



**CITY ENGINEER PUBLIC HEARING
AGENDA
MONDAY, JANUARY 12, 2026, 3:30 P.M.
Guajome Room – City Hall South 1st Floor
300 N. Coast Highway
Oceanside, California 92054**

NO NEW ITEMS WILL BEGIN AFTER 4:00 P.M. ANY REMAINING ITEMS WILL BE HEARD AT THE NEXT REGULAR HEARING OR AT AN ADJOURNED HEARING

THE PUBLIC HEARING PROCESS:

The Public Hearing Process is designed to be in compliance with the letter of the law as well as the spirit of public participation inherent in every agency decision. The City Engineer welcomes public participation at every meeting, and strives to provide a venue that encourages maximum public participation balanced with the need for orderly conduct of business and efficient use of time. In that regard, the City has enacted certain procedures for public hearings. Those procedures are found in Chapter 2 of the Oceanside Municipal Code and relevant portions are outlined for the public convenience below.

THE CITY ENGINEER PUBLIC HEARING WILL BE CONDUCTED FOLLOWING ALL RELEVANT PROCEDURES, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

The Secretary will call the item – the City Engineer will make any disclosures of contact – and the City Engineer will hear the item in the following order:

- 1) Presentation by staff and/or advisory commission report
 - a) Presentation shall include the written staff report distributed prior to the hearing, and an oral presentation that may not include verbatim the staff report, and typically consists of a power point presentation of the highlights and issues as defined by staff
- 2) Questions of staff by the City Engineer (if any)
- 3) Presentation by the applicant, if any
 - a) Applicant presentation shall be **20 minutes**, including any rebuttal argument. Applicant has the option to utilize the entire 20 minutes in a presentation, to split the time equally, or in any other way, or to make no presentation and reserve all 20 minutes for rebuttal. Applicant shall make the election at the beginning of the presentation and notify the City Engineer of its choice on the record. (OMC 2.1.38(c) and (d)).
- 4) Comments from the public, **limited to 3 minutes each**. A written request to speak by members of the public is requested. All requests to speak must be presented in person by the person requesting to speak. There shall be no sharing or donation of time to speak between individual speakers. Each speaker must utilize his or her own time or waive any excess time remaining. (OMC 2.1.26(a) (b); OMC 2.1.38(d)).
- 5) After the Applicant has given rebuttal, if any, no further public testimony shall be permitted, except direct responses to questions by the City Engineer. (OMC 2.1.38(c)).
- 6) The City Engineer may, dependent upon the necessity for ensuring adequate presentation of testimony and evidence to provide a fair hearing, set longer or shorter time limits than otherwise allowed by this chapter. (OMC 2.1.38(e))

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

**CITY ENGINEER
BRIAN THOMAS**

**SECRETARY
ELLIS RAUSCH**

PUBLIC HEARINGS

Format shall consist of an opening presentation by City staff, Testimony beginning with the project applicant/property owner (limited to a total of 20 minutes), Testimony from the general public (limited to 3 minutes each) and final response from the project applicant (limited to 10 minutes).

1. TENTATIVE PARCEL MAP (P25-00001) represents a request to split the existing 7.59-acre lot into two lots (1.93 acres and 5.66 acres) for tax purposes. The lot currently has two APNs, 157-150-66 and 157-150-67. This request would split the lot along the existing APN boundaries. No development is proposed at this time. The property has a General Plan land use designation of Estate B Residential (EB-R) and a zoning designation of Residential Estate B (RE-B) with an equestrian overlay.– **PROJECT NAME - JEFFRIES RANCH LOT SPLIT PROJECT – APPLICANT: ADMJAD A NAHI**
 - a) City Engineer opens public hearing
 - b) City Engineer requests disclosure of correspondence
 - c) Testimony, beginning with Dane Thompson, Senior Planner
 - d) Recommendation –

ADJOURNMENT

Agendas of all regular City Engineer Public Hearings are posted at least 72 hours prior to those meetings at the Oceanside Civic Center, 300 N. Coast Highway.

If you have special needs, because of a disability which makes it difficult for you to participate in the City Engineer Public Hearing meetings, please contact the Engineering Division Office at 300 N. Coast Highway, Oceanside, CA, Telephone: (760) 435-5074, by at least noon the Thursday prior to the scheduled meeting so that staff can make arrangements to accommodate your disability.

APPEALS OF CITY ENGINEER'S DECISION

Any item receiving final action by the City Engineer may be appealed to the Planning Commission in accordance with the Oceanside Subdivision Ordinance. Letters of appeal and the required fee must be filed with and received by the City Planner, 300 N. Coast Highway, Oceanside, California within 10 days after the City Engineer's decision.



RECORD OF CITY ENGINEER'S APPROVAL
 City of Oceanside, California

PARCEL MAP (P25-00001)

JEFFRIES RANCH LOT SPLIT

1. **APPLICANT:** Amjad A Nahi
2. **APPLICANT ADDRESS:** 16371 Redlands Ln, Huntington Beach, CA 92647
3. **REP. PHONE NUMBER:** (909) 203-0406, Majid Al Bassam
4. **PROJECT MANAGER:** Dane Thompson, Senior Planner
5. **APPLICATION NO.:** P25-00001
6. **LOCATION/ADDRESS:** APNs 157-150-66, 157-150-67

PROJECT DESCRIPTION: The subject application is a request for a Tentative Parcel Map (P25-00001) to allow the subdivision of a 7.59-acre lot into two lots pursuant to Article VI of the Subdivision Ordinance. The project has a General Plan land use designation of Estate B Residential (EB-R), a zoning designation of Residential Estate B (RE-B) with an Equestrian (EQ) overlay, and is located in the Guajome Neighborhood Planning Area. The site is currently vacant. Surrounding land uses include single-family properties to the west, east, and south, with Caltrans State Route 78 (SR 78) right of way to the north.

The proposed subdivision is for tax purposes only and would follow the existing APN boundaries. No development, grading, or improvements are proposed for the site at this time. Should development be pursued at a later date, site improvements would be required pursuant to the Subdivision Map Act, Subdivision Ordinance, Zoning Ordinance, and Engineering Design Manual.

The project site is located in the RE-B district and is subject to the development standards specified in Article 10 of the Zoning Ordinance. Table 1 summarizes the required and proposed development standards for the proposed subdivision.

Table 1: Subdivision Requirements Per Article 10

	Required	Proposed
Minimum Lot Size	1 acre	Parcel 1: 1.93 acres Parcel 2: 5.66 acres
Minimum Lot Width	70 feet	Parcel 1: 139.93 feet Parcel 2: 97.05 feet

FINDINGS

For Parcel Map (P25-00001):

1. The proposed Tentative Parcel Map is consistent with the General Plan of the City as the parcels would not result in a future density over the one dwelling unit per acre density allowed by the EB-R designation. The project is consistent with Policy 2.02 of the Land Use Element as both parcels would have sizable developable areas for quality residences and the configuration would provide for a functional and attractive neighborhood as the site is located at the terminus of Jeffries Ranch Road.
2. The site is physically suitable for future single-family residential development in the future, should that be pursued, as the proposed lots would be compliant with the minimum lot size standards of the RE-B District.
3. The design of the subdivision of the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as the project proposes no development or site disturbance at this time.
4. The design of the subdivision or the type of improvements meets City standards and would not conflict with easements, acquired by the public at large, for access through or the use of the property within the proposed subdivision as the proposed subdivision and all improvements would 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.

ENVIRONMENTAL DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the project is categorically exempt per 14 CCR § 15315 (Minor Divisions of Land) as the project proposes a division of property in an urbanized area in conformance to the General Plan.

ADMINISTRATIVE DETERMINATION: Section 603(D) of the Subdivision Ordinance grants the City Engineer express authority to approve Parcel Maps when no other approvals are requested. Furthermore, staff has reviewed the project for consistency with applicable provisions of the General Plan, Zoning Ordinance, and CEQA. Based on this review, the City Engineer finds that the proposed project is consistent with the General Plan and Zoning Ordinance. The record of City Engineer's approval is dated January 12, 2026 and is subject to the following conditions:

Planning:

1. This Tentative Parcel Map shall expire on January 12, 2029 unless implemented as required by the Subdivision Ordinance.

2. This Tentative Parcel Map approves only the subdivision of a 7.59-acre lot into two lots, 1.93 and 5.66 acres, for tax purposes only. No deviation from these approved plans and exhibits shall occur without Planning Division approval.
3. Future land use or development on Parcels 1 or 2 shall require an Administrative Development Plan and be subject the Zoning Ordinance, including but no limited to, Articles 10, 30, 31, 41, and 43.
4. 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 Letter, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.
5. Failure to meet any condition of approval for this project shall constitute a violation of the Tentative Parcel Map.
6. 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 attach, set aside, void, or annul an approval of the City, concerning Tentative Parcel Map P25-00001. 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.
7. Prior to the transfer of ownership and/or operation of the use, the owner and/or operator shall provide a written copy of the application, staff report, and resolution for the project to the new owner and/or operator. This notification requirement shall run with the life of the project.

Engineering

8. Owner/developer shall provide an updated Title Report dated within 6 months of the Parcel Map application submittal.
9. The approval of the Tentative Parcel Map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.
10. Owner/developer shall submit to the City for processing a covenant attesting to

the project's development conditions. The approved covenant shall be recorded at the County prior to the recordation of the Parcel Map.

11. Prior to approval of the Parcel Map, provide the City of Oceanside with 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 map; (b) they object or do not object to the filing of the 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 map when required by the governing body.
12. Legal access to Jeffries Ranch Road shall be provided to Parcel 2 on the Parcel Map.
13. The approval of the Tentative Parcel Map is for financing/conveyance purposes only; no development rights are granted.
14. In the event that information on the Tentative Parcel Map does not match the conditions of approval, the resolution of approval shall govern.

APPROVED AND ADOPTED this 12th day of January, 2026:



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 approval. 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 administrative approval shall end on January 22, 2026 at 4:00 p.m. The filing of an appeal stays the City Engineer's approval until Planning Commission determination on the appeal.

Attachments:

1. Tentative Parcel Map
2. Description and Justification
3. Other Attachments (Application, Notice of Exemption, Legal Description)

cc: Project file (P25-00001)

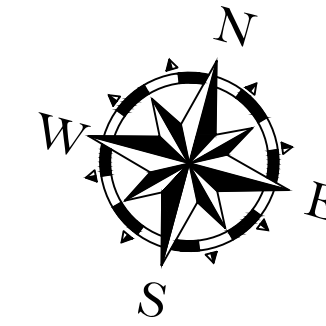
NOTE

THE CUL-DE-SAC OF JEFFRIES RANCH ROAD WAS RELINQUISHED TO THE CITY OF OCEANSIDE PER RESOLUTION REQUEST NUMBER R34587-A RECORDED OCTOBER 21, 2014 AS DOCUMENT NUMBER 2014-0455515 OFFICIAL RECORDS. AS SHOWN ON STATE HIGHWAY MAP NUMBER 343

IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

JEFFRIES RANCH LOT SPLIT P25-00001

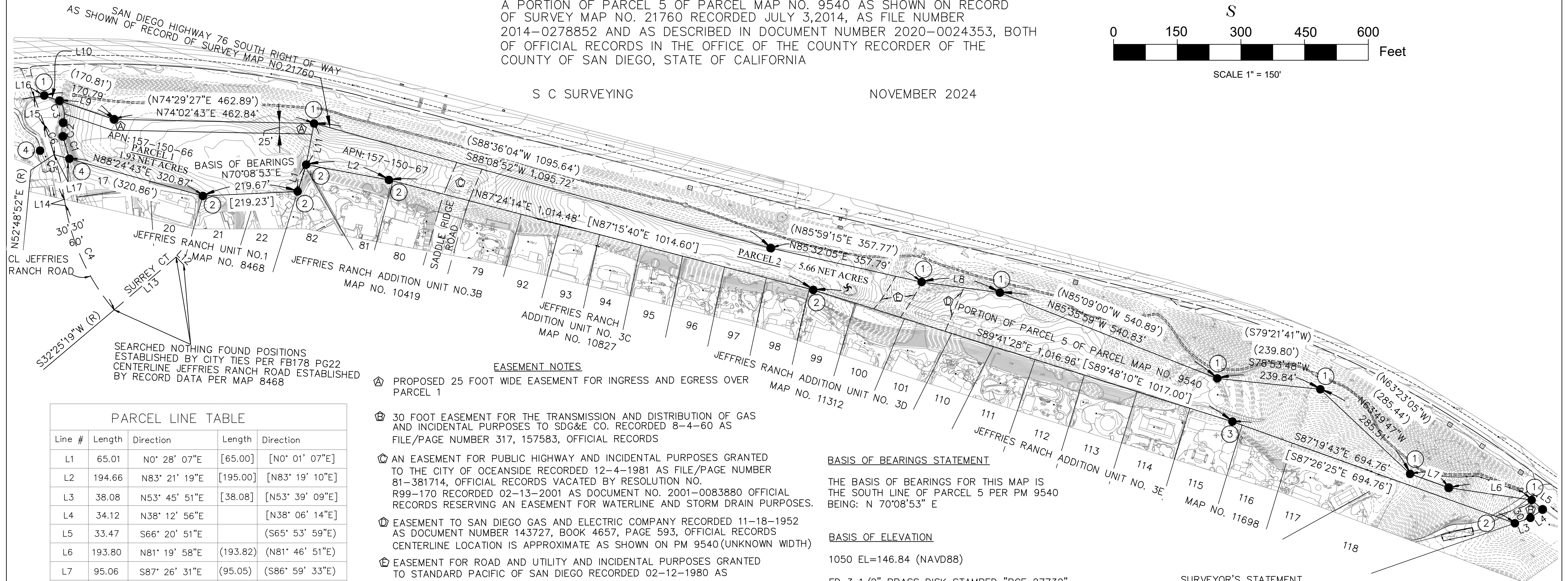
A PORTION OF PARCEL 5 OF PARCEL MAP NO. 9540 AS SHOWN ON RECORD OF SURVEY MAP NO. 21760 RECORDED JULY 3, 2014, AS FILE NUMBER 2014-0278852 AND AS DESCRIBED IN DOCUMENT NUMBER 2020-0024353, BOTH OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA



SCALE 1" = 150'

S C SURVEYING

NOVEMBER 2024



SEARCHED NOTHING FOUND POSITIONS ESTABLISHED BY CITY TIES PER FB178 PG22 CENTERLINE JEFFRIES RANCH ROAD ESTABLISHED BY RECORD DATA PER MAP 8468

EASEMENT NOTES

- Ⓜ PROPOSED 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER PARCEL 1
- Ⓜ 30 FOOT EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF GAS AND INCIDENTAL PURPOSES TO SDG&E CO. RECORDED 8-4-60 AS FILE/PAGE NUMBER 317, 157583, OFFICIAL RECORDS
- Ⓜ AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF OCEANSIDE RECORDED 12-4-1981 AS FILE/PAGE NUMBER 81-381714, OFFICIAL RECORDS VACATED BY RESOLUTION NO. R99-170 RECORDED 02-13-2001 AS DOCUMENT NO. 2001-0083880 OFFICIAL RECORDS RESERVING AN EASEMENT FOR WATERLINE AND STORM DRAIN PURPOSES.
- Ⓜ EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED 11-18-1952 AS DOCUMENT NUMBER 143727, BOOK 4657, PAGE 593, OFFICIAL RECORDS CENTERLINE LOCATION IS APPROXIMATE AS SHOWN ON PM 9540 (UNKNOWN WIDTH)
- Ⓜ EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES GRANTED TO STANDARD PACIFIC OF SAN DIEGO RECORDED 02-12-1980 AS FILE/PAGE NUMBER 80-049649 OFFICIAL RECORDS
- AN EASEMENT FOR PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ACCESS AND UTILITIES RECORDED 12-2-1941 IN BOOK 1288 PAGE 20 OFFICIAL RECORDS, BLANKET EASEMENT (NOT PLOTTABLE)
- AN EASEMENT FOR DAM OR DAMS ACROSS THE SAN LUIS REY RIVER AND INCIDENTAL PURPOSES IN FAVOR OF WILLIAM G. HENSHAW RECORDED 10-11-1922 AS BOOK 889 PAGE 389 OF DEEDS, BLANKET EASEMENT (NOT PLOTTABLE)
- AN EASEMENT FOR DAM OR DAMS ACROSS THE SAN LUIS REY RIVER AND INCIDENTAL PURPOSES IN FAVOR OF WILLIAM G. HENSHAW RECORDED 10-19-1922 AS BOOK 913 PAGE 63 OF DEEDS, BLANKET EASEMENT (NOT PLOTTABLE)

NO ABUTTER'S RIGHTS, INCLUDING RIGHTS OF ACCESS, ALONG THE NORTHERLY BOUNDARY OF THE PROPERTY PER DOCUMENT NUMBER 2020-0024353, OFFICIAL RECORDS

ABBREVIATIONS AND LINETYPES

- FD= FOUND
- IP= IRON PIPE
- LS= LAND SURVEYOR
- RCE= REGISTERED CIVIL ENGINEER
- CALDOT= CALIFORNIA DEPARTMENT OF TRANSPORTATION
- R.O.S.= RECORD OF SURVEY
- (R)= RADIAL BEARING
- APN=ASSESSORS PARCEL NUMBER
- BOUNDARY OF NEW PARCELS
- SURROUNDING EXISTING PARCEL LINES
- - - EASEMENT LINES
- - - CENTERLINE

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF PARCEL 5 PER PM 9540 BEING: N 70°08'53" E

BASIS OF ELEVATION

1050 EL=146.84 (NAVD88)

FD 3 1/2" BRASS DISK STAMPED "RCE 27732" DN. 0.4' IN WELL INTERSECTION OF MELROSE DRIVE & SADDLEBRED STREET PER CITY OF OCEANSIDE CONTROL SURVEY AS SHOWN ON RECORD OF SURVEY MAP NO. 21787.

TOPO SOURCE: INLAND AERIAL MAPPING NOVEMBER 2020

MONUMENT DESCRIPTIONS

- ① FD 1" IP W/ TAG STAMPED "CALDOT" FLUSH PER R.O.S. MAP NO. 21760
- ② FD 2" IP W/ TAG STAMPED "LS 4539" FLUSH PER PARCEL MAP NO. 9540
- ③ FD 2" IP W/ TAG STAMPED "LS 4539" FLUSH PER PARCEL MAP NO. 9540 WHEN CLEANING OFF THE TAG THE CONCRETE AND TAG CAME OUT SET TAG STAMPED "LS 9549" IN REMAINING CONCRETE
- ④ FD 2" IP W/ TAG STAMPED "RCE 6486" FLUSH PER PARCEL MAP NO.9540

SURVEYOR'S NOTES

- (XX.XX') = INDICATES RECORD DATA PER R.O.S. MAP NO.21760
- [XX.XX'] = INDICATES RECORD DATA PER PM 9540
- {XX.XX'} = INDICATES RECORD DATA PER MAP NO. 8468
- = INDICATES FOUND MONUMENT AS NOTED
- = INDICATES SET 1" IP W/ TAG STAMPED "LS 9459" FLUSH

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF AMJAD A. NAHI IN NOVEMBER, 2024.

10-27-2025
STEVEN R. CHAFFIN
P.L.S. 9459



RECORD OWNERS

AMJAD A. NAHI AND AZHAR A. NAHI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
APN'S 157-150-66 AND 157-150-67

PRELIMINARY
AMJAD A. NAHI, OWNER _____ DATE _____

PRELIMINARY
AZHAR A. NAHI, OWNER _____ DATE _____

PARCEL LINE TABLE

Line #	Length	Direction	Length	Direction
L1	65.01	N0° 28' 07"E	[65.00]	[N0° 01' 07"E]
L2	194.66	N83° 21' 19"E	[195.00]	[N83° 19' 10"E]
L3	38.08	N53° 45' 51"E	[38.08]	[N53° 39' 09"E]
L4	34.12	N38° 12' 56"E		[N38° 06' 14"E]
L5	33.47	S66° 20' 51"E		(S65° 53' 59"E)
L6	193.80	N81° 19' 58"E	(193.82)	(N81° 46' 51"E)
L7	95.06	S87° 26' 31"E	(95.05)	(S86° 59' 33"E)
L8	182.79	S80° 35' 09"W	(182.82)	(S80° 59' 18"W)
L9	133.40	S88° 19' 11"E	(133.41)	(S87° 52' 39"E)
L10	37.39	S88° 19' 11"E	(37.39)	(S87° 52' 39"E)
L11	97.05	N6° 18' 15"W		
L12	25.00	N61° 46' 23"W	{25.00}	{N57° 35' 07"W}
L13	188.46	S32° 25' 19"W	{188.46}	{S32° 24' 53"W}
L14	15.00	N27° 02' 15"W	{15.00}	{N26° 41' 02"W}
L15	69.28	N37° 11' 08"W		{N36° 49' 55"W}
L16	23.12	N63° 37' 24"E		(N63° 59' 08"E)
L17	36.43	N88° 24' 43"E		

CURVE TABLE

Curve #	Length	Radius	Delta	Length	Radius	Delta
C1	54.00	1030.06	3°01'05"	(53.90)	(1029.95)	(2°59'55")
C2	32.11	49.21	37°23'07"	(32.11)	(49.21)	(37°23'08")
C3	53.82	52.49	58°44'33"	(53.81)	(52.49)	(58°44'34")
C4	269.67	500.00	30°54'05"	{269.67}	{500.00}	{30°54'05"}
C5	177.12	1000.00	10°08'52"	{177.12}	{1000.00}	{10°08'53"}
C6	71.20	1000.00	4°04'47"			

Jeffries Ranch Lot Split Updated Project Description

Development Services Department

Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

Date: 06/09/2025

Majid Al Bassam, Representative

1402 Calle De Oro
San Dimas, CA 91773

RE: JEFFRIES RANCH LOT SPLIT, P25-00001.

Address: None.

APN's: 157-150-66 & 157-150-67.

The project involves subdividing an existing vacant lot, which currently consists of two Assessor's Parcel Numbers (APNs) assigned by the county for taxation purposes only. The goal of the project is to convert them into two legal parcels. No development or construction is planned for the site.

The property was formerly owned by the State of California and was acquired by the current owner from Caltrans on January 16, 2020.

The total lot area is approximately 7.59 acres. The parcel has an irregular rectangular shape and fronts Highway 76, beginning at Jeffries Ranch Road, as illustrated in the Jeffries Ranch Lot Split Map (Digital File #8). The property is located adjacent to 5740 Jeffries Ranch Road, and both future parcels will have access via a cul-de-sac at the end of Jeffries Ranch Road, where a proposed easement will be established.

The lot consists of natural ground, natural slopes, and vegetation. See slope analysis map (Digital File #5).

All utilities—water, electricity, cable, and gas—are available along Jeffries Ranch Road and will serve both parcels.

Landlord Representative



Majid Al Bassam



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED	BY

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Amjad A Nahi	2. STATUS Owner
3. ADDRESS 16371 Redlands Lane, Huntington Beach, CA 92647	4. PHONE/FAX/E-mail 925-348-7947
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Majid Al Bassam	
6. ADDRESS 1402 Calle De Oro, San Dimas, CA 91773	7. PHONE/FAX/E-mail 909-203-0406

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

PART II - PROPERTY DESCRIPTION

8. LOCATION 5740 Jeffries Ranch Rd, Oceanside, CA 92057		
9. SIZE 7.6 Acres		
10. GENERAL PLAN	11. ZONING Residential	12. LAND USE Vacant Land
13. ASSESSOR'S PARCEL NUMBER 157-150-66 , 1.86 Acres 157-150-67 , 5.74 Acres		
14. LATITUDE	15. LONGITUDE	

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
 The two APNs are associated with a single lot, assigned by the county for property tax purposes. The owner seeks to legally divide the lot into two separate parcels while retaining the same APNs and boundaries as currently recorded with the county.

17. PROPOSED GENERAL PLAN Subdivide into 2 parcels	18. PROPOSED ZONING Residential	19. PROPOSED LAND USE Vacant Land	20. NO. UNITS N/A	21. DENSITY N/A
22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR	

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	<input type="checkbox"/>	30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/>	31. PLOT PLANS
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): Majid Al Bassam	36. DATE 12-3-2024	37. OWNER (Print): Amjad A Nahi	38. DATE 12-3-2024
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.



NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

- 1. **APPLICANT:** Amjad A Nahi
- 2. **ADDRESS:** 16371 Redlands Ln, Huntington Beach, CA 92647
- 3. **PHONE NUMBER:** (909) 203-0406, Majid Al Bassam
- 4. **LEAD AGENCY:** City of Oceanside
- 5. **PROJECT MGR.:** Dane Thompson, Senior Planner
- 6. **PROJECT TITLE:** Jeffries Ranch Lot Split
- 7. **DESCRIPTION:** PARCEL MAP (P25-00001) to subdivide a 7.59-acre parcel (APNs 157-150-66, 157-150-67) into two lots, 1.93 and 5.66 acres, for subdivision purposes only. The project site is located at the northern terminus of Jeffries Ranch Road within the Guajome Neighborhood Planning Area and has a General Plan land use designation of Estate B Residential (EB-R) and a zoning designation of Residential Estate B (RE-B).

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 15, "Minor Divisions of Land" Section 15315 as the site is located in an urban area with all necessary utilities and services, is zoned for residential use, was not involved in the division of a larger parcel within the previous two years, does not have an average slope of greater than 20 percent, and the subdivision proposes no more than four parcels; or,
- The activity is covered by the common sense 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).

Dane Thompson
Dane Thompson, Senior Planner

Digitally signed by Dane Thompson
DN: cn=Dane Thompson, ou=Building,
email=DThompson@oceansideca.org
Reason: I agree to the specified
portions of this document
Date: 2025.12.22 11:02:11 -0800

Date: December 22, 2025

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

EXHIBIT A
Legal Description

For APN/Parcel ID(s): 157-150-66-00 and 157-150-67-00

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

DD 33125-01-01

THAT PORTION OF PARCEL 5 OF PARCEL MAP 9540, FILED DECEMBER 27, 1979, AS FILE NO. 79-541335, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS CONVEYED IN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED MARCH 25, 2010, AS DOCUMENT NO. 2010-0147249 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF 11-SD-76, SAID POINT BEING THE WESTERLY TERMINUS OF THAT COURSE SHOWN AS "S.87°52'39"E., 52.063 M" ON SHEET 5 OF RECORD OF SURVEY MAP NO. 21760, FILED JULY 3, 2014, AS FILE NO. 2014-0278852, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING ELEVEN COURSES:

(1) S.87°52'39"E., 170.81 FEET TO AN ANGLE POINT THEREIN;
THENCE (2) N.74°29'27"E., 462.90 FEET TO AN ANGLE POINT THEREIN;
THENCE (3) N.88°36'04"E., 1095.64 FEET TO AN ANGLE POINT THEREIN;
THENCE (4) N.85°59'15"E., 357.77 FEET TO AN ANGLE POINT THEREIN;
THENCE (5) N.8Q°59'18"E., 182.82 FEET TO AN ANGLE POINT THEREIN;
THENCE (6) S.85°09'00"E., 540.89 FEET TO AN ANGLE POINT THEREIN;
THENCE (7) N.79°21'41"E., 239.80 FEET TO AN ANGLE POINT THEREIN;
THENCE (8) S.63°23'05"E., 285.45 FEET TO AN ANGLE POINT THEREIN;
THENCE (9) S.86°59'33"E., 95.06 FEET TO AN ANGLE POINT THEREIN;
THENCE (10) N.81°46'51"E., 193.83 FEET TO AN ANGLE POINT THEREIN;
THENCE (11) S.65°53'59"E., 466.43 FEET TO THE EASTERLY TERMINUS OF THAT COURSE SHOWN AS S.65°53'59"E., 166.085 M" ON SHEETS 6 AND 7 OF SAID RECORD OF SURVEY MAP NO. 21760, SAID POINT BEING THE POINT OF TERMINUS.

THERE SHALL BE NO ABUTTER'S RIGHTS, INCLUDING RIGHTS OF ACCESS, OVER AND ACROSS COURSES 1 THROUGH 10 DESCRIBED ABOVE.

BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, HPGN EPOCH 1991.35. DIVIDE ALL DISTANCES BY 0.999953 TO OBTAIN GROUND LEVEL DISTANCES.

SUBJECT TO SPECIAL ASSESSMENTS IF ANY, RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD.