



STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: December 2, 2008

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-15-07) AND HISTORIC PERMIT (H-5-07) TO PERMIT EXPANSIONS AND IMPROVEMENTS TO THE EXISTING PARKING LOT WITHIN THE MISSION SAN LUIS REY DE FRANCIA PROPERTY LOCATED NORTH OF MISSION AVENUE BETWEEN DOUGLAS DRIVE AND ACADEMY ROAD – APPLICANT: MISSION SAN LUIS REY**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H06 recommending approval of a Development Plan (D-15-07) and Historic Permit (H-5-07) to the Planning Commission for final action.

PROJECT DESCRIPTION AND BACKGROUND

Background:

On August 12, 2008, the Planning Commission approved a request to revise the previous Mission San Luis Rey Planned Development Plan (PD19-Plan Rev08), and to amend the previously approved Historic Permit (H-7-01) in order to shift plan area uses to more sustainable locations on site, correct plan area sizes, elimination of emergency access points located at Via Los Padres Road, and the Parish Property to the east, correction of language associated with infrastructure improvement location modifications, and expansions to the parking lot and the cemetery.

Site Review:

This Mission San Luis Rey Parking lot is located within the Mission San Luis Rey de Francia Planned Development area at 4050 Mission Avenue. The parking lot is located directly to the west of the retreat center and Administrative/Museum buildings, and north of the Peyri Hall structure. The existing parking lot is part of Plan Area 6 (Existing Facilities) of the Mission San Luis Rey de Francia Planned Development Land use area. This parking lot is located within a predominately built environment consisting of a variety of different land uses. Land uses established around the perimeter of the site consist of residential uses to the north, commercial uses and a mobile home park to the west, a commercial retail center and open space lot (detention basin) south of Mission Avenue, and religious facilities with Montessori school to the east. Other land uses established in close proximity and leading into the historic Mission San Luis Rey Plan

Area include: The San Luis Pioneer Cemetery on a knoll just south of the open space lot/detention basin, and the Ivey Ranch Park located directly east of the detention basin and developed with a day-care center, community garden, and a training center for Canine Companions.

Project Description:

The project application is comprised of two components: a Development Plan and Historic Permit as described below:

Development Plan (D-15-07) represents a request for the following:

The applicant is requesting to expand the existing 41,374 square foot Mission San Luis Rey west parking lot, which currently contains 65 parking spaces and perimeter landscaped areas. Approximately two thirds of the existing parking lot is asphalt or landscaped, and one third of the lot remains unimproved with a dirt surface. The existing parking lot is to be expanded by 5,670 square feet, and would incorporate new light fixtures, additional 13 parking spaces, for a total of 78 parking spaces and would be resurfaced and restriped. A 28 foot drive is designed to provide ingress/egress to the parking lot with 24 foot wide parking circulation aisles throughout the entire parking site. Additional landscaped areas would be incorporated with this plan, and 3,753 square feet of existing pavement would be removed to allow for these new landscaping areas. The project's net increase in paving would be 1,917 square feet and the overall proposed paved areas would be 26,068 square feet or 65% of the overall site area.

Historic Permit (H-5-07) represents a request for the following:

A Historic Permit is required in order to permit the Parking lot expansion established for the Mission San Luis Rey de Francia and located within the boundaries of the Historic Overlay District pursuant to Section 1707 of the Oceanside Zoning Ordinance.

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

1. General Plan
2. Mission San Luis Rey Historic Area Development Program and Design Guidelines
3. Zoning Ordinance
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The project site is designated as Public & Institutional and Open Space (PI & OS) on the Land Use Map. The proposed cemetery expansion is consistent with the goals and objectives of the City's General Plan, as follows:

A. Land Use Element I. Community Enhancement Goal: The consistent, significant, long term preservation, and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable and well-balanced community.

1.33 Historic Areas and Sites Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," to preserve and further enhance designated historic or cultural resources.

The proposed Parking lot expansion has been analyzed and reviewed by Staff for consistency with the Mission San Luis Rey de Francia Planned Development Program and Design Guideline, and the Oceanside Zoning Ordinance Development guidelines. Staff has revealed that the applicant's request meets all established guidelines and regulations placed on this property. This proposed expansion to the Parking lot within Plan Area 6 of the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines would be consistent with all goals and objectives of the program, and would enable the Mission San Luis Rey to meet the existing and future parking demands. The proposed landscaping and additional paving would enhance as well as improve the property. Staff has determined that the proposed 13 additional parking stalls, the four proposed light poles, the 5,670 square feet of additional paving, and the 3,753 square feet of additional landscaping would meet all requirements as specified for this Plan Area and would allow the Mission to provide additional parking spaces within a physically pleasing parking lot area than the existing parking layout today.

