



RECORD OF CITY ENGINEER'S APPROVAL

City of Oceanside, California

PARCEL MAP (P18-00007) – 734 Wilshire Road

1. **APPLICANT:** 734 Wilshire Road, LLC
2. **APPLICANT ADDRESS:** 734 Wilshire Road, Oceanside, CA 92057
3. **REP. PHONE NUMBER:** (760) 721-9990; Applicant Rep. Larry Taylor
4. **PROJECT MANAGER:** Rob Dmohowski, Associate Planner
5. **APPLICATION NO. & NAME:** Parcel Map (P18-00007), 734 Wilshire Road
6. **LOCATION/ADDRESS:** 734 Wilshire Road, Oceanside, CA 92057

PROJECT DESCRIPTION: The project application is a request for a tentative parcel map to allow the subdivision of a 75.2-acre parcel into four lots pursuant to Article VI of the Oceanside Subdivision Ordinance. The proposed Parcel Map would create four lots: a 55.58-acre parcel (Parcel 1), a 7.11-acre parcel (Parcel 2), a 6.30-acre parcel (Parcel 3), and a 6.21-acre parcel (Parcel 4). Parcel 1 would have frontage and access on Wilshire Road while Parcels 2, 3 and 4 would have access to Sleeping Indian Road via a 40-foot-wide easement that would extend along the eastern property boundary for both access and utility purposes.

The proposed Parcel Map is for subdivision purposes only. No grading, demolition, development, or site improvements are proposed with the tentative Parcel Map. Should a development proposal occur at a later date, improvements would be required pursuant to the CA Subdivision Map Act and the provisions of the Zoning Ordinance.

The project is located within the Agriculture (District) and is subject to development standards specified in Article 14 of the Inland Zoning Ordinance. Table 1 summarizes the required and proposed development standards for the proposed subdivision.

Table 1: Subdivision Requirements Article 14

	Required	Proposed
Minimum Lot Size	2.5 acre	Parcel 1: 55.58 acres Parcel 2: 7.11 acres Parcel 3: 6.30 acres Parcel 4: 6.21 acres

FINDINGS

For Parcel Map (P18-00007):

1. The proposed Tentative Parcel Map is consistent with the General Plan of the City because the parcels would be consistent with the minimum lot area of 2.5 acres per legal parcel required in the Agricultural Zone District and would allow for viable agricultural practices to be conducted on each parcel. The parcels would also be comparable in size with other parcels in the vicinity and would be in compliance with applicable provisions of the Zoning Ordinance and the Subdivision Ordinance.
2. The site is physically suitable for the type and proposed density of development by providing lot areas consistent with the South Morro Hills Planning Area and the Agricultural Zone District pursuant to Article 14 of the Zoning Ordinance and the Land Use Element of the General Plan.
3. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project proposes no development or disturbance to wildlife and habitat.
4. 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 the proposed subdivision and all improvements will be designed, constructed and maintained consistent with City standards.
5. The project is in compliance with all other applicable ordinances, regulations, and guidelines of the City of Oceanside with respect to the proposed subdivision including Hillside regulations, and the Local Floodplain Ordinance.

ADMINISTRATIVE DETERMINATION: Section 603(D) of the Subdivision Ordinance grants the City Engineer express authority to approve Parcel Maps. Staff has determined that the proposed project qualifies for approval by the City Engineer based on the fact that the tentative parcel map is the only approval being requested. Furthermore, staff has reviewed the project for consistency with applicable provisions of the General Plan, Oceanside Zoning Ordinance, and the California Environmental Quality Act (CEQA). The project is exempt from the provisions of CEQA, based on the "common-sense" exemption that CEQA applies only to projects which have the potential of causing a significant effect on the environment (CEQA Section 15061(b)(3)). Based on this review, the City Engineer finds that the proposed project is consistent with the General Plan and the Oceanside Zoning Ordinance.

The record of the City Engineer's approval is dated August 12, 2019, and subject to the following condition(s):

1. This Tentative Parcel Map shall expire on August 12, 2021, unless a time extension is granted by the Planning Commission.
2. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant (developer, subdivider) 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 list the conditions of approval.
3. 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 P18-00007. 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.

Engineering:

4. All right-of-way alignments, street dedications, exact geometrics and width shall be dedicated and constructed or replaced as required by the City Engineer.
5. Legal access, access rights shall be provided to Wilshire Road and Sleeping Indian Road prior to the filing of the Parcel Map.
6. The geometric layout and the intersection of proposed access driveway to Sleeping Indian Road to Parcel number two (2) shall comply with the City of Oceanside Engineers Design Standards.
7. The Parcel Map shall be recorded as one. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of this particular parcel map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.
8. The proposed Cul-de-Sac located on Parcel number four (4) shall comply with the City of Oceanside Engineers Design Standards, and Fire Department Standards.
9. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the Parcel Map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.

10. 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 Parcel Map.
11. Advisory note: The owner/developer shall provide public street dedication for Wilshire Road along the westerly project boundary with future developments, as required to serve Parcel one (1).
12. If a subdivider is required under this division or any other provision of law to make a dedication for specified public purposes on a Parcel Map, the local agency shall specify whether the dedication is to be in fee for public purposes or an easement for public purposes.

Planning:

13. This Tentative Parcel Map approves only the subdivision of a 75.2-acre parcel into four lots a 55.58-acre parcel (Parcel 1), a 7.11-acre parcel (Parcel 2), a 6.30-acre parcel (Parcel 3), and a 6.21-acre parcel (Parcel 4), for subdivision purposes only. No deviation from these approved plans and exhibits shall occur without Planning Division approval.
14. Future land use or development on Parcel 1, 2, 3, or 4 shall be subject to all applicable provisions of the Zoning Ordinance.
15. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report, resolutions, and the recorded covenant for the project to the new owner and or operator. This notification provision shall run with the life of the project.
16. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time of Final Map processing or Building permit issuance 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, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

17. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Parcel Map.

APPROVED AND ADOPTED this 12th day of August, 2019.

Brian Thomas, City Engineer

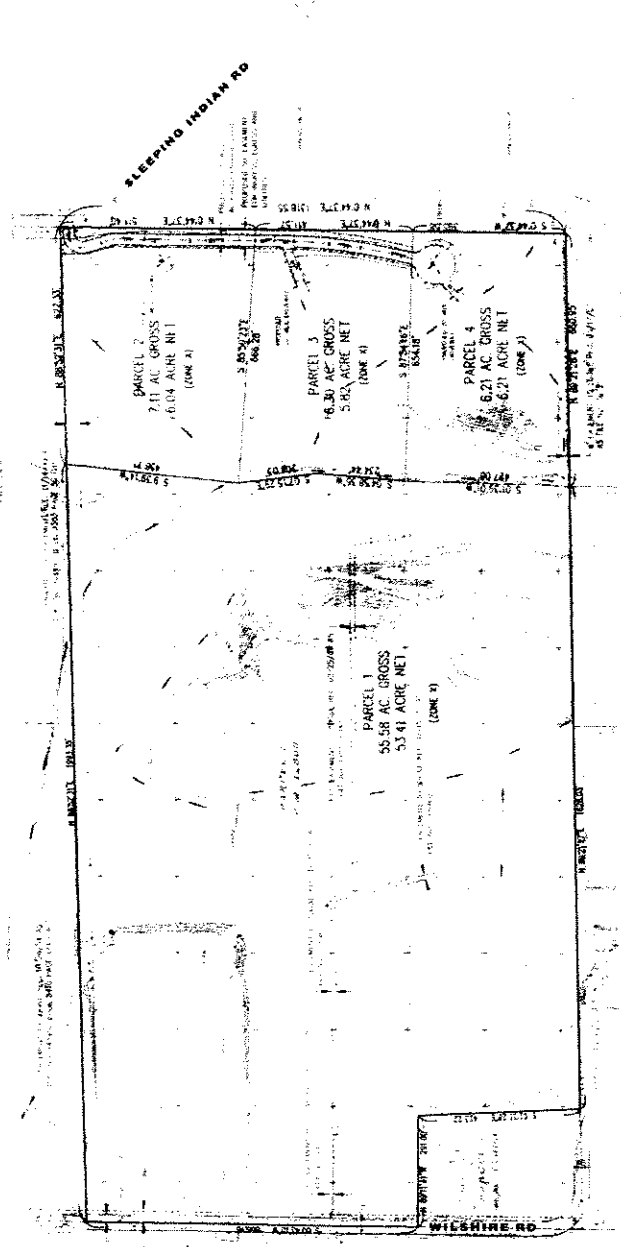
Pursuant to the Oceanside Subdivision Ordinance Section 603(D), the City Council has delegated approval authority to the City Engineer for certain types of Subdivision applications. Any aggrieved person may file an appeal of the City Engineer's decision. Pursuant to Subdivision Ordinance Section 605, an appeal of the City Engineer's decision must be filed in writing with the Planning Division within ten (10) days of the "APPROVED AND ADOPTED" date. The appeal period for this approval shall end on August 22, 2019, at 5:00 p.m. The filing of an appeal stays the City Engineer's approval until Planning Commission determination on the appeal.

Attachments:

1. Plans
2. Notice of Exemption
3. Other Attachments (Application Page, Description and Justification, Legal Description)

cc: Project file (P18-00007)

TENTATIVE PARCEL MAP FOR 734 WILSHIRE ROAD OCEANSIDE, CALIFORNIA



GENERAL INFORMATION

1. This map was prepared for the purpose of showing the location and boundaries of the parcels described herein. It is not to be used for any other purpose without the written consent of the engineer.

2. The engineer has not conducted a survey of the parcels described herein. The boundaries and areas shown on this map are based on the information provided by the owner.

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LEGAL DESCRIPTION

1. The parcels described herein are located in the County of San Diego, State of California.

2. The parcels described herein are located in the County of San Diego, State of California.

3. The parcels described herein are located in the County of San Diego, State of California.

4. The parcels described herein are located in the County of San Diego, State of California.

5. The parcels described herein are located in the County of San Diego, State of California.

SOURCE OF TOPOGRAPHY

1. The topography shown on this map was obtained from the U.S. Geological Survey.

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BENCHMARK

1. The benchmark shown on this map is located at the intersection of the parcels described herein.

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4. The benchmark shown on this map is located at the intersection of the parcels described herein.

5. The benchmark shown on this map is located at the intersection of the parcels described herein.

OWNER/APPLICANT

1. The owner/apPLICANT of the parcels described herein is [Name].

2. The owner/apPLICANT of the parcels described herein is [Name].

3. The owner/apPLICANT of the parcels described herein is [Name].

4. The owner/apPLICANT of the parcels described herein is [Name].

5. The owner/apPLICANT of the parcels described herein is [Name].

LEGEND

1. The legend shows the symbols used on this map to represent various features.

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ABBREVIATIONS

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4. The abbreviations used on this map are defined as follows:

5. The abbreviations used on this map are defined as follows:

Geotechnical Engineering • Civil Engineering

1234 Main Street, Suite 100
Oceanside, CA 92054
Phone: (619) 123-4567
Fax: (619) 123-4568
Email: info@geotech.com

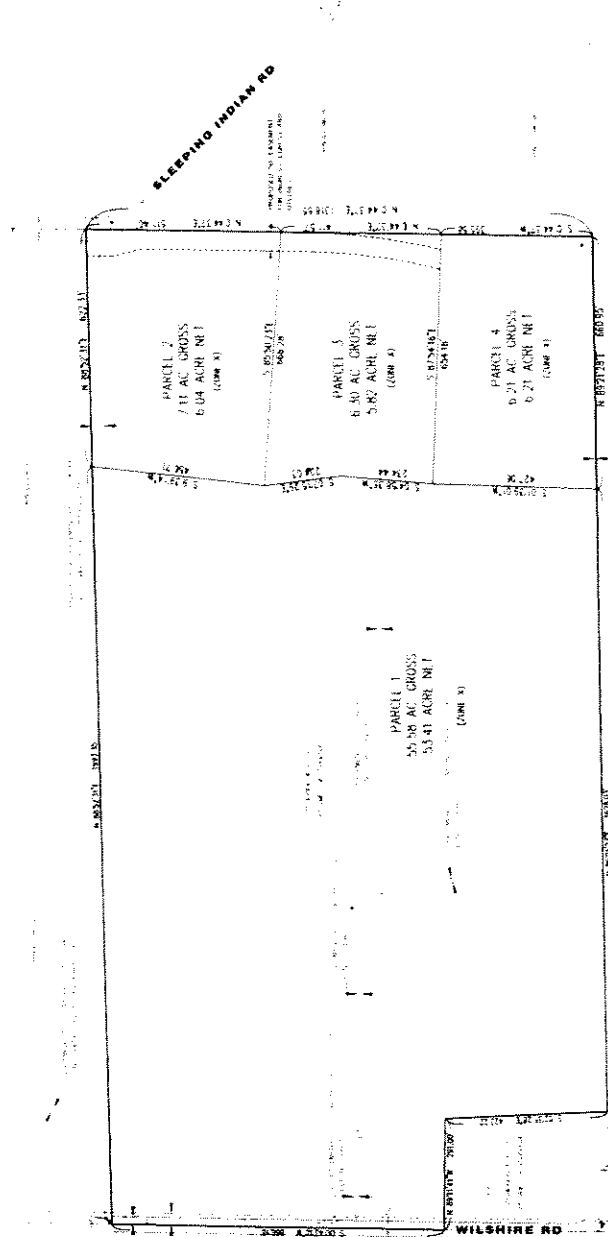


TENTATIVE PARCEL MAP
734 WILSHIRE ROAD, OCEANSIDE, CA
A.P.N. 122-030-80-00

TPM.1

VICINITY MAP
NOT SCALE

TENTATIVE PARCEL MAP FOR 734 WILSHIRE ROAD OCEANSIDE, CALIFORNIA



SITE

100' 1/4

VICINITY MAP
SHEET 1 OF 1

GENERAL INFORMATION

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2. The map is based on the survey of the parcels described herein, and it is not to be used for any other purpose without the written consent of the engineer.

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BASIS OF BEARINGS

1. The bearings shown on this map are true bearings.

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OWNER/APPLICANT

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4. The owner/apPLICANT of the parcels described herein is the County of San Diego.

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SYMBOL

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NOTICE OF EXEMPTION


City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** 734 Wilshire Road, LLC
2. **ADDRESS:** 734 Wilshire Road, Oceanside, CA 92057
3. **PHONE NUMBER:** (760) 721-9990; Applicant Rep. Larry Taylor
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Rob Dmohowski, Associate Planner
6. **PROJECT TITLE:** 734 Wilshire Road
7. **DESCRIPTION:** PARCEL MAP (P18-00007) to subdivide a 75.2-acre parcel (APN 122-030-53) into four lots, ranging in size from 6.21 to 55.58 acres, for subdivision purposes only. The project site is located at 734 Wilshire Road within the South Morro Hills Planning Area and has a General Plan land use designation of Agricultural (A) and a zoning designation of Agriculture (A).

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. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- ☐ The project is categorically exempt, Class 1, "Existing Facilities," Section 15301; 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,
- ☐ The project is statutorily exempt, Section _____, _____ ; or,
- ☐ The project does not constitute a "project" as defined by CEQA (Section 15378).


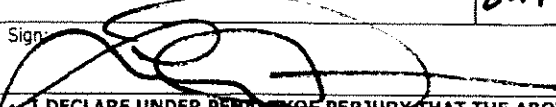


Rob Dmohowski, Associate Planner

Date: July 22, 2019

cc: ☒ Project file ☒ Counter file ☐ Library
Posting: ☐ County Clerk \$50.00 Admin. Fee

Developer Deposit Account

 <p>Application for Discretionary Permit Development Services Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885</p>		STAFF USE ONLY ACCEPTED RECEIVED		BY
		CITY OF OCEANSIDE DEVELOPMENT SERVICES		
Please Print or Type All Information		HEARING		
PART I – APPLICANT INFORMATION		GPA		
1. APPLICANT 734 Wilshire Road, LLC	2. STATUS Owner	MASTER/SP.PLAN		
3. ADDRESS 734 Wilshire Road Oceanside, CA 92057	4. PHONE/FAX/E-mail 800.635.5266	ZONE CH.		
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Taylor Group, Inc. Attn: Larry Taylor, RCE, GE		TENT. MAP		
6. ADDRESS 301 Mission Avenue, Suite 201 Oceanside, CA 92054	7. PHONE/FAX/E-mail 760.721.9990	PAR. MAP P18-00007		
		DEV. PL.		
		C.U.P.		
		VARIANCE		
		COASTAL		
PART II – PROPERTY DESCRIPTION		O.H.P.A.C.		
8. LOCATION 734 Wilshire Road, Oceanside, CA 92057		9. SIZE 75.2 Acres		
10. GENERAL PLAN Agricultural	11. ZONING A-Agricultural District	12. LAND USE Agriculture	13. ASSESSOR'S PARCEL NUMBER 122-030-80-00	
14. LATITUDE 33°16'34" North		15. LONGITUDE 117°16'23" West		
PART III – PROJECT DESCRIPTION				
16. GENERAL PROJECT DESCRIPTION Tentative Parcel Map for proposed subdivision of existing 75-acre parcel to create four (4) new parcels for agricultural use. Three (3) proposed new parcels on the eastern portion of the property will range from approximately 6.5 to 7.5 acres and total approximately 20.5 acres. The remainder of the existing parcel will be approximately 54.7 acres. No development of the new parcels is proposed at this time.				
17. PROPOSED GENERAL PLAN Agricultural	18. PROPOSED ZONING A-Agricultural District	19. PROPOSED LAND USE Agriculture	20. NO. UNITS 0	21. DENSITY Not applicable
22. BUILDING SIZE NA	23. PARKING SPACES NA	24. % LANDSCAPE NA	25. % LOT COVERAGE or FAR NA	
PART IV – ATTACHMENTS				
<input checked="" type="checkbox"/> 26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 28. TITLE REPORT		
<input checked="" type="checkbox"/> 29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 31. PLOT PLANS		
<input type="checkbox"/> 32. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 33. CERTIFICATION OF POSTING	<input type="checkbox"/> 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): Larry R. Taylor, RCE, GE	36. DATE 6-14-18	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.				

Description & Justification

Application for Tentative Parcel Map
June 20, 2018

734 Wilshire Road
Applicant: 734 Wilshire Road., LLC

INTRODUCTION

This application is for a Tentative Parcel Map for a 4-lot subdivision of an existing parcel located at 734 Wilshire Road (APN 149-330-01). The property consists of 75.2 gross acres of land located north of North River Road and west of Sleeping Indian Road within the South Morro Hill neighborhood. The property has General Plan land use and zoning designations of "Agricultural". The property (hereinafter "the Site") is bordered on all sides by Agricultural properties.

Existing improvements at the property include packing and warehouse buildings, a manufactured structure housing business offices, and a few smaller outbuildings located on a roughly 5-acre area at the northeastern corner of the Site. The remainder of the Site is utilized for growing flowers, green and fillers and related agricultural activities. Portions of the site are covered with temporary shade net and greenhouse structures.

DESCRIPTION OF PROPOSED PROJECT

This application addresses a proposed subdivision of land only. No improvements are proposed at this time. The proposed subdivision will create three (3) parcels ranging from 6.21 to 7.11 gross acres on the easternmost portion of the Site. Access to these lots will be from Sleeping Indian Road at the northeast corner of the Site. A 40 foot wide easement will extend across the northern 923 feet of the eastern property boundary to provide for ingress, egress and utility services to two of the proposed parcels. There is no existing development on these proposed parcels other than unpaved agricultural roads and temporary shade net structures.

The westernmost portion of the Site will consist of a 55.58 gross acre parcel that will include existing facilities accessed from Wilshire Road.

STORM WATER COMPLIANCE

The proposed subdivision will create three new undeveloped parcels with no change of impervious area to the original underlying parcel. No grading or construction is currently proposed on any of the parcels.

A Storm Water Quality Assessment form is included with this submittal.

JUSTIFICATION

The project requires discretionary approval of a Tentative Parcel Map for the 4-lot subdivision. The proposed subdivision is consistent with the development regulations for Agricultural District per Article 14 of the 1992 Zoning Ordinance.

PRELIMINARY REPORT
YOUR REFERENCE:

Fidelity National Title Company
ORDER NO.: 00109747-992-SD1-KM4

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 12808, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 14, 1983.

APN: 122-030-80-00



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

NOTICE OF CITY ENGINEER PUBLIC HEARING, CITY OF OCEANSIDE

On Monday, August 12, 2019, at 3:00 p.m. in the City Council Chambers, 300 North Coast Hwy, pursuant to section 603(B) of the Subdivision Ordinance, the City Engineer will conduct a Public Hearing on the following application:

Consideration of a PARCEL MAP (P18-00007) for proposed subdivision of existing 75-acre parcel to create 4 new parcels for agricultural use. The project site is located at 734 Wilshire Road, within the South Morro Hills Planning Area and has a General Plan land use designation of Agricultural (A) and a zoning designation of Agriculture (A) – **734 WILSHIRE ROAD – Applicant: Larry Taylor**

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for an exemption from CEQA based on the general rule that CEQA applies only to projects which have the potential of causing a significant effect on the environment (CEQA Section 15061(b)(3)).

You are being notified of this hearing because you are listed as either an owner of real property within 500 feet or an occupant residing within 100 feet of the exterior boundary of the site. This notice invites you to attend and provide testimony at the forthcoming public hearing. You may also submit written comments on the application prior to the public hearing; these comments will be provided to the City Engineer and entered into the public record.

You may review the application file, including any CEQA-related documents, at the Planning Division, 300 North Coast Hwy., between 7:30 a.m. and 5:00 p.m. (Monday – Thursday), and 7:30 a.m. and 4:00 p.m. (Friday). The meeting agenda and staff report are available on the City's Website at <http://www.ci.oceanside.ca.us/services/comms/pc.asp>. For more information, please contact the Project Planner Robert Dmohowski at (760) 435-3563 or via email at RDmohowski@oceansideca.org.

Should you wish to challenge this project at some future time, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City Engineer at or prior to the public hearing.

Pursuant to section 605 of the Subdivision Ordinance, this action may be appealed to the Planning Commission by filing a written appeal with the City Planner within 10 days of the City Engineer Public Hearing. As prescribed by City policy, the appeal must be accompanied by an appeal fee or a petition.

Wilshire Rd.

SITE

Sleeping Indian Rd.