



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-561

Agenda Date: 2/19/2025

Agenda #: 14.

DATE: February 19, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: RESOLUTION APPROVING FINAL MAP NO. T-16-02 FOR THE PROPOSED RANCHO VISTA PROJECT

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving Final Map No. T-16-02 for the proposed Rancho Vista Subdivision project and authorize the City Clerk to record the Final Map with the San Diego County Recorder.

BACKGROUND AND ANALYSIS

The proposed Rancho Vista project includes development of a 29-unit single-family subdivision located on an approximate 16.87-acre site situated on the south side of the San Luis Rey Mission Expressway (SR-76) just north of San Ramon Drive. The property owner is Rancho Vista Homes 2018, LLC, a California Limited Liability Company. See Exhibit "A" vicinity map.

On September 13, 2004, the Planning Commission adopted Resolution No. 2004-P41 approving Tentative Map (T-16-02), Zone Amendment (ZA-9-02), Development Plan (D-31-02), Historic Permit (H-2-02), and Conditional Use Permit (C-42-02). See Exhibit "B."

On October 20, 2008, the Planning Commission adopted Resolution No. 2008-P68 approving a tentative map revision and development plan revision. See Exhibit "C." The map received several automatic statutory extensions and was timely filed in 2018. Further processing of the map with the City was suspended pending the developer's resolution of permitting issues with U.S. Fish & Wildlife and Caltrans.

All financial arrangements have been satisfactorily completed. All pertinent documents have been properly executed by the owner. All grading, public improvement, and drainage designs comply with the City ordinances.

The proposed Final Map is consistent with applicable General Plan policies and the site is physically suitable for the type of development previously approved by the City. Conditions and restrictions have been imposed to ensure the project's compatibility with neighboring developments.

On December 18, 2024, Development Services staff requested to remove the Final Map approval item from the Council Agenda due to identification of a unique Planning Commission condition of approval (Planning Commission Resolution No. 2008-P68; COA 11.h) requiring the Rancho Vista project to be annexed into the adjacent Rancho Hermosa HOA prior to, or concurrent with, approval of the Final Map. Development Services staff, in consultation with the City Attorney's Office, determined that this annexation condition of approval is no longer applicable and may be removed through the substantial conformity process. The Planning Division approved the substantial conformity application (SC25-00001) on January 16, 2025. No further action is required prior to the City Council's consideration of the proposed Final Map.

FISCAL IMPACT

No fiscal impact.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney's office and approved as to form.

Prepared by: Edwin Medina, Associate Engineer
Reviewed by: Darlene Nicandro, Development Services Director
Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A - Vicinity Map
3. Exhibit B - Resolution No. 2004-P41
4. Exhibit C - Resolution No. 2008-P68
5. Exhibit D - Final Map Resolution