future proposals develop as required by the City’s ordinances and regulations in place at the time.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map (P13-00001) subject to the following conditions of approval:

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1 **Engineering:**

- 2 1. All right-of-way alignments, street dedications, exact geometrics and widths shall be
3 dedicated as shown on the tentative parcel map and constructed to the satisfaction of the
4 City Engineer.
- 5 2. The owner/developer shall dedicate land for the public street purposes (parcel three) as
6 shown on the parcel map, to the satisfaction of the City engineer.
- 7 3. Vehicular access rights to Rancho Del Oro shall be relinquished to the City from parcel one
8 and parcel two.
- 9 4. The owner/developer shall place a covenant on the title sheet of the parcel map agreeing to
10 the following conditions; prior to issuance of any building permit for parcel one or parcel
11 two, and no later than July 6, 2016, the developer/owner shall construct public street
12 improvements benefitting both parcel one and parcel two per the Property Exchange
13 Agreement between the City of Oceanside and Ivey Ranch Development Company, dated
14 July 6, 2011 (Document No. 11-D0535-1), to the satisfaction of the City Engineer.
- 15 5. Pursuant to the State Map Act, improvements shall be required at the time of development.
16 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to the
17 development improvement conditions and a certificate setting forth the recordation shall be
18 placed on the title sheet of the parcel map.
- 19 6. Any other provision of law to make a dedication for specified public purposes on this
20 parcel map shall specify whether the dedication is to be in fee for public purposes or an
21 easement for public purposes.
- 22 7. Approval of the development of this project in the future is subject to payment of all
23 applicable impact fees and connection fees in the manner provided in chapter 32B of the
24 Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees,
25 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
26 prior to the issuance of any building permits, in accordance with City Ordinances and
27 policies.
- 28 8. A digital file of the recorded map in a format consistent with the City's requirements for
digital submittals shall be submitted to the City of Oceanside.

1 **Planning:**

- 2 9. This Tentative Parcel Map (P13-00001) shall expire two years from the effective date of
3 the Planning Commission action, unless a time extension is granted by the Planning
4 Commission.
- 5 10. The Tentative Parcel Map approves only a three-lot subdivision, as shown on the plans
6 and exhibits presented to the Planning Commission for review and approval. No
7 deviation from these approved plans and exhibits shall occur without City Planner
8 approval. Substantial deviations shall require a revision to the Tentative Parcel Map or a
9 new Tentative Parcel Map.
- 10 11. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
11 harmless the City of Oceanside, its agents, officers or employees from any claim, action
12 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
13 or annul an approval of the City, concerning Tentative Parcel Map (P13-00001). The
14 City will promptly notify the applicant of any such claim, action or proceeding against the
15 City and will cooperate fully in the defense. If the City fails to promptly notify the
16 applicant of any such claim action or proceeding or fails to cooperate fully in the defense,
17 the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless
18 the City.
- 19 12. A covenant or other recordable document approved by the City Attorney shall be
20 prepared by the applicant and recorded prior to the approval of the Final Parcel Map. The
21 covenant shall provide that the property is subject to this resolution, and shall generally
22 list the conditions of approval.
- 23 13. Prior to the transfer of ownership of the property the applicant shall provide a written
24 copy of the applications, staff report(s), and resolution(s) to the new owner(s). This
25 notification's provision shall run with the life of the Tentative Parcel Map and shall be
26 recorded as a covenant on the property.
- 27 14. Failure to meet any conditions of approval for this subject subdivision of land shall
28 constitute a violation of the Tentative Parcel Map (P13-00001).
15. Unless expressly waived, all current zoning standards and City ordinances and policies in
effect at the time grading permits are issued are required to be met by this project. The
approval of this Tentative Parcel Map constitutes the applicant's agreement with all

1 statements in the Description and Justification, and other materials and information
2 submitted with this application, unless specifically waived by an adopted condition of
3 approval.

4 16. Pursuant to Article 43, Development Plan(s) shall be submitted, processed, and approved
5 for Parcels 1 and 2 of the Tentative Parcel Map prior to the issuance of building permits
6 for each lot.

7 PASSED AND ADOPTED Resolution No. 2013-P17 on April 8, 2013 by the following
8 vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

13 _____
14 Tom Rosales, Chairperson
15 Oceanside Planning Commission

16 ATTEST:

17 _____
18 Marisa Lundstedt, Secretary

19 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2013-P17.

21 Dated: April 8, 2013

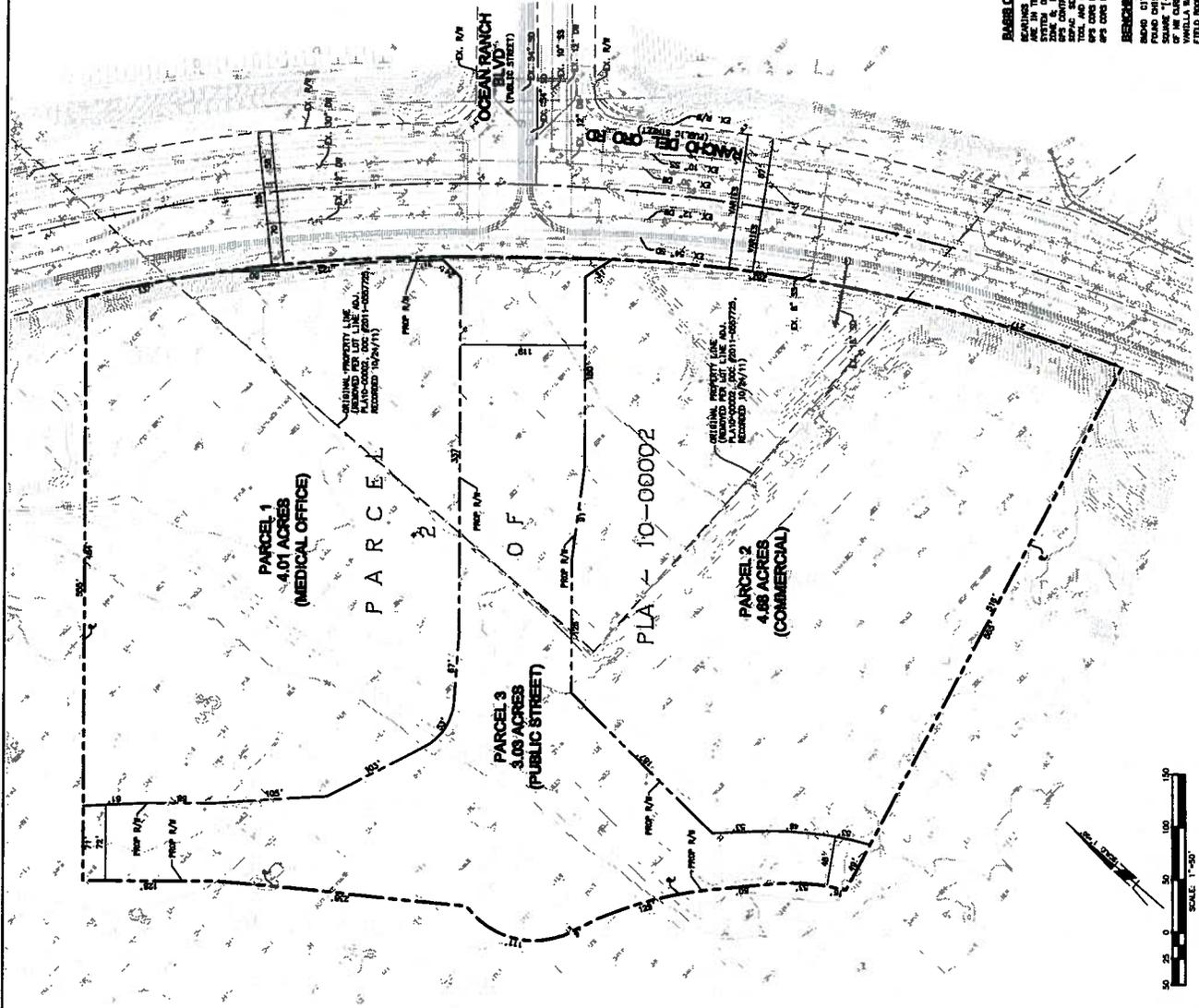
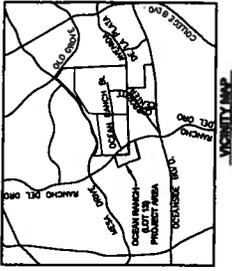
22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
23 be required as stated herein:

24 _____
25 Applicant/Representative

26 _____
27 Date

**TENTATIVE PARCEL MAP P13-00001
CITY OF OCEANSIDE, CALIFORNIA**

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FEB 28 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES



WEST E/W	EAST E/W	LENGTH	AREA
VARIES 118' / 133'	VARIES 89' / 70'	VARIES 59' / 70'	4.01 ACRES
VARIES 40' / 75'	VARIES 32' / 71'	VARIES 40' / 75'	4.88 ACRES
VARIES 14' / 4'	VARIES 14' / 4'	VARIES 14' / 4'	3.03 ACRES
RANCHO DEL ORO 30484.33 TO 30483.27			
VARIES 118' / 133'	VARIES 89' / 70'	VARIES 59' / 70'	4.01 ACRES
VARIES 32' / 71'	VARIES 40' / 75'	VARIES 40' / 75'	4.88 ACRES
VARIES 14' / 4'	VARIES 14' / 4'	VARIES 14' / 4'	3.03 ACRES
RANCHO DEL ORO 30483.00 TO 30477.18			

FLOOD ZONE DESIGNATION
ZONE X - PNEI (R07200704)

NOTES

- 1) PARCELS 1, 2 & 3 (12.03 ACRES) TO BE DEDICATED TO CITY OF OCEANSIDE.

LOT AREA SUMMARY
PARCEL 1 4.01 ACRES
PARCEL 2 4.88 ACRES
PARCEL 3 (PUBLIC ST) 3.03 ACRES
TOTAL 11.92 ACRES

LEGEND
PROPERTY LINE
BUILDING SETBACK LINE
STREET CENTERLINE

DEVELOPER / OWNER

THE RANCHO DEVELOPMENT COMPANY
10000 RANCHO DEL ORO
FOOTBALL BLVD
FOOTBALL BLVD
FOOTBALL BLVD

PROJECT ADDRESS

INTERSECTION OF RANCHO DEL ORO AND OCEAN RANCH BLVD.

GENERAL DESCRIPTION

SEE PARCEL 2 OF THIS CERTAIN LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE NO. 2011-087725, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

PREPARED BY:



BASIS OF COORDINATES
BENCHMARKS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM. BENCHMARK LOCATIONS AND THE FOLLOWING COORDINATES WERE OBTAINED FROM THE STATE OF CALIFORNIA SURVEYING BUREAU. THE TOTAL AND OAKLAND BENCHMARKS WERE: 855 COGS 474 (FALLBANK), 855 COGS 475 (VALLEY CENTER).

BENCHMARKS
8555 COGS CITY OF OCEANSIDE BENCHMARK 85-40
FRANK O'NEILL "A" WITHIN CHIEF OF POLICE OFFICE OF OCEANSIDE, CALIFORNIA
8555 COGS CITY OF OCEANSIDE BENCHMARK 85-40
FIELD BOOK NO. 70, PAGE 28 ELEVATION 131.129'





RECEIVED

STAFF USE ONLY

ACCEPTED

Jan 29 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

DH
RC

Application for Discretionary Permit Development
Services Department / Planning Division (760) 435-3520 Oceanside Civic Center
300 North Coast Highway Oceanside, California 92054-2885

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

1. APPLICANT Ivey Ranch Development Company (Stirling Development)	2. STATUS Owner/Developer
3. ADDRESS 27422 Portola Parkway, Suite 300 Foothill Ranch, CA 92610	4. PHONE/FAX/E-mail Phone: 949.462.0909
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Scott Gilbert - RBF Consulting, A Company of Michael Baker Corporation	
6. ADDRESS 14725 Alton Parkway, Irvine, CA 92618	7. PHONE/FAX/E-mail Phone: 949.855.5762 Fax: 949.472.8122

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
X PAR. MAP P13-00001
DEV. PL.
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION El Corazon Specific Plan area Lot 13 – Located at the intersection of Ocean Ranch Road & Rancho Del Oro Drive	9. SIZE: Approximately 11.7 AC
10. GENERAL PLAN El Corazon Specific Plan – SP-1-09	11. ZONING Hotel per El Corazon Specific Plan – SP-1-09
12. LAND USE Site is currently vacant & rough-graded.	13. ASSESSOR'S PARCEL NUMBER: 160-572-10-00
14. LATITUDE 33.209187	15. LONGITUDE -117.313387

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION – The project consists of an application to subdivide the subject property into three parcels (one northern parcel, one southern parcel, and one right-of-way parcel) for later development.				
17. PROPOSED GENERAL PLAN El Corazon Specific Plan – SP-1-09	18. PROPOSED ZONING Hotel per El Corazon Specific Plan – SP-1-09	19. PROPOSED LAND USE None at this time – subdivision of land only	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE N/A	23. PARKING SPACES N/A	24. % LANDSCAPE N/A	25. % LOT COVERAGE or FAR N/A	

PART IV – ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print): BRIAN PARNO	36. DATE 1/23/13	37. OWNER (Print)	38. DATE
Sign:		Sign:	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS. I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.



RECEIVED
FEB 28 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Parcel Map P13-00001 Project Description and Justification Statement

I. Introduction

Parcel Map P13-00001 is a subdivision of Parcel 2 of PLA 10-00002 and is located in the central portion of the City of Oceanside, approximately three miles southeast of Camp Pendleton Marine Corps Base and one mile northwest of the City of Vista. The project site is approximately one mile south of the San Luis Rey Mission Expressway (State Route 76) and approximately two miles north of the Ronald Packard Parkway (State Route 78). Locally, the project site is located west of the intersection of Rancho Del Oro Road and Ocean Ranch Road. Refer to Exhibit 1, Local Vicinity, below. The project site is comprised of one approximately 11.7-acre lot.



Exhibit 1, Local Vicinity

II. Background

Parcel 2 of PLA 10-00002 was formerly called Lot 13 of Ocean Ranch and was originally approved as part of the Ocean Ranch Master Development Plan and Master Tentative Tract Map, and under this plan, Lot 13 represented 3.1 acres of industrial land use on the west side of Rancho Del Oro Road at the intersection of Ocean Ranch Blvd. The land was never developed, and remains in a rough graded condition today. Since the approval and rough grading of Ocean Ranch Lot 13, the City of Oceanside approved the El Corazon Specific Plan.

El Corazon (the Heart, in Spanish) is a City-owned parcel of 465 contiguous acres located in the center of Oceanside, bounded by Rancho del Oro Drive on the east, Oceanside Boulevard on the south, El Camino Real on the west, and Mesa Drive on the north. An ongoing planning process begun in 2003 will eventually develop the site to contain the following mixture of land uses: parks and recreation (212 acres), habitat (164 acres), civic services (34 acres), Oceanside Boulevard commercial (25 acres), village commercial (19 acres), and hotel (11 acres).

Adoption of the El Corazon Specific Plan changed the zoning on Lot 13 from Limited Industrial (IL) to Hotel (H) and Village Commercial (VC).

The Specific Plan area encompasses Parcel 2 of PLA 10-00002 and bisects the lot with a proposed road ("B" Street). Through negotiations between Stirling Development (Ivey Ranch Development Company) and the City of Oceanside, the two Parties have entered an agreement that allowed the boundary for the original Lot 13 of Ocean Ranch to be adjusted via a Lot Line Adjustment (PLA 10-00002) to encompass approximately 11.7 acres and become known as Parcel 2 of PLA 10-00002. This adjustment will allow Parcel 2 of PLA 10-00002 to be subdivided into 2 developable parcels bisected by the proposed "B" Street associated with the El Corazon Specific Plan.

III. Project Description

The proposed project consists of an application for a Tentative Parcel Map that subdivides the lot created via PLA 10-00002 into three parcels; a northern parcel (Parcel 1), a southern parcel (Parcel 2), and a right-of-way parcel (Parcel 3). Site Development on Parcels 1 and 2 is to be decided upon and proposed at a later time.

IV. Project Justification

The proposed subdivision furthers the spirit and intent of the El Corazon Specific Plan by preparing the land represented by Parcel 2 of PLA 10-00002 for future site development. The proposed Parcel Map complies with Article VI of the City's Subdivision Ordinance.

August 23, 2011

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EXHIBIT "A"

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LEGAL DESCRIPTION**LOT LINE ADJUSTMENT NO. PLA-10-00002****PARCEL 1**

That certain parcel of land situated in the City of Oceanside, County of San Diego, State of California, being Parcel "B" of Certificate of Compliance No. PLA-10-00007 recorded March 30, 2011 as Document No. 2011-0165780 of Official Records in the Office of the County Recorder of San Diego County.

EXCEPTING THEREFROM that portion of land described as follows:

COMMENCING at the southerly terminus of that certain course shown as "North 02°02'36" West 267.32 feet" in the centerline of Rancho Del Oro Drive on Parcel Map No. 20077 filed August 14, 2006 as File No. 2006-0577840 in said Office of the County Recorder of San Diego County; thence along said centerline North 02°02'36" West 267.32 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1800.00 feet; thence continuing along said centerline and curve northerly and northwesterly 546.47 feet through a central angle of 17°23'41"; thence leaving said centerline, radially from said curve South 70°33'43" West 58.00 feet to a point in the southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354 filed July 16, 2004 as File No. 2004-0665334 in said Office of the County Recorder of San Diego County, said point being the **TRUE POINT OF BEGINNING**; thence South 77°41'25" West 564.76 feet to a point on a non-tangent curve concave southwesterly and having a radius of 226.00 feet, a radial line of said curve from said point bears South 63°56'43" West; thence along said curve northwesterly 15.94 feet through a central angle of 04°02'25" to a point of compound curvature with a curve concave southwesterly and having a radius of 190.00 feet, a radial line of said curves from said point bears South 59°54'18" West; thence along said curve northwesterly 53.40 feet through a central angle of 16°06'10"; thence tangent from said curve North 46°11'52" West 60.11 feet to the beginning of a tangent curve concave southwesterly and having a radius of 347.50 feet; thence along said curve northwesterly 128.57 feet through a central angle of 21°11'55"; thence tangent from said curve North 67°23'47" West 8.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 79.00 feet; thence along said curve northwesterly and northerly 111.36 feet through a central angle of 80°45'52"; thence non-tangent from said curve North 34°53'57" West 238.54 feet; thence North 40°10'36" West 127.83 feet; thence North 49°49'24" East 554.67 feet to a point in said southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354, said point being on a non-tangent curve concave southwesterly and having a radius of 1382.00 feet, a radial line of said curve from said point bears South 36°11'49" West; thence along said southwesterly right-of-way and curve southeasterly 82.55 feet through a central angle of 03°25'21" to the westerly boundary line of Map No. 14867 filed August 31, 2004 as File No. 2004-0830401 in said Office of the County Recorder of San Diego County; thence along said westerly boundary line and the westerly boundary line of Map No. 15185 "Ocean Ranch - Phase 2C.1" filed November 30, 2005 as File No. 2005-1030554 in said Office of the County Recorder of San Diego County, non-tangent from said curve South 00°47'07" West 535.60 feet to southwest corner of Lot 13 on said Map No. 15185; thence along the southerly boundary line of said Map No. 15185 and the southerly boundary line of said Map No. 14867 South 88°58'00" East 449.35 feet to a point in said southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354,

Exhibit "A"

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said point being on a non-tangent curve concave southwesterly and having a radius of 1482.00 feet, a radial line of said curve from said point bears South 62°41'25" West; thence along said southwesterly right-of-way and said curve southeasterly 132.00 feet through a central angle of 05°06'12" to an intersection with a non-tangent curve concave southwesterly and having a radius of 1742.00 feet, a radial line of said curve from said intersection bears South 67°47'40" West; thence continuing along said southwesterly right-of-way and said curve southerly 84.15 feet through a central angle of 02°46'04" to the **TRUE POINT OF BEGINNING**.

CONTAINING: 403.649 Acres (Gross), more or less.

PARCEL 2

That certain parcel of land situated in the City of Oceanside, County of San Diego, State of California being that portion of Parcel "B" of Certificate of Compliance No. PLA-10-00007 recorded March 30, 2011 as Document No. 2011-0165780 of Official Records, together with Lot 13 of Map No. 15185 "Ocean Ranch - Phase 2C.1" filed November 30, 2005 as File No. 2005-1030554, both in the Office of the County Recorder of San Diego County, described as follows:

COMMENCING at the southerly terminus of that certain course shown as "North 02°02'36" West 267.32 feet" in the centerline of Rancho Del Oro Drive on Parcel Map No. 20077 filed August 14, 2006 as File No. 2006-0577840 in said Office of the County Recorder of San Diego County; thence along said centerline North 02°02'36" West 267.32 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1800.00 feet; thence continuing along said centerline and curve northerly and northwesterly 546.47 feet through a central angle of 17°23'41"; thence leaving said centerline, radially from said curve South 70°33'43" West 58.00 feet to a point in the southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354 filed July 16, 2004 as File No. 2004-0665334 in said Office of the County Recorder of San Diego County, said point being the **TRUE POINT OF BEGINNING**; thence South 77°41'25" West 564.76 feet to a point on a non-tangent curve concave southwesterly and having a radius of 226.00 feet, a radial line of said curve from said point bears South 63°56'43" West; thence along said curve northwesterly 15.94 feet through a central angle of 04°02'25" to a point of compound curvature with a curve concave southwesterly and having a radius of 190.00 feet, a radial line of said curves from said point bears South 59°54'18" West; thence along said curve northwesterly 53.40 feet through a central angle of 16°06'10"; thence tangent from said curve North 46°11'52" West 60.11 feet to the beginning of a tangent curve concave southwesterly and having a radius of 347.50 feet; thence along said curve northwesterly 128.57 feet through a central angle of 21°11'55"; thence tangent from said curve North 67°23'47" West 8.76 feet to the beginning of a tangent curve concave northeasterly and having a radius of 79.00 feet; thence along said curve northwesterly and northerly 111.36 feet through a central angle of 80°45'52"; thence non-tangent from said curve North 34°53'57" West 238.54 feet; thence North 40°10'36" West 127.83 feet; thence North 49°49'24" East 554.67 feet to a point in said southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354, said point being on a non-tangent curve concave southwesterly and having a radius of 1382.00 feet, a radial line of said curve from said point bears South 36°11'49" West; thence along said southwesterly right-of-way and curve southeasterly 82.55 feet through a central angle of 03°25'21" to the westerly boundary line of Map No. 14867 filed August 31, 2004 as File No. 2004-0830401 in said Office of the County

Exhibit "A"

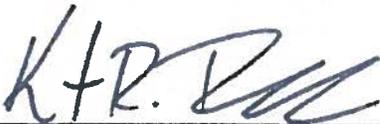
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Recorder of San Diego County; thence along said westerly boundary line, non-tangent from said curve South 00°47'07" West 0.61 feet to a point in the southwesterly right-of-way of Rancho Del Oro Drive as shown on said Map No. 14867, said point being on a non-tangent curve concave southwesterly and having a radius of 1382.00 feet, a radial line of said curve from said point bears South 39°39'45" West; thence along said southwesterly right-of-way as shown on Map No. 14867 through the following courses: along said curve southeasterly 64.37 feet through a central angle of 02°40'07" to a point of compound curvature with a curve concave southwesterly and having a radius of 1730.00 feet, a radial line of said curves from said point bears South 42°19'52" West; thence along said curve southeasterly 241.57 feet through a central angle of 08°00'02"; thence tangent from said curve South 39°40'06" East 78.08 feet to the beginning of a tangent curve concave southwesterly and having a radius of 1482.00 feet; thence along said curve southeasterly 319.69 feet through a central angle of 12°21'34" to the southerly boundary line of said Map No. 14867; thence leaving said southwesterly right-of-way, along said southerly boundary line, non-tangent from said curve South 88°58'00" East 0.81 feet to a point in the southwesterly right-of-way of Rancho Del Oro Drive as shown said on Record of Survey No. 18354, said point being on a non-tangent curve concave southwesterly and having a radius of 1482.00 feet, a radial line of said curve from said point bears South 62°41'25" West; thence along said southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354 and said curve southeasterly 132.00 feet through a central angle of 05°06'12" to an intersection with a non-tangent curve concave southwesterly and having a radius of 1742.00 feet, a radial line of said curve from said intersection bears South 67°47'40" West; thence continuing along said southwesterly right-of-way of Rancho Del Oro Drive as shown on Record of Survey No. 18354 and said curve southerly 84.15 feet through a central angle of 02°46'04" to the **TRUE POINT OF BEGINNING.**

CONTAINING: 11.724 Acres (Gross), more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and by this reference made a part hereof.



Kurt R. Troxell, P.L.S. 7854

8/23/2011

Date





NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 4/9/2013
Removal:
(180 days)

1. **APPLICANT:** Ivey Ranch Development Co./Stirling Development
2. **ADDRESS:** 27422 Portola Parkway Suite 300, Foothill Ranch, CA. 92610
3. **PHONE NUMBER:** (949) 462-0909
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** P13-00001 (Stirling Tentative Parcel Map)
7. **DESCRIPTION:** A request for approval for a three lot subdivision of an 11.7-acre parcel, with parcels 1 and 2 being created for future development and parcel 3 being created for public right-of-way purposes.

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. Based on that review, the Associate Planner finds that the proposed project constitutes subdivision of land and the deferral of utility conversion. Therefore, the Associate Planner determined that further environmental evaluation is not required because:

- "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,
- The project is statutorily exempt, Section_____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 15, Section 15315 Minor Land Divisions; or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Richard Greenbauer, Senior Planner

Date: April 9, 2013

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee