

<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, June 20th, 2018, 9:30 a.m.  
City Hall South, 1<sup>st</sup> Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed Coastal Academy Junior and Senior High School campus on Lot 13 of the El Corazon Specific Plan (southwest corner of Rancho Del Oro Drive and Ocean Ranch Boulevard)

**Zoning: El Corazon Specific Plan (SP-1-09)**  
**Land Use: El Corazon SP Hotel District**  
**Neighborhood Area: Ivey Ranch/Rancho Del Oro**  
**Assessor Parcel Number(s): 160-572-47, -50**  
**Contact Person: Paul Devers**  
**Email: [paul@hamannco.com](mailto:paul@hamannco.com)**

2. 10:30 - 11:30 a.m. Proposed Coastal Academy Junior and Senior High School campus at the Evergreen Nursery property located on the south side of Oceanside Blvd between El Camino Real and Rancho Del Oro Drive

**Zoning: IG (General Industrial)**  
**Land Use: General Industrial**  
**Neighborhood Area: Ivey Ranch/Rancho Del Oro**  
**Assessor Parcel Number(s): 162-050-47, portion of 162-050-46**  
**Contact Person: Paul Devers**  
**Email: [paul@hamannco.com](mailto:paul@hamannco.com)**

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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<sup>1</sup> The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.

PARCEL MAP NO. P15-00003  
IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 2 OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLA 10-00002 RECORDED AS DOCUMENT NO. 2011-0557725, EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF OCEANSIDE RECORDED AS DOCUMENT NO. 2015-0223331, ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL MAP GUARANTEE FURNISHED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO. 996-2887418 DATED JULY 19, 2016

3 PARCELS 10.192 ACRES GROSS

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND SUBDIVISION.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC STREET PURPOSES: THE STREET SHOWN HEREON AS PARCEL 3, SUBJECT TO IMPROVEMENT.

WE ALSO HEREBY DEDICATE TO THE CITY OF OCEANSIDE THE EASEMENT FOR SIDEWALK, LANDSCAPE AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON.

WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM PARCELS 1 AND 2 IN AND TO RANCHO DEL ORO DRIVE. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

ORANGETREE LTD, A SWISS CORPORATION, OWNER

BY: Thomas P. Gilliss PRINT NAME: THOMAS P. GILLISS  
PRINT TITLE: ATTORNEY IN FACT

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA - Washington  
COUNTY OF King )SS

ON 19 July 2016 BEFORE ME, Michael Guerette, A NOTARY PUBLIC, PERSONALLY APPEARED Thomas Park Gilliss WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. \* AND OFFICIAL SEAL

WITNESS MY HAND: Michael Guerette MY PRINCIPAL PLACE OF BUSINESS IS IN King COUNTY.  
SIGNATURE: Michael Guerette NOTARY PUBLIC IN AND FOR SAID STATE  
(NAME PRINTED) MY COMMISSION EXPIRES: 20 May 2018  
COMMISSION NO: 172336

COUNTY CLERK'S CERTIFICATE

I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DAVID HALL  
CLERK OF THE BOARD OF SUPERVISORS

BY: Michael Baker 08/30/2016  
DEPUTY DATE



THIS PARCEL MAP NO. P15-00003 IS A SUBDIVISION OF A 10.17 ACRE PARCEL INTO THREE PARCELS, WITH PARCEL 1 AND 2 BEING CREATED FOR FUTURE PRIVATE DEVELOPMENT AND PARCEL 3 BEING CREATED FOR PUBLIC RIGHT-OF-WAY PURPOSES. PLANNING COMMISSION RESOLUTION NO. 2013-P17 APPROVING TENTATIVE PARCEL MAP NO. P13-00001, PASSED AND ADOPTED ON APRIL 8, 2013. SUBSEQUENTLY, TENTATIVE PARCEL MAP NO. P13-00001 WAS AMENDED BY PLANNING COMMISSION RESOLUTION NO. 2015-P27 APPROVING TENTATIVE PARCEL MAP NO. P15-00003, PASSED AND ADOPTED ON SEPTEMBER 14, 2015.

NOTE

PURSUANT TO CONDITIONS OF APPROVAL #4, OWNER/DEVELOPER AGREE TO THE AMENDMENT NUMBER ONE TO PROPERTY EXCHANGE AGREEMENT DATED DECEMBER 3, 2014 (DOCUMENT NO. 14-D0714-1-1.)

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ON REAL PROPERTY AS REQUIRED BY THE CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2015-P27 APPROVING TENTATIVE PARCEL MAP NO. P15-00003 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON 08/29/16 AS DOCUMENT NO. 2016-0447231, O.R.

DRAINAGE FEE DEFERMENT NOTE

PAYMENT OF DRAINAGE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE 85-23 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL APPROVAL OF A FURTHER SUBDIVISION OR DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT, ON ANY SUCH PARCEL, WHICHEVER EVENT OCCURS FIRST. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

THOROUGHFARE FEE DEFERMENT NOTE

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 80-30 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

TRAFFIC SIGNAL FEE DEFERMENT NOTE

PAYMENT OF TRAFFIC SIGNAL FEE AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 87-19 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

CITY TREASURER'S CERTIFICATE

I, GARY M. ERNST, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AND THAT ANY SPECIAL ASSESSMENTS OR BONDS, THE LAND OF WHICH IS DIVIDED BY SUBDIVISION LOT OR PARCEL LINE HAVE BEEN PAID IN FULL, OR SECURITY THEREFORE HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

BY: Renee Bojany 8-22-2016  
GARY M. ERNST, CITY TREASURER DATE  
CITY OF OCEANSIDE

CITY CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DEDICATION IN FEE FOR PUBLIC STREET PURPOSES OF THE STREET SHOWN HEREON AS PARCEL 3, SUBJECT TO IMPROVEMENT; AND THE DEDICATION OF EASEMENT FOR SIDEWALK, LANDSCAPE AND PUBLIC UTILITY PURPOSES AS SHOWN HEREON; AND THE ABANDONMENT OF ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM PARCELS 1 AND 2 IN AND TO RANCHO DEL ORO DRIVE ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OCEANSIDE PURSUANT TO RESOLUTION NO. 81-172 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ADOPTED ON THE 27TH DAY OF MAY, 1981.

BY: Zack Beck 8/24/16  
ZACK BECK DATE  
CITY CLERK, CITY OF OCEANSIDE

SURVEYOR'S STATEMENT

I, WILLIAM G. COX HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS PARCEL MAP, CONSISTING OF 2 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND IS TRUE AND COMPLETE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF IVEY RANCH DEVELOPMENT IN MARCH OF 2013.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, OR ANY APPROVED ALTERATIONS/EXTENSIONS, IF ANY.

ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE OF THIS MAP; SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: William G. Cox 7-06-16  
WILLIAM G. COX, PLS 6673 DATE



CITY ENGINEER'S STATEMENT

I, MARTY ESLAMBOLCHI, DULY AUTHORIZED OFFICER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS/EXTENSIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP OR ANY APPROVED EXTENSIONS/ALTERATIONS OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

BY: Marty Eslambochi 8-22-2016  
MARTY ESLAMBOLCHI, RCE 55525 DATE  
ACTING CITY ENGINEER, CITY OF OCEANSIDE



I, PAUL E. GOEBEL, AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: Paul E. Goebel 7/25/2016  
PAUL E. GOEBEL, PLS 8486 DATE  
CITY OF OCEANSIDE LAND SURVEY CONSULTANT

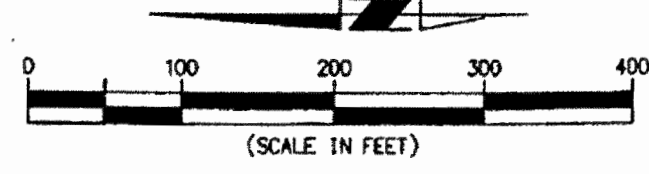


COUNTY RECORDER'S CERTIFICATE

FILE NO. 2016-7000361  
I, ERNEST J. DRONENBURG, JR., RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF WILLIAM G. COX. THIS 20th DAY OF AUGUST, 2016. AT 10:11 O'CLOCK A.M.

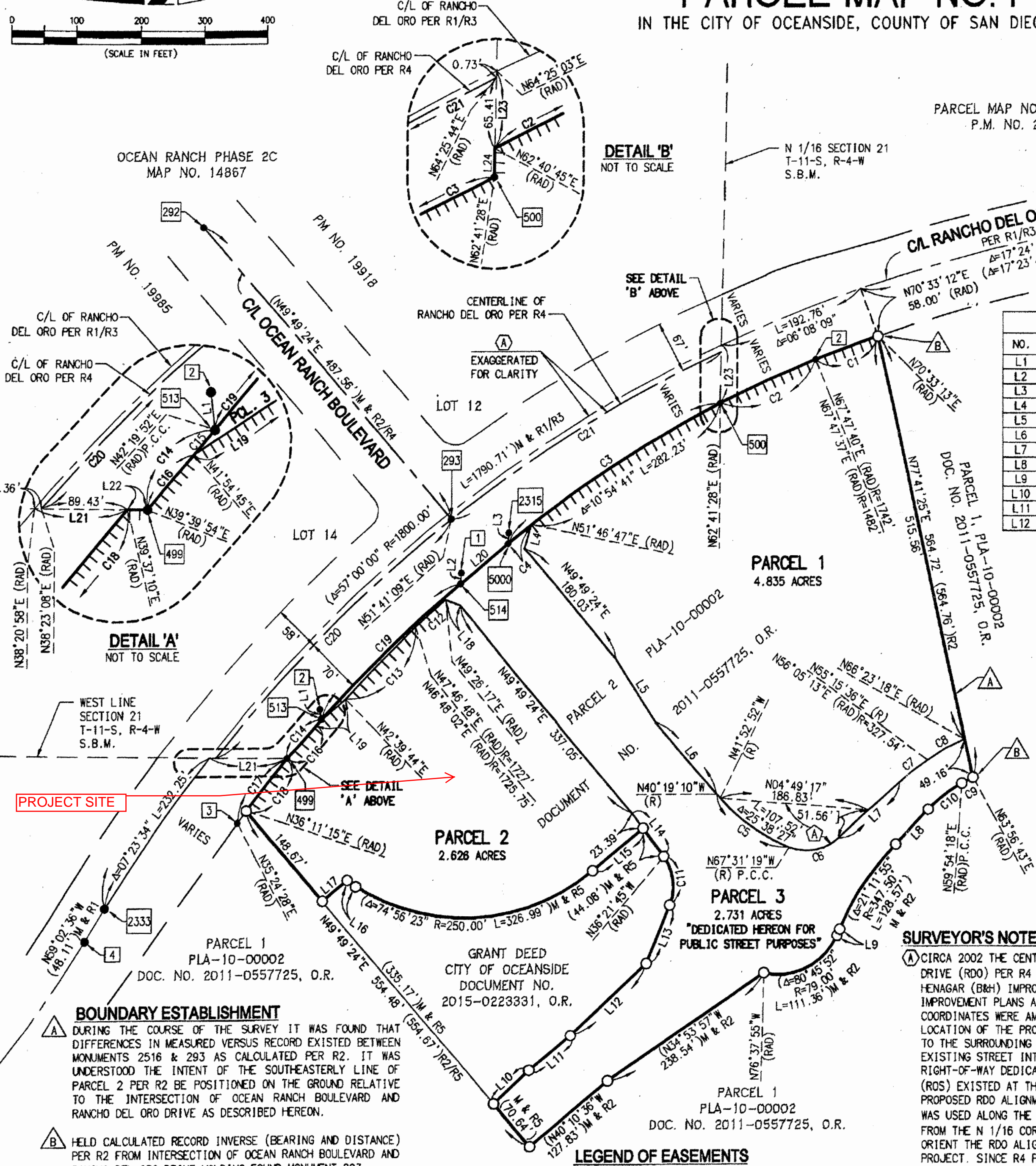
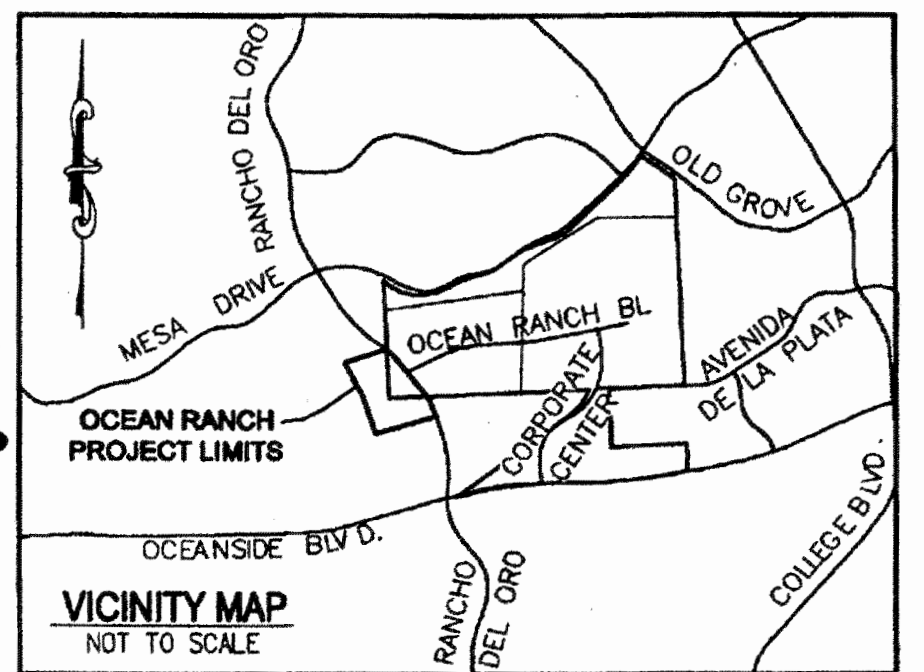
BY: Ernest J. Dronenburg, Jr.  
ERNEST J. DRONENBURG, JR., COUNTY RECORDER  
DEPUTY

**PARCEL MAP NO. P15-00003**  
IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



PARCEL MAP NO. P-09-04  
P.M. NO. 20077

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF RANCHO DEL ORO DRIVE BEING NORTH 02°02'36" WEST PER R3.



**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S77°51'18"E	0.69'
L2	S81°17'32"E	0.72'
L3	S81°45'05"E	0.76'
L4	N73°56'41"W	30.52'
L5	N57°25'05"E	90.80'
L6	N49°49'24"E	119.28'
L7	N42°42'59"W	104.61'
L8	(N46°11'52"W 60.11')	M & R2
L9	(N67°23'47"W 8.76')	M & R2
L10	(N43°21'24"W 60.61')	M & R5
L11	(N40°10'36"W 67.92')	M & R5
L12	(N43°59'27"W 131.94')	M & R5

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L13	(N67°58'44"W 78.70')	M & R5
L14	(N53°37'00"E 67.47')	M & R5
L15	(N40°10'36"W 82.53')	M & R5
L16	(N34°45'47"E 5.54')	M & R5
L17	(N40°10'36"W 40.99')	M
L18	(N21°46'24"E 19.39')	M
L19	(N41°17'02"W 49.88')	M & R2/R4
L20	(N39°40'06"W 78.08')	M & R2/R4
L21	(N00°47'07"E 89.79')	(0.61')R2
L22	(N00°47'07"E) 0.40'	(0.81')R2
L23	(N88°58'00"W 66.14')	(0.81')R2
L24	(N88°58'00"W) 0.73'	(0.81')R2

**CURVE DATA TABLE**

NO.	DELTA	RADIUS	LENGTH
C1	02°45'33"	1742.00'	83.89'
C2	05°06'52"	1482.00'	132.29'
C3	(12°21'34" 1482.00' 319.69')	M & R2/R4	
C4	01°26'53"	1482.00'	37.46'
C5	27°12'09"	240.27'	114.07'
C6	65°11'40"	57.75'	65.71'
C7	07°59'12"	327.54'	45.66'
C8	11°07'42"	274.00'	53.22'
C9	(04°02'25" 225.00' 15.94')	M & R2	
C10	(16°06'10" 190.00' 53.40')	M & R2	
C11	(58°23'01" 63.50' 64.71')	M & R5	
C12	01°39'29"	1727.00'	49.98'
C13	04°08'18"	1725.75'	124.65'
C14	02°39'58"	1382.00'	64.31'
C15	00°25'07"	1382.00'	10.10'
C16	02°14'51"	1382.00'	54.21'
C17	04°12'42"	1382.00'	101.59'
C18	03°25'55"	1382.00'	82.78'
C19	(08°00'02" 1730.00' 241.57')	M & R2/R4	
C20	13°18'01"	1800.00'	417.84'
C21	(12°44'35" 1800.00' 400.33')	M & R4	

**LEGEND**  
TTTT = INDICATES RIGHT OF DIRECT VEHICULAR INGRESS AND EGRESS RELINQUISHED HEREON

**MONUMENT AND RECORD NOTES**  
1" IRON PIPE & BRASS TAG STAMPED "LS 6673", OR LEAD, TACK & TAG STAMPED "LS 6673" IN CONCRETE, OR 8" SPIKE & WASHER STAMPED "LS 6673" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, TO BE SET AT ALL INTERIOR PARCEL CORNERS, UNLESS OTHERWISE NOTED.

○ = INDICATES 2" IRON PIPE & BRASS TAG STAMPED "LS 6673", OR LEAD, TACK & TAG STAMPED "LS 6673" IN CONCRETE, OR 8" SPIKE & WASHER STAMPED "LS 6673" IN ASPHALT PAVEMENT HAVING A THICKNESS OF 2" OR MORE, TO BE SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

● = INDICATES FOUND MONUMENT AS NOTED AND REFERENCED BELOW.

( )R1 = DENOTES RECORD DATA PER R.O.S. NO. 18354, RECORDED 07/16/2004  
( )R2 = DENOTES RECORD DATA PER COC LLA PLA-10-00002 2011-0557725, RECORDED 10/24/2011  
( )R3 = DENOTES RECORD DATA PER PARCEL MAP NO. 20077, RECORDED 08/14/2006  
( )R4 = DENOTES RECORD DATA PER MAP NO. 14867, RECORDED 08/31/2004  
( )R5 = DENOTES RECORD DATA PER GRANT DEED 2015-0223331, RECORDED 05/08/2015

1 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1 IN LIEU OF 1" IRON PIPE PER R1  
2 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1 IN LIEU OF 1" IRON PIPE PER R1  
3 = FOUND 1" IRON PIPE WITH BRASS TAG STAMPED "LS 7790" PER R1 IN LIEU OF 1" IRON PIPE PER R1  
4 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1 & R3  
292 = FOUND 3" BRASS DISK STAMPED "LS 4965" IN STANDARD M-10 STREET MONUMENT WELL PER R4  
293 = FOUND 3" BRASS DISK STAMPED "LS 4965" IN STANDARD M-10 STREET MONUMENT WELL PER R4  
499 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 4965" PER R4  
500 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 4965" PER R4  
513 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 4965" PER R4  
514 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 4965" PER R4  
2315 = FOUND 1" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1  
2333 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1 & R3  
2515 = FOUND GEAR SPIKE WITH WASHER STAMPED "LS 7790" PER R1 & R3  
2516 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 7790" PER R1 & R3  
5000 = FOUND 2" IRON PIPE WITH NAIL AND TAG STAMPED "LS 4965" PER R4

**SURVEYOR'S NOTES**

A CIRCA 2002 THE CENTERLINE ALIGNMENT OF RANCHO DEL ORO DRIVE (RDO) PER R4 WAS DERIVED FROM BERRYMAN & HENAGAR (B&H) IMPROVEMENT PLANS. THE IMPROVEMENT PLANS AND ASSOCIATED SPATIAL COORDINATES WERE AMBIGUOUS WITH RESPECT TO THE LOCATION OF THE PROPOSED RDO ALIGNMENT RELATIVE TO THE SURROUNDING CADASTRAL CORNERS AND EXISTING STREET INTERSECTIONS. SINCE NO LEGAL RIGHT-OF-WAY DEDICATION OR RECORD OF SURVEY (ROS) EXISTED AT THE TIME TO DOCUMENT THE PROPOSED RDO ALIGNMENT, A TIE PROVIDED BY B&H WAS USED ALONG THE N 1/16 LINE OF SECTION 21 FROM THE N 1/16 CORNER BETWEEN SECTION 20/21 TO ORIENT THE RDO ALIGNMENT WITHIN THE OCEAN RANCH PROJECT. SINCE R4 PROVIDED FOR DEDICATION OF RDO, SAID MAP WAS USED PARAMOUNT TO ESTABLISH THE RIGHT-OF-WAY LINES AND PARCEL LINES WITHIN THE OCEAN RANCH PROJECT (N 1/16 OF SECTION 21).

B CIRCA 2004 THE CENTERLINE ALIGNMENT OF RDO WAS MONUMENTED BY OTHERS PER R1. IT WAS NOT CLEAR HOW THE ROS ESTABLISHED THE PROPOSED ALIGNMENT OF RDO RELATIVE TO THE SURROUNDING CADASTRAL CORNERS SINCE THERE WAS NO STREET RIGHT-OF-WAY DEDICATION. HOWEVER, R1 SERVED AS THE BASIS OF SEVERAL CERTIFICATE OF COMPLIANCE DOCUMENTS RECORDED OVER SURROUNDING CITY OWNED PROPERTY LOCATED OUTSIDE OF THE N 1/16 OF SECTION 21. IT IS CLEAR THAT SAID ROS IS PARAMOUNT TO ESTABLISH THOSE TITLE LINES.

C CIRCA 2006 DURING THE CITY APPROVAL PROCESS FOR THE SUBDIVISION MAP PER R3, IT WAS DISCOVERED THAT DISCREPANCIES FOR THE RDO ALIGNMENT EXISTED AND WAS AGREED AT THAT TIME THAT THE DIFFERENCE WOULD BE DOCUMENTED AS PERPETUATED AS SHOWN SINCE CORRESPONDING RIGHT-OF-WAY AND TITLE LINES WERE ESTABLISHED BY BOTH R1 AND R4.

**BOUNDARY ESTABLISHMENT**

A DURING THE COURSE OF THE SURVEY IT WAS FOUND THAT DIFFERENCES IN MEASURED VERSUS RECORD EXISTED BETWEEN MONUMENTS 2516 & 293 AS CALCULATED PER R2. IT WAS UNDERSTOOD THE INTENT OF THE SOUTHEASTERLY LINE OF PARCEL 2 PER R2 BE POSITIONED ON THE GROUND RELATIVE TO THE INTERSECTION OF OCEAN RANCH BOULEVARD AND RANCHO DEL ORO DRIVE AS DESCRIBED HEREON.

B HELD CALCULATED RECORD INVERSE (BEARING AND DISTANCE) PER R2 FROM INTERSECTION OF OCEAN RANCH BOULEVARD AND RANCHO DEL ORO DRIVE HOLDING FOUND MONUMENT 293.

**LEGEND OF EASEMENTS**

A INDICATES AN EASEMENT FOR SIDEWALK, LANDSCAPE AND PUBLIC UTILITY PURPOSES BEING DEDICATED TO THE CITY OF OCEANSIDE AS SHOWN HEREON.



**COMPANIES**

1000 Pioneer Way  
El Cajon, CA 92020  
619-440-7424 / 619-440-8914 fax

**Real Estate Development  
Property Management  
General Contracting**

May 25, 2018

Tiffany Chen, Planner II

**City of Oceanside**

Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

**Project:** **Coastal Academy** - Oceanside Campus  
**El Corazon Lot 13** - Rancho Del Oro.

**Regarding:** Developer's Conference

Tiffany,

Hamann Construction has been working with The Classical Academies to help them identify potential sites in the City of Oceanside to locate the new **Coastal Academy** Senior High School campus. One of the sites identified is Lot 13 of the El Corazon Specific Plan located on the southwest corner of Rancho Del Oro Dr. and Ocean Ranch Boulevard. We understand that the property is within the specific plan area designated for commercial development. It is our hope that the Developer's Conference will address this conflict and suggest what avenues are available to us provide an educational use.

**Project Description**

Lot 13 of the El Corazon site is undeveloped property master planned for commercial development including hotels, residential and team sport use. We are proposing to utilize 7.62 gross acres (all of APN 162-050-46 and a portion of APN 162-050-47).

Site improvements will include surface parking for 272 full sized spaces along with circulation aisles, pick-up / drop-off lanes, 65,000 sf of playing field for sports play and physical education classes plus other outdoor gathering spaces for student and staff use.

## Architecture

We are proposing two buildings on site to accommodate all of the students and programs anticipated. Construction would include the main building housing some administration, classroom and support facilities for a total of 800 students in grades 9<sup>th</sup> – 12<sup>th</sup>. The campus structures will be constructed of tilt-up concrete wall panels with a steel and concrete floor and roof structure. The portion of the building housing the administration and high school students will be three stories high. The maximum height of the building will be 50' above the ground plane. Mechanical equipment will be roof-mounted and screened from the surrounding properties by the building's parapet walls. The multi-purpose building will be two stories tall and be designed to contain a full size gym, administration offices and support functions. The building would be used for sports, physical education as well as school assemblies.

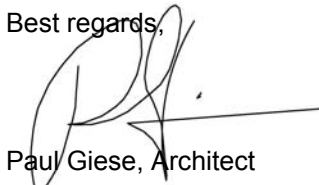
All buildings are proposed to have a modern look with glass and concrete as the main building components allowing for abundant natural light, permanence and low long term maintenance costs. As the functions within the building are still in design final building elevations have not been started. As an addendum to this document you will find representative images of similar building types we look to model the new campus after. Clean lines, punctured openings, aluminum panels, painted accents and shading elements meant to increase the building's energy performance will be incorporated.

The layout for the main building will utilize a conventional double-loaded corridor system for circulation varying widths to break up the "alley" feeling often found in this type of arrangement.

A more detailed listing of the school's purpose, its programs, size and functions follows this introduction.

Should you have any questions please do not hesitate to call. I look forward to our meeting on June 20 to discuss the merits of this project at the El Corazon site.

Best regards,



Paul Giese, Architect  
Chief Project Manager  
Hamann Companies

cc Samantha Bartrom, Coastal Academy  
Russell Grant, The Classical Academies  
Cameron Curry, Classical Academies  
Jon Walters, Kidder Mathews  
Jim Benson, Kidder Mathews  
Gregg Hamann, Hamann Companies

## **School Use**

The Classical Academies is an organization of award-winning, tuition-free, Certified California Public Charter Schools serving North San Diego County since 1999. Collectively, we service 4,600 TK-12 students at campuses in Escondido, Vista, Oceanside, and Online. Coastal Academy High School began servicing students in the 2014-2015 school year and experienced increased enrollment ever since. We pride ourselves in our partnership with parents, personalized learning model and school culture. Our new site will allow us to deepen our impact through expanded enrollment & programming and space for school events.

## **Maximum student capacity**

We anticipate a max capacity of approximately 800 students at the high school with numbers may varying from year to year. In total, we project approximately 800 students at this campus for classes at any one time.

Many high school students typically are on campus Tuesday-Friday (for various hours ranging from a partial day to a complete 8:00 – 3:00 school day). It is important to note because The Classical Academies is committed to partnering with parents via our personalized approach, coming to school on site is optional and flexible. Students elect to come on campus, however they may complete their schoolwork at home. Our parent partnership allows us to equip and educate parents to support learning in a home environment if their students cannot make it to the campus. So, while we likely will have 800 students enrolled in the High School programs (when we reach max capacity), they will not all be on campus at the same time.

## **Number of staff**

Our projected breakdown of staff is as follows:

- 45 high school teachers
- 8 Special Education team members
- Approximately 10 office support or admin positions
- Approximately 6 part time campus security associates

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**Representative Images**





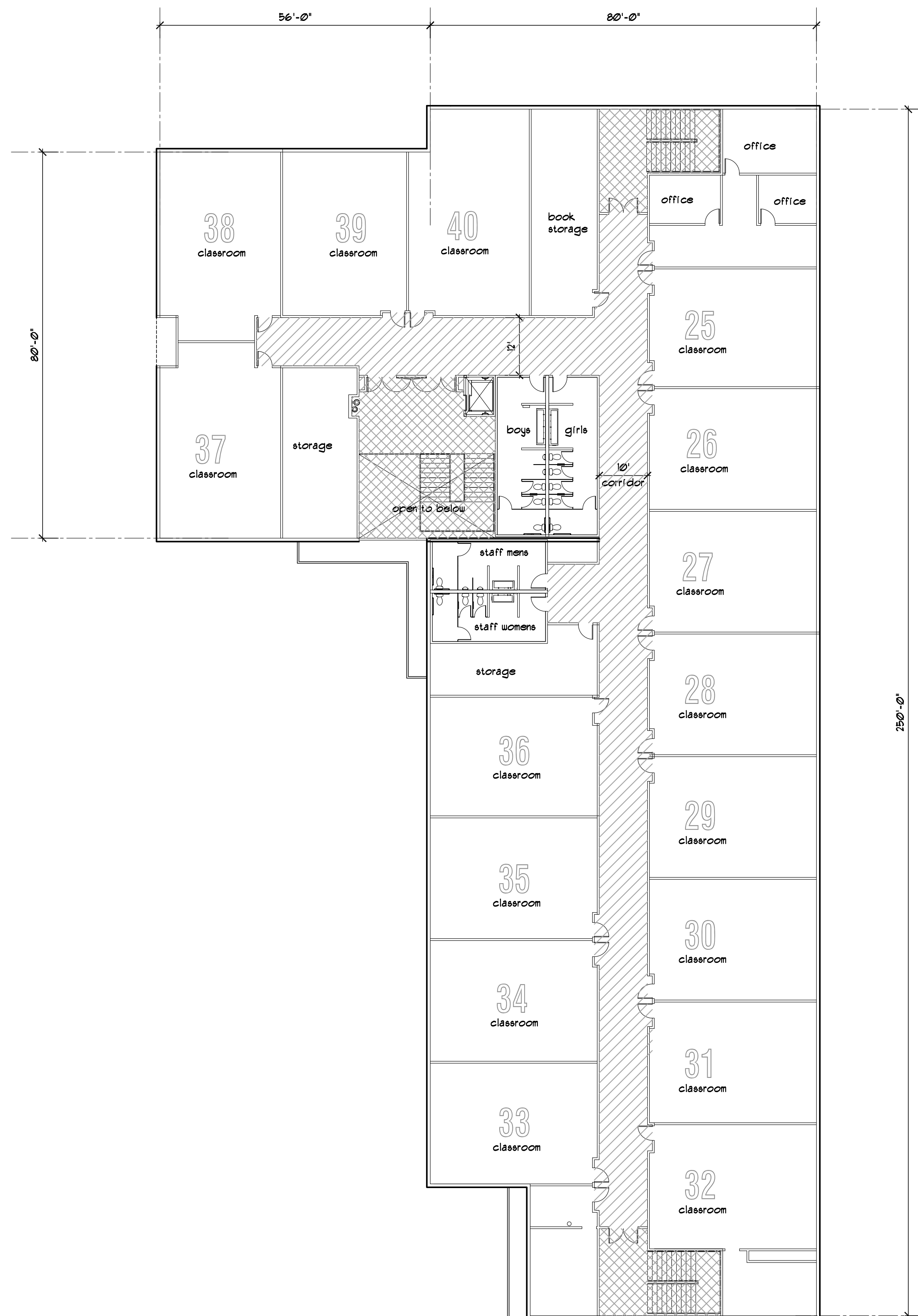




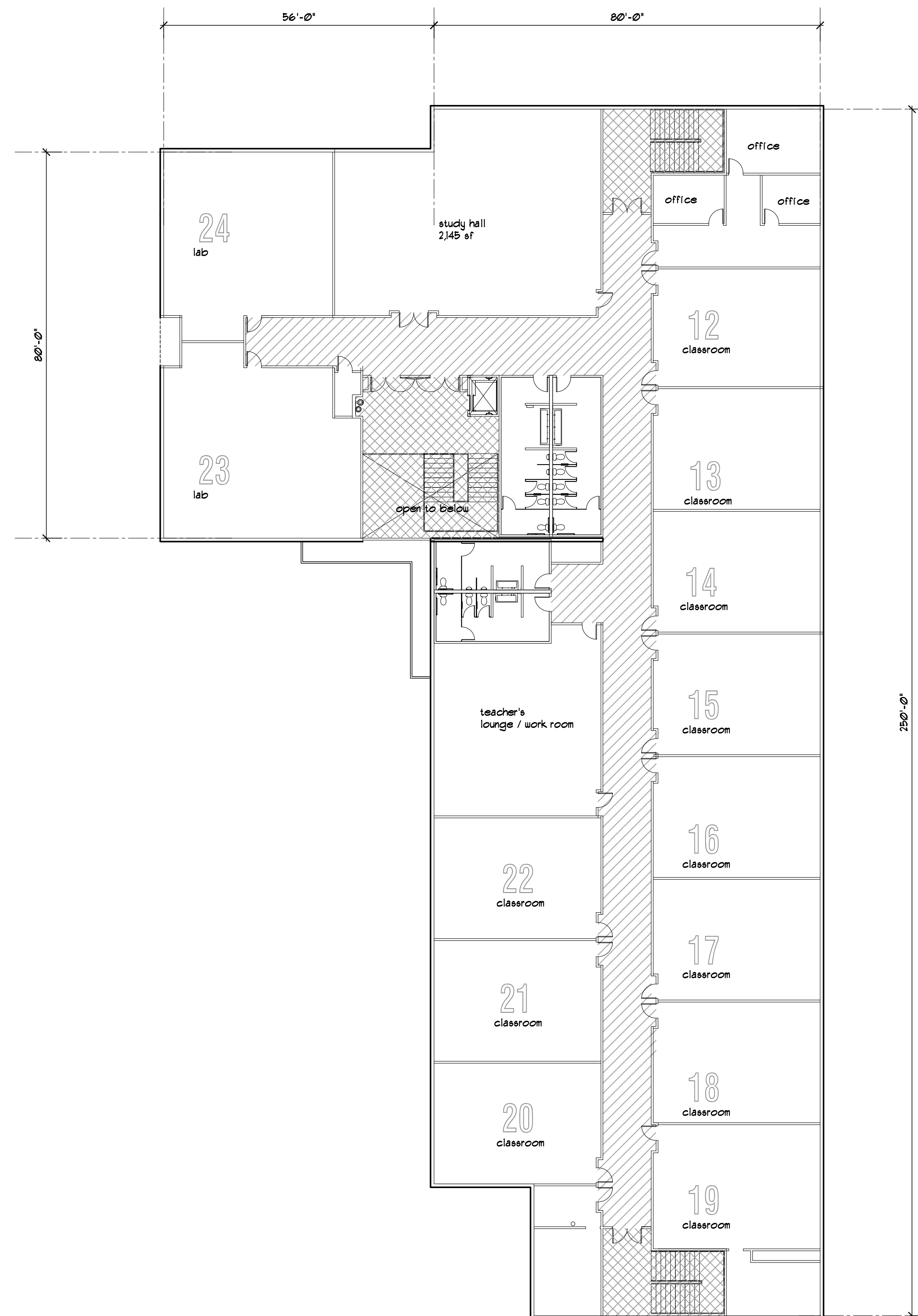




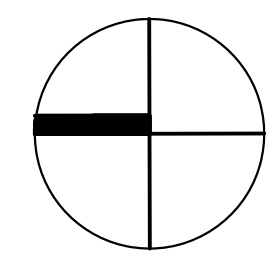
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24,450 sf  
 THIRD FLOOR PROPOSED



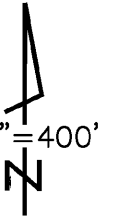
24,450 sf  
 SECOND FLOOR PROPOSED



**FLOOR PLANS**

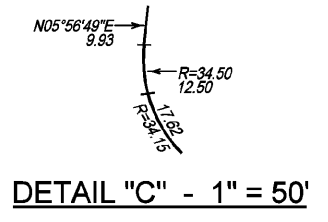
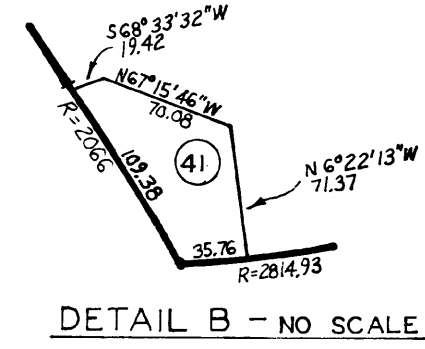
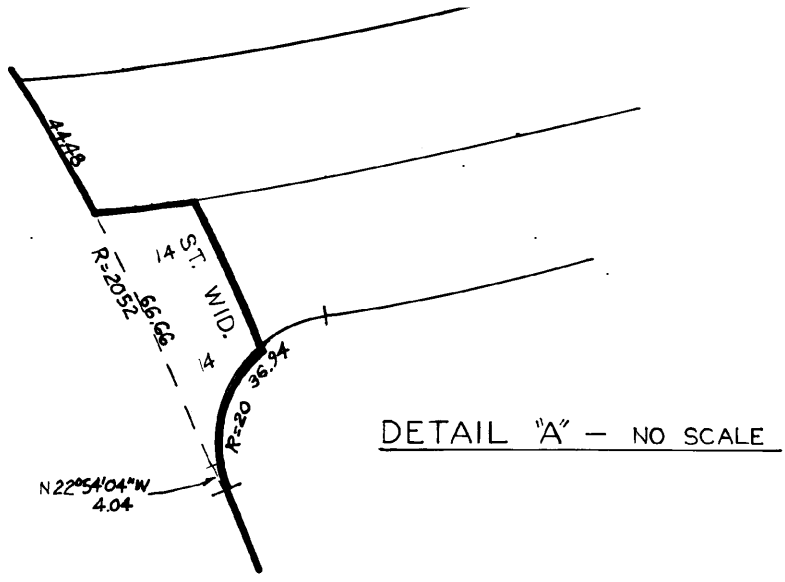
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162-04,05,06,07

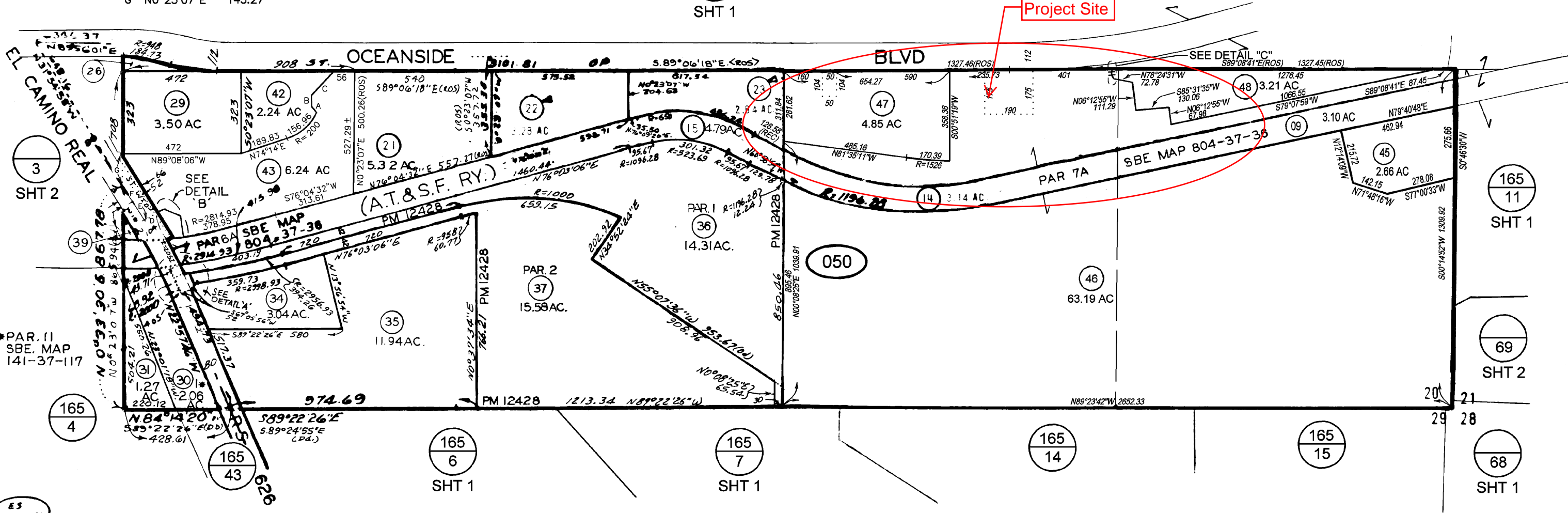
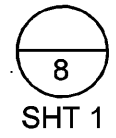


02/24/10 DEP

BLK	OLD	NEW	YR	CUT	
20	27	71	2151		3998
27	28	79	3998		CANC
19	30	85	1526		
16	SAME AC. CHG.	85	5530		
17	32	85	2187		RC
18	34	86	1700		
16	33	86	1055		
45	68	86	241		
21	SAME AC. CHG.	88	5666		
32	37	91	1413		CANC
28	38	91	1606		CANC
38	40	96	1013		CANC
40	42	05	2018		CANC
08	44	10	1058		CANC
7, 10-13	46-48	10	1519		



- A N35°42'W 33.95
- B N02°52'W 44.31
- C N45°41'E 141.64
- D S58°06'13\"/>
- E R=2000 1.29
- F N31°56'W 156.60
- G N0°23'07\"/>



ES  
11-18-69  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 162 PAGE 05

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 20 - T11S-R4W - S 1/2  
ROS 6590, 6526, 11299, 11685, 13691



**COMPANIES**

1000 Pioneer Way  
El Cajon, CA 92020  
619-440-7424 / 619-440-8914 fax

**Real Estate Development  
Property Management  
General Contracting**

May 25, 2018

Tiffany Chen, Planner II

**City of Oceanside**

Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

**Project:**        **Coastal Academy** - Oceanside Campus  
                      **Evergreen Nursery Site** - Oceanside Blvd.

**Regarding:**    Developer's Conference

Tiffany,

Hamann Construction has been working with The Classical Academies to help them identify potential sites in the City of Oceanside to locate the new **Coastal Academy** Junior & Senior High School campus. One of the sites identified is the Evergreen Nursery property located on the south side of Oceanside Boulevard between El Camino Real and Rancho Del Oro Dr. We understand that the property is currently zoned as IG (General Industrial), where schools are prohibited per Article 13 of the Zoning Ordinance. It is our hope that the Developer's Conference will address this issue and suggest what avenues are available to us to either have the zone changed to "IL" or another zone that allows K-12 educational use or direct us towards other planning processes available to allow a school use at that site (Conditional Use Permit, variances or other discretionary permit processes).

**Project Description**

The Oceanside Blvd. site is currently occupied by Evergreen Nursery, which utilizes the north portion of the location for retail sale of plants and nursery supplies and the portion south of the rail line for

growing fields. We are proposing to utilize the northern 9.57 gross acres (all of APN 162-050-47 and a portion of APN 162-050-46 for a total of 9.57 gross acres).

The conservancy and approximately 40 acres of land south of the rail line easement will remain under separated ownership as nursery growing yards. We anticipate a boundary adjustment for carving out the conservancy parcel to the current ownership. The site, bound on the north by Oceanside Blvd. and on the south by a railroad right-of-way conservancy area, is relatively flat with a single structure being used by the nursery for retail sales. The conservancy contains a natural drainage channel within the railroad right-of-way adjacent to the tracks.

We have observed the required 50' setback from the edge of the conservancy to the buildings. The proposed building pad would be sited at a minimum of 12' above the channel. A cursory review of FEMA maps for the property indicates that a majority of the portion of the property under consideration is not susceptible to flooding with only a small area described as having a 0.2% annual chance of flooding and an area of 1% annual flood potential of <12". These areas are located where we propose to provide an athletic field and would not have any impact on the proposed buildings.

The site is bisected west to east with a 10' sewer main / easement which will remain in place. Access to the site would utilize the existing nursery entrance which is a striped to allow access from both east and west bound traffic on Oceanside Blvd. A secondary entrance / exit is proposed at the west end of the property for right in and right out access.

Site improvements would include surface parking for 300 full sized spaces along with circulation aisles, pick-up / drop-off lanes, 61,000 sf of playing field for sports play and physical education classes plus other outdoor gathering spaces for student and staff use. Adjoining the building to the south would be a large central outdoor covered patio for student lunches and breaks. Smaller patios adjoin many of the ground floor classrooms to encourage informal class activities and break times.

## **Architecture**

We are proposing two buildings on site to accommodate all of the students and programs anticipated. The first phase of construction would include the main building housing all administration, classroom and support facilities for a total of 1,200 students in grades 7<sup>th</sup> – 12<sup>th</sup>. The campus structures will be constructed of tilt-up concrete wall panels with a steel and concrete floor and roof structure. The

portion of the building housing the administration and high school students will be three stories high, while the junior high school portion of the building will be two stories. The maximum height of the building will be 50' above the ground plane. Mechanical equipment will be roof-mounted and screened from the surrounding properties by the building's parapet walls. The multi-purpose building would be designed to contain a full size gym, a performance stage and support functions for each. The building would be used for sports, physical education, school assemblies and performing arts programs.

All buildings are proposed to have a modern look with glass and concrete as the main building components allowing for abundant natural light, permanence and low long term maintenance costs. As the functions within the building are still in design final building elevations have not been started. As an addendum to this document you will find representative images of similar building types we look to model the new campus after. Clean lines, punctured openings, aluminum panels, painted accents and shading elements meant to increase the building's energy performance will be incorporated.

The layout for the main building will utilize a conventional double-loaded corridor system for circulation varying widths to break up the "alley" feeling often found in this type of arrangement. Further punctuation allows for a large two story volume at the building entrance. This area will be treated with a large expanse of curtainwall glass continuing to the third floor, signing this area as the main building entrance. The common lobby divides the two story Jr. High classrooms to the west and the three story Sr. High school classes to the east. Administrative offices, occupying the first and second floors, are accessible from this hub.

A more detailed listing of the school's purpose, its programs, size and functions follows this introduction.

Should you have any questions please do not hesitate to call. I look forward to our meeting on June 20 to discuss the merits of this project at the Evergreen Nursery site.

Best regards,  
  
Paul Giese, Architect  
Chief Project Manager  
Hamann Companies

cc Samantha Bartrom, Coastal Academy  
Russell Grant, The Classical Academies  
Cameron Curry, Classical Academies  
Jon Walters, Kidder Mathews  
Jim Benson, Kidder Mathews  
Gregg Hamann, Hamann Companies

## **School Use**

The Classical Academies is an organization of award-winning, tuition-free, Certified California Public Charter Schools serving North San Diego County since 1999. Collectively, we service 4,600 TK-12 students at campuses in Escondido, Vista, Oceanside, and Online. Coastal Academy High School began servicing students in the 2014-2015 school year and experienced increased enrollment ever since. We pride ourselves in our partnership with parents, personalized learning model and school culture. Our new site will allow us to deepen our impact through expanded enrollment & programming and space for school events.

## **Maximum student capacity**

We anticipate a max capacity of approximately 800 students at the high school and 400 at the middle school, which numbers may vary from year to year. In total, we project approximately 1,200 students at this campus for classes at any one time.

Many high school students typically are on campus Tuesday-Friday (for various hours ranging from a partial day to a complete 8:00 – 3:00 school day). Middle school students are typically on campus Tuesday-Thursday from 8:00-2:30/3:00. It is important to note because The Classical Academies is committed to partnering with parents via our personalized approach, coming to school on site is optional and flexible. Students elect to come on campus, however they may complete their schoolwork at home. Our parent partnership allows us to equip and educate parents to support learning in a home environment if their students cannot make it to the campus. So, while we likely will have 1,200 students enrolled in the High School and Junior High programs (when we reach max capacity), they will not all be on campus at the same time.

## **Number of staff**

Our projected breakdown of staff is as follows:

- 45 high school teachers
- 22 middle school teachers
- 8-10 Special Education team members
- Approximately 10 office support or admin positions
- Approximately 6 part time campus security associates

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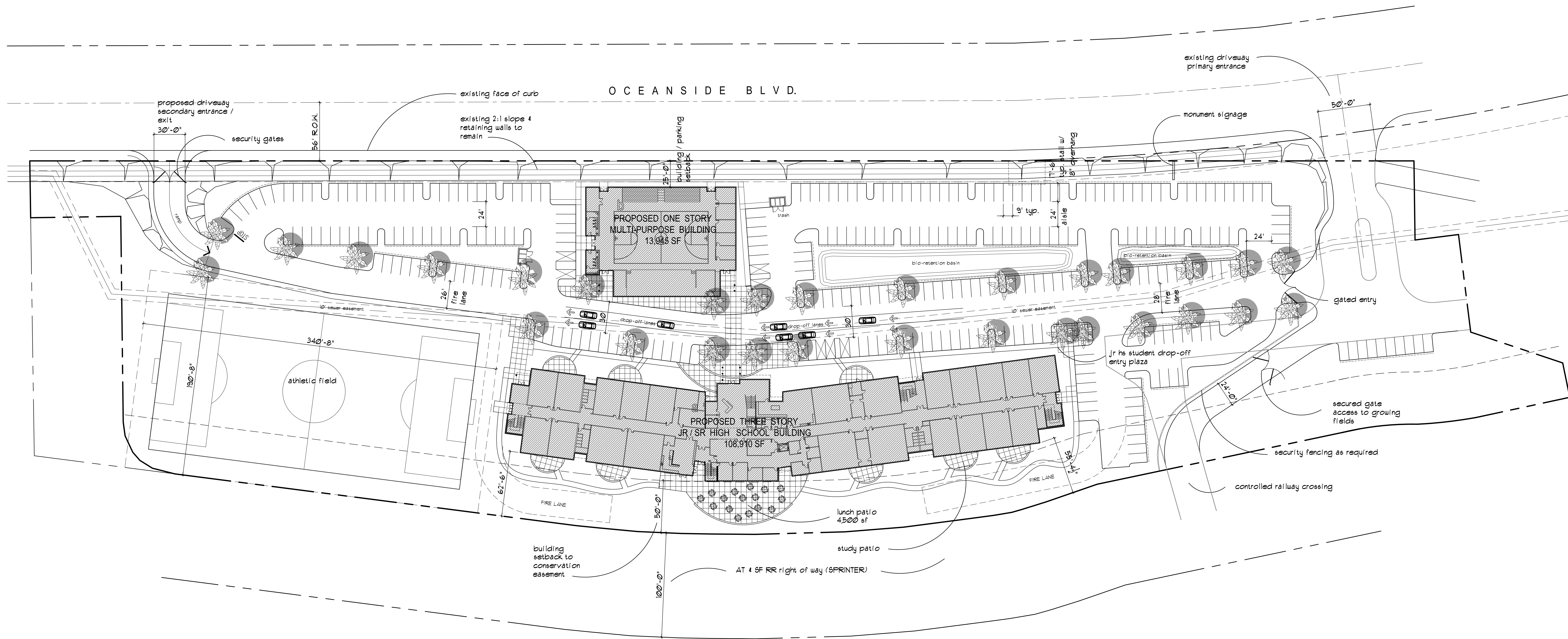






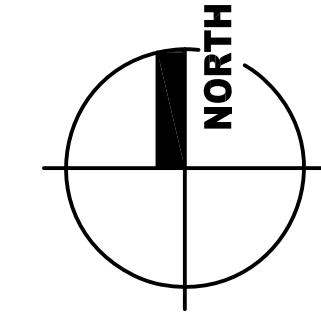


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**PROJECT DATA:**

<p><b>OWNER:</b> MARK L. COLLINS SEPARATE PROPERTY TRUST          c/o JIM BENSON FIRST VICE PRESIDENT          KIDDER MATHEWS          5921 PRIESTLY DR., SUITE 101          CARLEBAD, CA 92008          j.benson@kiddermatheus.com</p> <p><b>APPLICANT:</b> COASTAL ACADEMY HIGH SCHOOL</p> <p><b>AFN:</b> 162-050-46 (PORTION) 4 41</p> <p><b>ZONE:</b> IG GENERAL INDUSTRIAL DISTRICT</p> <p><b>CURRENT USE:</b> RETAIL / WHOLESALE NURSERY W/ GROWING YARDS</p> <p><b>TOTAL LAND AREA:</b> 416,874 SF 9.51 ACRES GROSS</p>	<p><b>a</b> 108,910 SF          JR &amp; SR HIGH SCHOOL USE</p> <p><b>b</b> 13,945 SF          AUXILIARY MULTI-PURPOSE BLDG / OFFICES</p> <hr/> <p><b>total</b> 122,855 SF SCHOOL USE</p> <p><b>PARKING REQUIRED:</b>          93 STAFF MEMBERS @ 10 SF / EMPLOYEE          93 SPACES REQUIRED</p> <p><b>PARKING PROVIDED:</b>          300 PARKING SPACES SHOWN          2.34 SF / 1000 SF GROSS</p>
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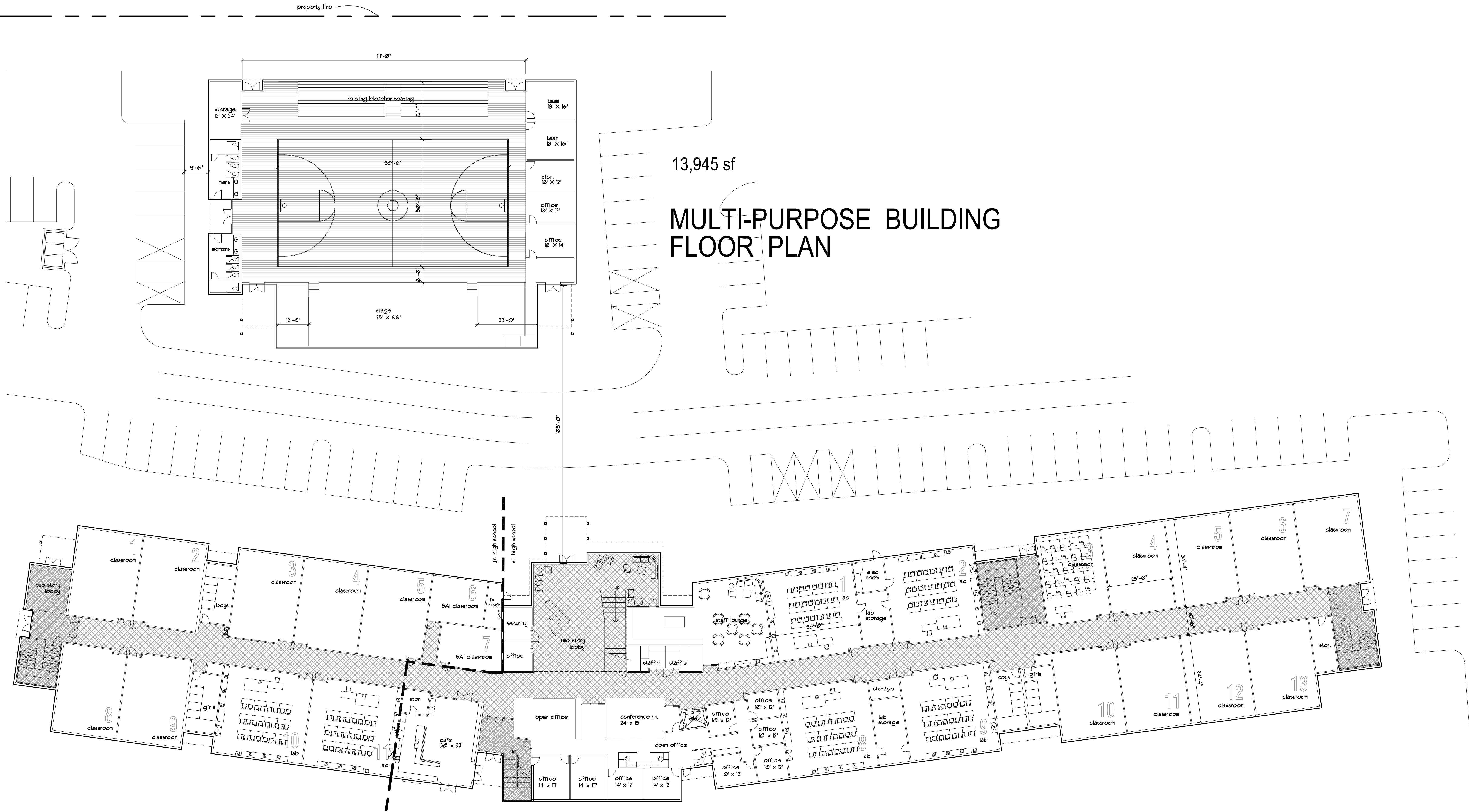
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# SITE PLAN

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13,945 sf

**MULTI-PURPOSE BUILDING  
FLOOR PLAN**

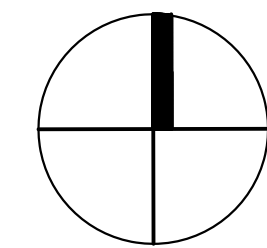


12,879 sf jr. high school

26,980 sf THIRD FLOOR  
39,645 sf SECOND FLOOR  
42,285 sf FIRST FLOOR  

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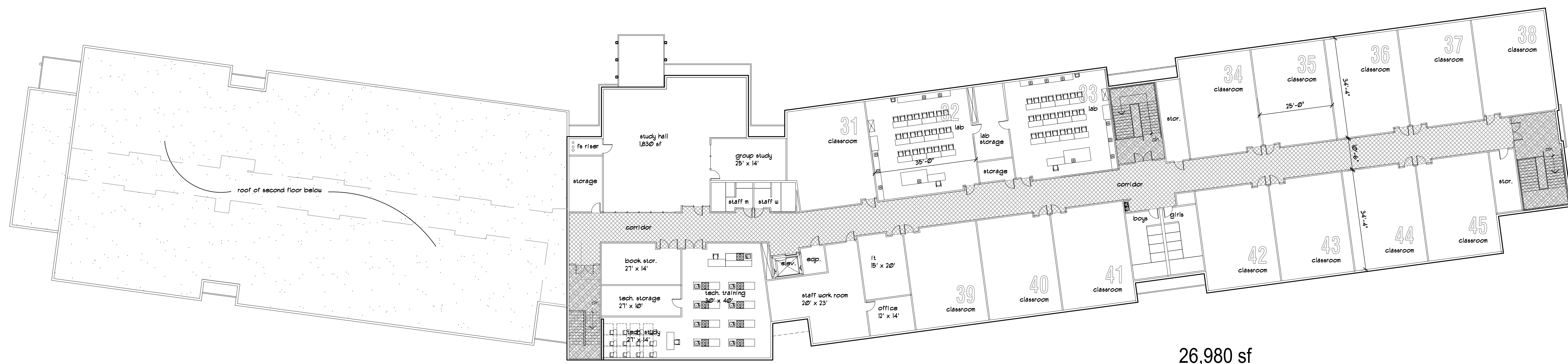
108,910 sf TOTAL



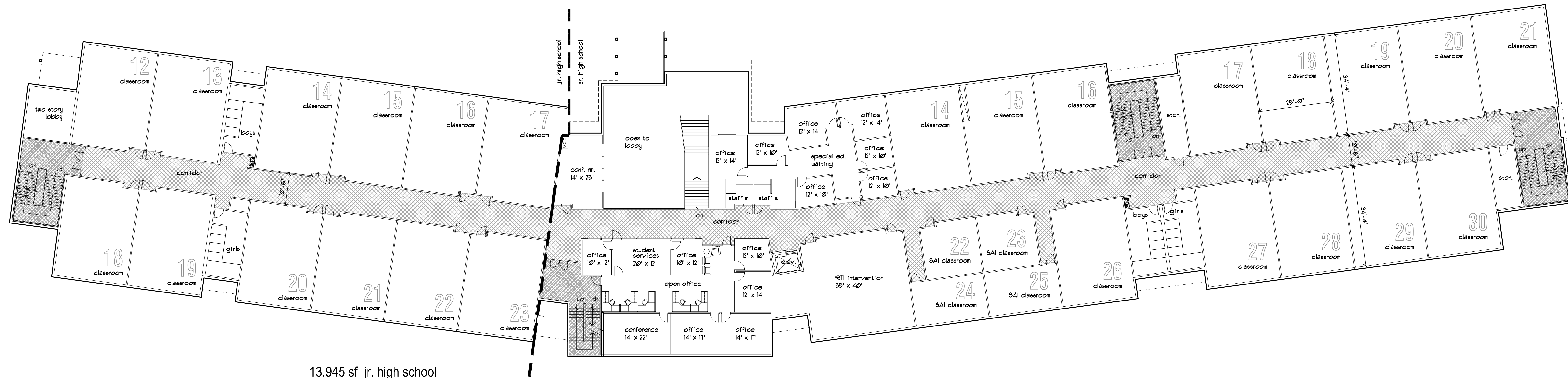
**FLOOR PLANS**

SCALE: 1/8" = 1'-0" TYPICAL

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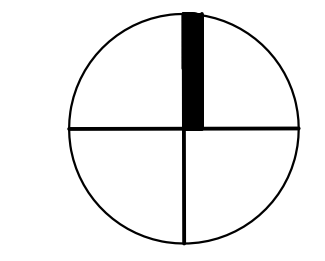
26,980 sf  
THIRD FLOOR



13,945 sf jr. high school

PROPOSED USES					
DESCRIPTION	SIZE	JR. HIGH SCHOOL	SR. HIGH SCHOOL	STAFF	COMMENTS
CLASSROOM	25' x 34'	15	35		
LABS	35' x 34'	2	4		
SAL CLASSROOMS	17' x 22'	2	4		
RR BOYS	5 STALLS	2	3		
RR GIRLS	5 STALLS	2	3		
STUDY HALL	1830 SF		1		
CAFE	260 SF				SHARED USE
TEACHING KITCHEN	1820 SF		1		
OFFICE - LARGE	12' x 14'			1	
OFFICE - STD.	10' x 12'			13	
EXEC. OFFICE	14' x 11'			4	
STAFF RR	2 STALLS			3 (1 SET EA. FLR)	
CONFERENCE RM'S.	24' x 14'			3	
INFORMATION TECH.	15' x 20'			1	
STAFF LOUNGE	VARIES			2	SHARED USE
BOOK STORAGE	21' x 14'			1	SHARED USE
STORAGE	VARIES			2 / FLOOR	

39,645 sf  
SECOND FLOOR PROPOSED



**FLOOR PLAN**

SCALE: 1/8" = 1'-0" TYPICAL