2. Zoning Compliance

This project is located in the Planned Development –Historic Overlay (PD-H) zone district and is regulated by a Planed Development Plan (PD19-Plan) that guides and regulates development of land uses on site, identifies infrastructure needs, and establishes design guidelines to ensure that any development will compliment the significant historical uses and resources on the property. Since no structures are proposed with this entitlement the proposed parking lot expansion is not subject to any development regulations, but if proposed structures are incorporated at a later time, all new developments would be subject to all provisions and regulations established in the Oceanside Zoning Ordinance. Staff has reviewed the proposed expansion plan, and has determined that the proposed regulations are consistent with the intent of the Mission San Luis Rey objectives to create a well-designed campus which accommodates desired uses and provides adequate infrastructure to protect the health, safety, and welfare of visitors, employees, and facilities.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property: (Plan Area 6)	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Religious/ Residential/Visitor Serving/Institutional
North of Subject Property (identify side of street, if applicable):	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Religious/ Residential/Visitor Serving/Institutional (Plan Area 6)
East of Subject Property:	Public & Institutional(PI)	Public & Semi Public	Religious/ Institutional (Plan Area 1)
South of Subject Property:	Public & Institutional and Open Space (PI &OS)	Planned Development-Historic Overlay PD-H	Religious/Serving/Institutional Event Area (Plan Area 13)
West of Subject Property:	Public & Institutional(PI)	Public & Semi Public	Religious/ Institutional (Plan Area 1)

The proposed expansions to San Luis Rey Parking lot has been determined to be acceptable with the San Luis Rey de Francia Planned Development Plan and the surrounding neighborhood area; as well as, with their respective General Plan and Zoning Ordinance designations. Staff has analyzed that the proposed expansions would not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Is the Cemetery expansion and all improvements compatible with the Historic Mission San Luis Rey Planned Development and the Long Range Goals of the Missions Ministry

- The primary issue of the Cemetery expansion is consistency with the established Plan Area 6 provisions of the Mission San Luis Rey de Francia Planned Development. Plan Area 6 is approximately 7 acres and is located within the center of the Mission San Luis Rey property. The Mission San Luis Rey de Francia plan recognizes the expansion and states that the Parking lot expansion does not necessarily need to be contiguous to the existing parking lot; efficiency and continuity make this design more attractive. The proposed expansion of 13 additional parking stalls, four additional parking lot pole lights, 3,753 square feet of additional landscaping, and paving 5,670 square feet of lot for this proposed parking lot expansion would not only be consistent with the goals, objectives and

intent of the Plan Area 6 of the Mission San Luis de Francia Planned Development Program, but would physical enhance the property.

Recommendation: Staff concludes that the proposed parking lot expansions and improvements will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey, and is consistent with the goals and objectives of the Mission San Luis Rey de Francia Planned Development. Therefore Staff believes that approving the project would not only enhance the property, but would provide an ample amount of parking needed for the existing and future uses within the Mission San Luis Rey property.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared for the Mission San Luis Rey de Francia original Zone Amendment (ZA-2-01) and Historic Permit (H-7-01) rezoning the property to a Planned Development with an Historic Overlay and creating a Planned Development Plan for the entire 55 acre parcel. In accordance with CEQA guidelines section 15162 the proposed project to allow the expansion of an existing parking lot has been analyzed within the previous Planned Development, and this expansion will not result in substantial changes in the original project, will not involve substantial changes to the circumstances for which the project was originally undertaken, and no new information of substantial importance not known at the time of the initial CEQA review has been identified; therefore, the City serving as the lead agency has determined that further environmental review is not required at this time.

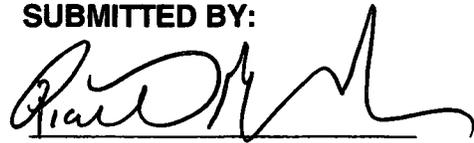
RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2008-H06 recommending approval of a Development Plan (D-2-07) and Historic Permit (H-5-07) to the Planning Commission for final action.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:


Richard Greenbauer
Senior Planner

RG/SN/no

ATTACHMENTS:

1. OHPAC Resolution No. 2008-H06
2. Site Plans
3. Photos

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2008-H06

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING APPROVAL OF A DEVELOPMENT
PLAN AND A HISTORIC PERMIT ON CERTAIN REAL PROPERTY
IN THE CITY OF OCEANSIDE

APPLICATION NO: D-15-07 & H-5-07
APPLICANT: Mission San Luis Rey
LOCATION: 4050 Mission Avenue

THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan, Conditional Use Permit, and a Historic Permit under the provisions of Historic Preservation Ordinance (82-41) and Articles 21 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to permit the reconfiguration, and expansions of the existing San Luis Rey Parking lot within the established Plan Area 6 of the Mission San Luis Rey de Francia Planned Development Plan , and Mission San Luis Development Program and Design Guidelines;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 2nd day of December, 2008, conduct a duly advertised public hearing as prescribed by law to consider said application.

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

FINDINGS:

1. The Development Plan proposal for the Parking lot expansions are consistent with the intent of the Planned Development Overlay designation, because all proposed developments and improvements to the parking lot are consistent with the goals and

1 objectives as specified in the Mission San Luis Rey de Francia Planned Development
2 Program and Design guidelines. This expansion would consist of expanding an existing
3 41,374 square foot parking lot by paving 5,670 square feet of the non paved areas,
4 providing additional 13 parking stalls, providing new light fixtures, and providing 3,753
5 square feet additional landscaping to the parking lot.

- 6 2. That the Development Plan as proposed conforms to the General Plan of the City.
- 7 3. The uses proposed and the ancillary criteria are consistent with the Zoning Ordinance,
8 the City Code, the Land Use Element, the Mission San Luis Rey Historic Area
9 Development Program and Design Guidelines that consider deviations from the base
10 zoning district offset by compensating benefits that will allow development that will
11 both preserve, and promote the heritage of the City.
- 12 4. The project design and its physical aspects pertaining to height, building area, and on-site
13 parking facilities meets or exceeds the applicable zoning criteria and development
14 standards as specified in the Mission San Luis Rey de Francia Planned Development
15 Program and Design Guidelines.
- 16 5. That the site plan and physical design of the project is consistent with the policies
17 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
18 Development Guidelines for Hillside, and Section 3039 of the Oceanside Zoning
19 Ordinance.

20 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation Advisory
21 Commission does hereby recommend approval of a Development Plan (D-15-07), and a
22 Historic Permit (H-5-07) subject to the following conditions:

- 23 1. This Development Plan, and Historic Permit approves only the following: a parking lot
24 expansion consisting of a paving approximately 3,753 square feet of non paved areas,
25 providing 13 parking stalls, constructing four new parking lot light poles, and providing
26 additional 3,753 square feet of landscaping. Any substantial modification to the
27 Development Plan in the design or layout shall require a revision to the Historic Permit
28 and/or a new Historic Permit.

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1 2. All other proposed emergency access points shall provide for limited egress/ingress of
2 special events traffic only and emergency access gates shall be upgraded with the City
3 of Oceanside Fire Department approved release gates.

4 3. This Development Plan and Historic Permit shall comply with all City Engineering
5 Rules & Regulations as appropriate with future individual development projects and as
6 follows:

- 7 • Future proposed grading plans for each site specific shall be in compliance with
8 City's grading ordinance.
- 9 • Shall comply with the Regional Quality Control Rules and Regulations for
10 compliance with the Storm Water Management Plan (SWMP) for each future
11 proposed individual development projects.
- 12 • Shall comply with the San Diego County Hydrology Manual for the entire
13 development and each future proposed individual development projects.
- 14 • Shall provide geotechnical report for each future proposed individual
15 development projects.
- 16 • Shall prepare landscape plans and comply with the City's landscape manual for
17 each proposed individual development projects.

18 4. This development shall comply with the following Water Utility conditions:

- 19 • The developer will be responsible for developing all water and sewer utilities
20 necessary to develop the property. Any relocation of water and/or sewer utilities is
21 the responsibility of the developer and shall be done by an approved licensed
22 contractor at the developer's expense.
- 23 • The property owner shall maintain private water and wastewater utilities located
24 on private property.
- 25 • All Water and Wastewater construction shall conform to the most recent edition of
26 the Water, Sewer, and Reclaimed Water Design and Construction Manual or as
approved by the Water Utilities Director.

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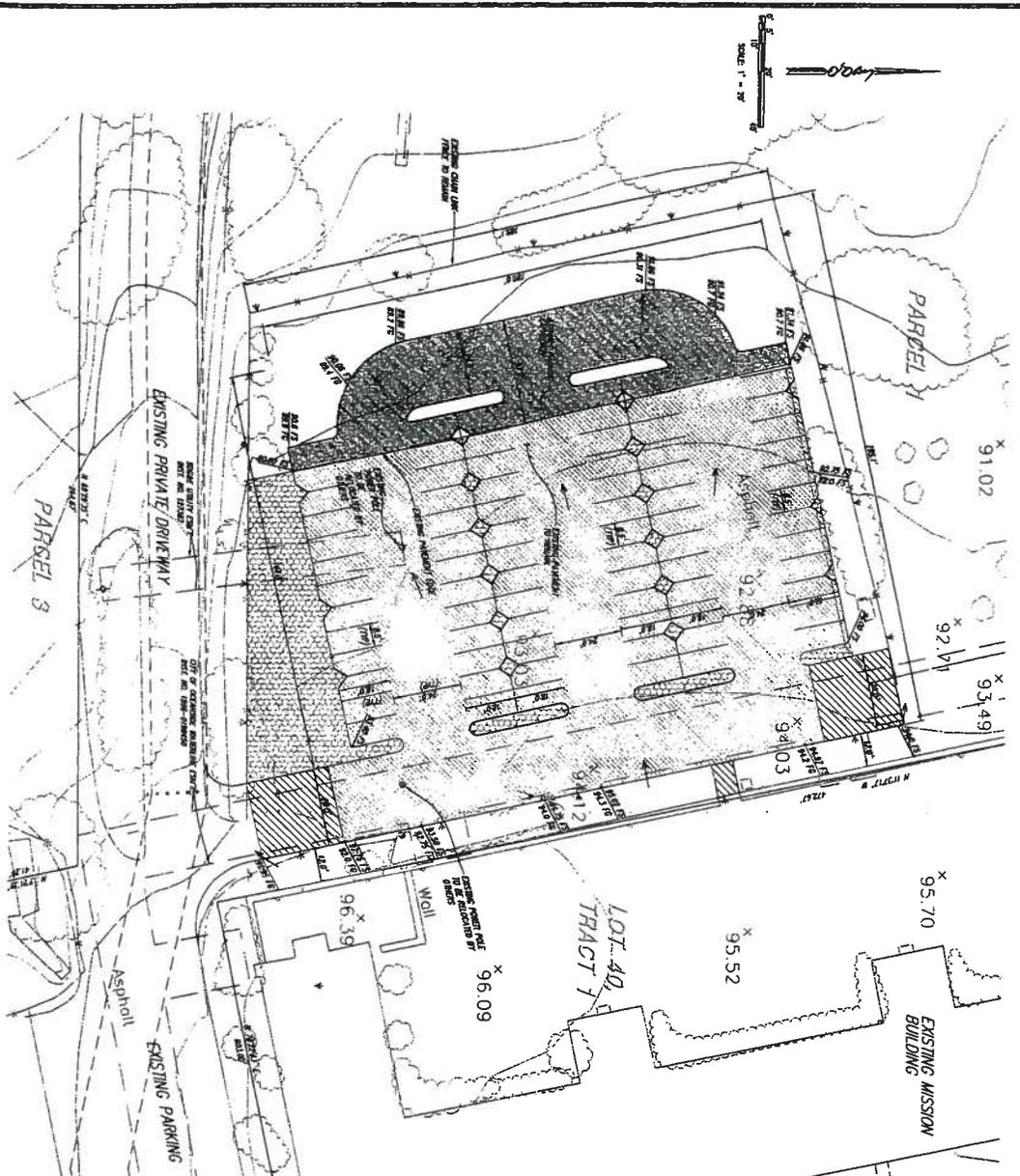
- 1 • When planned use development occurs, existing facilities shall be connected to
2 proposed sewer improvements. Existing septic tanks and septic connections
3 shall be abandoned per County of San Diego standards. A letter from the
4 County to the Water Utilities Department is requested to confirm compliance
5 with this condition.
- 6 • When planned use development occurs, existing and proposed facilities shall be
7 connected to proposed water improvements. Well water used for domestic
8 purposes shall be eliminated. A separate well irrigation system must be
9 installed for Plan Area 3 to use well water. The domestic water system and well
10 irrigation systems must be protected from contamination and kept separate.
- 11 • All public water and/or sewer facilities not located within the public right-of-way
12 shall be provided with easements sized according to the Water, Sewer, and
13 Reclaimed Water Design and Construction Manual. Easements shall be
14 constructed for all weather access.
- 15 • No trees, structures, or building overhang shall be located within any water or
16 wastewater utility easement.
- 17 • All lots with a finish pad elevation located below the elevation of the next
18 upstream manhole cover of the public sewer shall be protected from backflow of
19 sewage by installing and maintaining an approved type backwater valve, per the
20 Uniform Plumbing Code (U.P.C.).
- 21 • The developer shall construct a public reclamation water system that will serve
22 each lot and or parcels that are located in the proposed project in accordance with
23 the City of Oceanside Ordinance No. 91-15. The proposed reclamation water
24 system shall be located in the public right-of-way or in a public utility easement.
- 25 • A sewer study must be prepared by the developer at the developer's expense and
26 approved by the Water Utilities Department.
- 27 • An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water
28 Design and Construction Manual shall be installed in each building sewer lateral
29 and the location shall be called out on the approved Improvement Plans.

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Received
NOV 03 2008
Planning Division

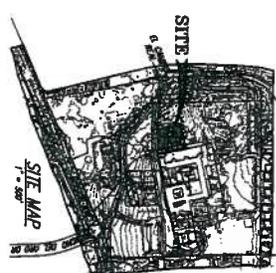
MISSION SAN LUIS REY: RETREAT CENTER PARKING LOT
DEVELOPMENT PLAN & HISTORIC PERMIT

DP-15-0
H-5-07



LEGAL DESCRIPTION:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ASSESSOR'S PARCEL NUMBER:
1 NUMBER OF 154-000-000

APPLICANT:
MISSION SAN LUIS REY
1770 LINDA ALVARO BLVD
MONTEREY, CA 93940
(408) 253-2000

PROJECT ADDRESS:
1770 LINDA ALVARO BLVD
MONTEREY, CA 93940

APPLICANT'S REPRESENTATIVE:
THE UNIVERSITY PLANNING GROUP
3000 STREET
COLUMBIA, SC 29208
(803) 762-1000

CIVIL ENGINEER/LAND SURVEYOR:
JOHN CHRISTOPHER MC
1770 LINDA ALVARO BLVD
MONTEREY, CA 93940
(408) 253-2000

LEGEND

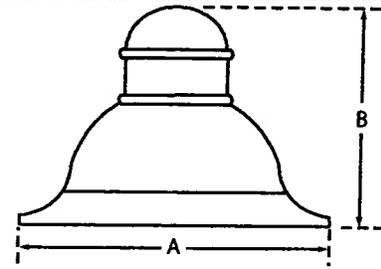
- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING PARKING
- EXISTING WALL
- EXISTING FENCE
- EXISTING UTILITY
- EXISTING TREE
- EXISTING LOT
- EXISTING TRACT
- EXISTING PARCEL
- EXISTING SECTION
- EXISTING QUARTER
- EXISTING TOWNSHIP
- EXISTING COUNTY
- EXISTING STATE
- EXISTING FEDERAL
- EXISTING NATIONAL
- EXISTING INTERNATIONAL
- EXISTING GLOBAL
- EXISTING UNIVERSE
- EXISTING COSMOS
- EXISTING MULTIVERSE
- EXISTING SUPERUNIVERSE
- EXISTING METAVerse
- EXISTING ANTI-Verse
- EXISTING PSEUDOVerse
- EXISTING PARAVerse
- EXISTING APERTUREVerse
- EXISTING SCALARVerse
- EXISTING VECTORVerse
- EXISTING TENSORVerse
- EXISTING BRANVerse
- EXISTING MEMBRANEVerse
- EXISTING SHELLVerse
- EXISTING SKINVerse
- EXISTING SURFACEVerse
- EXISTING VOLUMEVerse
- EXISTING SOLIDVerse
- EXISTING MASSVerse
- EXISTING MATTERVerse
- EXISTING ENERGYVerse
- EXISTING FORCEVerse
- EXISTING FIELDVerse
- EXISTING POTENTIALVerse
- EXISTING ACTIONVerse
- EXISTING REACTIONVerse
- EXISTING INTERACTIONVerse
- EXISTING PARTICLEVerse
- EXISTING WAVEVerse
- EXISTING PARTICLE-WAVEVerse
- EXISTING QUANTUMVerse
- EXISTING CLASSICALVerse
- EXISTING RELATIVISTICVerse
- EXISTING NON-RELATIVISTICVerse
- EXISTING GALILEANVerse
- EXISTING NEWTONIANVerse
- EXISTING EULERIANVerse
- EXISTING LAGRANGIANVerse
- EXISTING HAMILTONIANVerse
- EXISTING PASCALIANVerse
- EXISTING FERMIONIANVerse
- EXISTING BOSE-EINSTEINVerse
- EXISTING FERMION-BOSEVerse
- EXISTING QUANTUM-FIELDVerse
- EXISTING QUANTUM-MECHANICSVerse
- EXISTING QUANTUM-ELECTRODYNAMICSVerse
- EXISTING QUANTUM-CHROMODYNAMICSVerse
- EXISTING QUANTUM-FLAVORDYNAMICSVerse
- EXISTING QUANTUM-WEAKVERSE
- EXISTING QUANTUM-STRONGVERSE
- EXISTING QUANTUM-GRAVITYVerse
- EXISTING QUANTUM-COSMOLOGYVerse
- EXISTING QUANTUM-ANTHROPOLOGYVerse
- EXISTING QUANTUM-BIOLOGYVerse
- EXISTING QUANTUM-MEDICINEVerse
- EXISTING QUANTUM-PSYCHOLOGYVerse
- EXISTING QUANTUM-EDUCATIONVerse
- EXISTING QUANTUM-TECHNOLOGYVerse
- EXISTING QUANTUM-ARTVerse
- EXISTING QUANTUM-LITERATUREVerse
- EXISTING QUANTUM-MUSICVerse
- EXISTING QUANTUM-DANCEVerse
- EXISTING QUANTUM-DRAMAVerse
- EXISTING QUANTUM-FILMVerse
- EXISTING QUANTUM-VIDEOVERSE
- EXISTING QUANTUM-GAMINGVerse
- EXISTING QUANTUM-SPORTSVerse
- EXISTING QUANTUM-ENTERTAINMENTVerse
- EXISTING QUANTUM-LEISUREVerse
- EXISTING QUANTUM-RECREATIONVerse
- EXISTING QUANTUM-TOURISMVerse
- EXISTING QUANTUM-TRAVELVerse
- EXISTING QUANTUM-TRANSPORTVerse
- EXISTING QUANTUM-LOGISTICSVerse
- EXISTING QUANTUM-SUPPLYVERSE
- EXISTING QUANTUM-DEMANDVERSE
- EXISTING QUANTUM-MARKETINGVerse
- EXISTING QUANTUM-SALESVERSE
- EXISTING QUANTUM-CUSTOMERVerse
- EXISTING QUANTUM-EMPLOYEEVerse
- EXISTING QUANTUM-MANAGEMENTVerse
- EXISTING QUANTUM-LEADERSHIPVerse
- EXISTING QUANTUM-TEAMWORKVerse
- EXISTING QUANTUM-COLLABORATIONVerse
- EXISTING QUANTUM-INNOVATIONVerse
- EXISTING QUANTUM-CREATIVITYVerse
- EXISTING QUANTUM-IMAGINATIONVerse
- EXISTING QUANTUM-INSPIRATIONVerse
- EXISTING QUANTUM-MOTIVATIONVerse
- EXISTING QUANTUM-AMBITIONVerse
- EXISTING QUANTUM-ASPIRATIONVerse
- EXISTING QUANTUM-ACHIEVEMENTVerse
- EXISTING QUANTUM-SUCCESSVerse
- EXISTING QUANTUM-PROGRESSVerse
- EXISTING QUANTUM-ADVANCEMENTVerse
- EXISTING QUANT

Monterey

Dimensional Drawings



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*approx lbs based on heaviest configuration w/packaging

Fixture	A	B	Max. Watt	Lbs*
MON-1	20"	17.6"	175w	40
MON-2	30"	24"	400w	55
MON-3	33.8"	29.3"	1000w	82

ARCHITECTURAL



The **Monterey** blends decorative architectural styling with high performance optics. The unique design captures the rustic look and feel of the southwest with a bell shape reflector shade and choice of elegant mounting arms. Provides the designer and owner the freedom to create a distinctive theme or signature look.

The advanced optical system provides highly efficient, **vertical lamp, flat lens, full cutoff** illumination for neighborhood friendly, Dark Sky approved outdoor lighting.

Available in three enclosure sizes with five distribution patterns. A wide selection of light sources from 70 through 1000 watts are offered, including Pulse Start Metal Halide lamps for superior efficiency, lumen maintenance and color stability.

Applications include shopping centers, parking lots, and virtually any general outdoor area lighting. For economical street beautification projects, Monterey easily replaces ordinary cobra head fixtures using the optional MAP-01 mast arm fitter.

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
MON							
Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
<input type="checkbox"/> MON-1	<input type="checkbox"/> Type I (T1)	<input type="checkbox"/> 70 (70) <input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175)	PS, HPS PS, HPS PS, HPS MH, PS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6)	<input type="checkbox"/> Arm Mount (AM) <input type="checkbox"/> Mast Arm Fitter (MAP-01) 	<input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Gray (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC)	<input type="checkbox"/> Convex Glass Lens (VLCG) *Option Available for Mon-2 and Mon-3 FUSING *Single In-Line Fuse *Specify voltage <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) *Double In-Line Fuse *Specify voltage <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) PHOTO CELL *Specify voltage <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) PHOTO RECEPTACLE *With Shorting Cap <input type="checkbox"/> (PER)
<input type="checkbox"/> MON-2	<input type="checkbox"/> Type II (T2) <input type="checkbox"/> Type III (T3)	<input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) *Reduced Envelope Lamp on 400w	MH PS, HPS PS MH PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6)	Multi-Tap ballast wired at 277v unless specified. <input type="checkbox"/> 5-Tap (7) Standard for 400 & 1000w MH, Wired at 480v unless specified. 347v available; consult factory.		
<input type="checkbox"/> MON-3	<input type="checkbox"/> Type IV (T4) <input type="checkbox"/> Type V (T5)	<input type="checkbox"/> 750 (750) <input type="checkbox"/> 1000 (1000) *Reduced Envelope Lamp on 1000w	PS MH PS, HPS (M), (P), (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
			MH - Metal Halide PS - Pulse Start Metal Halide HPS - High Pressure Sodium				

Monterey

Housing

- Quality one piece .080 spun aluminum shade and durable cast aluminum top cap in 3 housing sizes. External hardware is stainless steel.

Lens and Door Assembly

- One piece .125 spun aluminum removable door assembly.
- Lens is clear tempered flat glass, secured by galvanized lens retainers. Fully gasketed with a form fitting one piece premium extruded silicone gasket to provide complete weather and insect protection.

Optical System

- High performance vertical lamp, multi-faceted, segmented, 95% reflectance anodized aluminum reflectors. CNC cut and bent for precision and consistency. Available in 5 distribution patterns.
- Field rotatable reflector (except Type V).
- Tool-less reflector entry.

Quali-Guard® Finish

- Aluminum fixture components are chemically pretreated through a multiple stage washer and finished with an electrostatically applied, thermoset polyester powder coat textured paint with a minimum of 3 to 5 mils thickness. Finish is oven baked at a temperature of 400 degrees Fahrenheit to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Mounting

- Monterey mounts to a wide selection of decorative and custom mounting arms for both pole and wall mount applications. (See Decorative Arms section of catalog). Monterey can replace existing cobra head fixtures with accessory MAP-01 Mast Arm Fitter for mast arms.

Electrical Assembly

- All ballasts are premium CWA or HPF auto transformer, available in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide. Ballast is capable of providing consistent lamp starting down to -20 degrees Fahrenheit. Modular ballast assembly is easily removable with keyhole slots.
- Socket is a glazed porcelain medium or mogul base with nickel plated contacts, rated at 4KV (5KV for 1000 watt) and 600V.

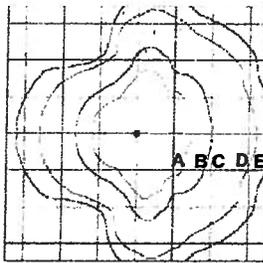
Options

- Fixtures available with a variety of options, including photo cell, photo receptacle with shorting cap, convex glass lens and fusing.

Listings

- **Monterey** is  Listed, suitable for wet locations.
- **Dark Sky Friendly**® certified by the International Dark Sky Association. (Flat Lens models with Type III or Type V reflectors)

Isolux Curves

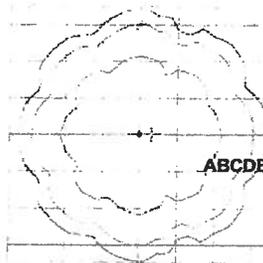


Size Two

Type III 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft

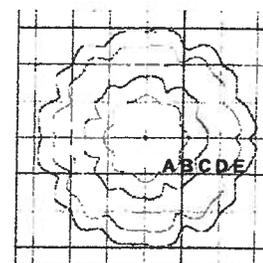


Size Two

Type V 400w
MH VLFG 25ft
Mounting Height

Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=30ft



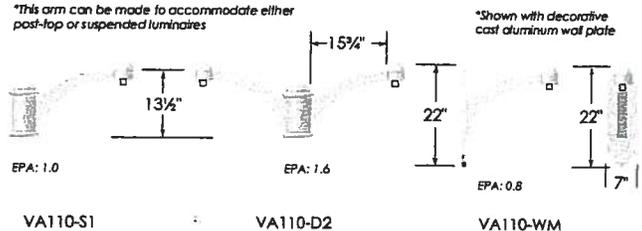
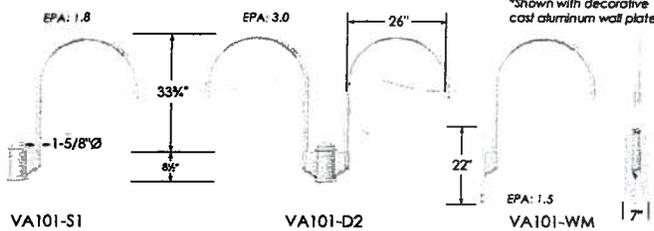
Size Three

Type V 1000w
MH VLFG 42ft
Mounting Height

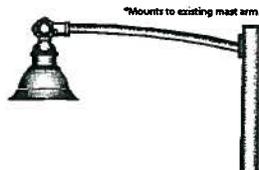
Foot Candle Key:
A=2, B=1, C=.5,
D=.2, E=.1

1 Block=60ft

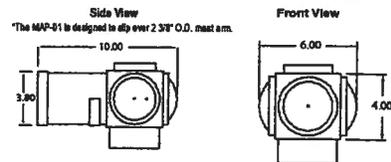
Typical Decorative Arms



Mast Arm & Pole Detail



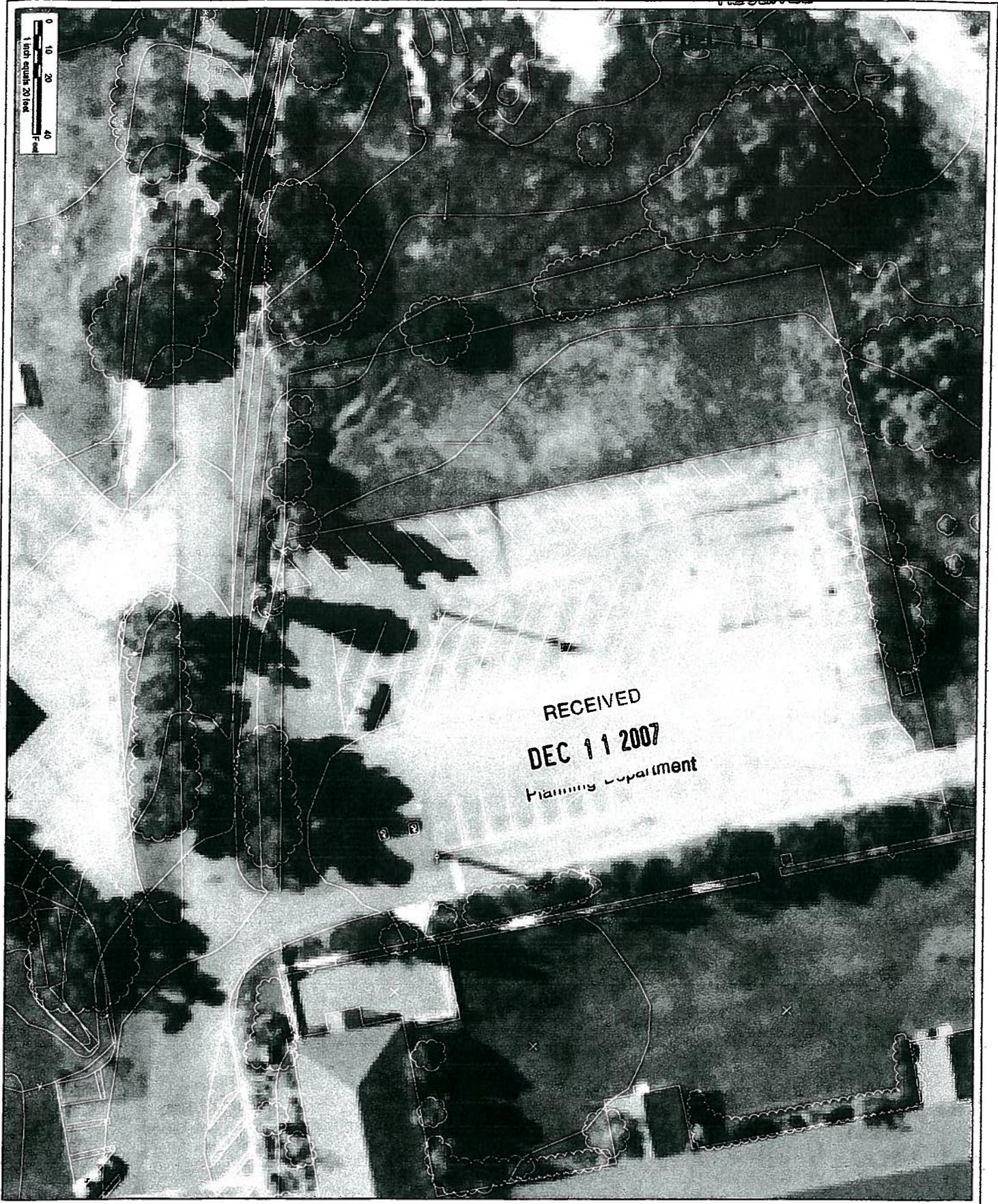
MAP-01 Mast Arm Fitter Dimensions



EPA

Fixture	Fixture Only	Fixture with VA101-S1	Fixture with VA101-D2
MON-1	1.23	3.03	4.23
MON-2	2.6	4.4	8.2
MON-3	3.5	5.3	6.5

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0 10 20 40
 1 inch equals 20 feet

July 8, 2003
 1825-1428

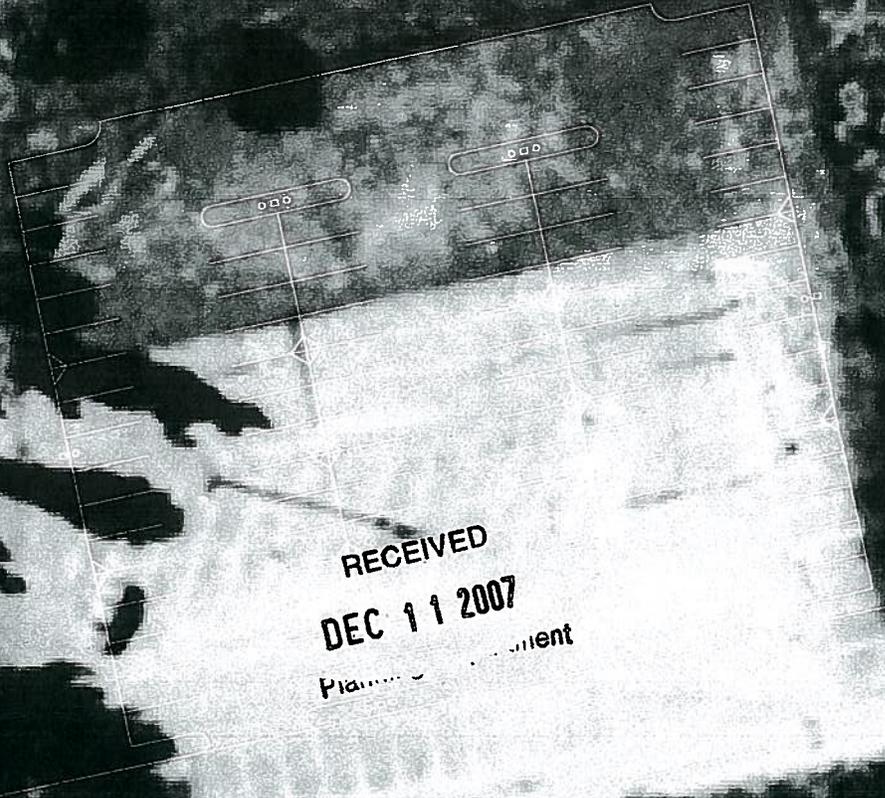
PARKING LOT
 EXHIBIT



MISSION SAN LUIS REY



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THE LIGHTFOOT
 PLANNING
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PARKING LOT
 EXHIBIT WITH SITE PLAN



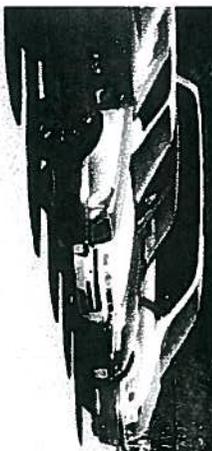
MISSION SAN LUIS REY

THE LIGHTFOOT
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RETREAT
CENTER
←

04.25.2007



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Application for Public Hearing				STAFF USE ONLY	
Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				RECEIVED DEC 11 2007 Planning Department	
Please Print Or Type All Information				ACCEPTED	BY
				<i>[Signature]</i>	12/11/07
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	
MISSION SAN LUIS REY		OWNER		MASTER/SP.PLAN	
3. ADDRESS		4. PHONE / FAX		ZONE CH.	
4050 MISSION AVENUE		(760) 757-3651		TENT. MAP	
OCEANSIDE, CA 92057				PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL	
The Lightfoot Planning Group - Attn Sophia Kollias				C.U.P.	
6. ADDRESS		7. PHONE		VARIANCE	
5750 Fleet Street, Suite 250		(760) 692-1924 phone		COASTAL	
Carlsbad, CA 92008		(760) 692-1935 fax			
PART II - PROPERTY DESCRIPTION				O.H.P.A.C. H-5-07	
8. LOCATION				9. SIZE	
Mission San Luis Rey located at 4050 Mission Avenue; application is only for Retreat Center parking lot, located in Plan Area 11 per Mission's Planned Development Plan				parking lot: 1 acre (approximate)	
10. GENERAL PLAN		11. ZONING		12. LAND USE	
Private Institutional & Open Space		Planned Development w/ Historic Overlay		Private Institutional: Mission San Lus Rey	
13. ASSESSOR'S PARCEL NUMBER				portion of 158-070-39	
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
A request for a Development Plan to restripe an existing parking lot, add six light fixtures, and additional landscaping.					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING		17. PROPOSED LAND USE	
No Change		No Change		No change	
18. NO. UNITS		19. DENSITY			
N/A		N/A			
20. BUILDING SIZE		21. PARKING SPACES		22. % LANDSCAPE	
None		90 Spaces		23.5%	
23. % LOT COVERAGE		N/A			
PART IV - ATTACHMENTS					
ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/>	24. DESCRIPTION/JUSTIFICATION		<input checked="" type="checkbox"/>	25. LEGAL DESCRIPTION	
<input checked="" type="checkbox"/>	26. 100-FT. RADIUS MAP		<input checked="" type="checkbox"/>	27. PROPERTY OWNERS' LIST	
<input checked="" type="checkbox"/>	28. ENVIRONMENTAL ASSESSMENT		<input checked="" type="checkbox"/>	29. PLOT PLANS	
				30. FLOOR PLANS & ELEVATIONS	
				31. CONSTRUCTION SCHEDULE	
				32. OTHER	
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.				SIGNATURES OF 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).	
33. APPLICANT OR REPRESENTATIVE (Print):			34. DATE		
Friar James Lockman, ofm, Executive Director			12/4/07		
Sign:			35. OWNER (Print)		36. DATE
<i>[Signature]</i>			Friar John Summers, ofm, Corp. Secretary		12/4/07
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.				Sign:	
				<i>[Signature]</i>	

RICHARD

Mission San Luis Rey de Francia
Development Plan & Historic Permit to improve Existing Parking Lot

Description and Justification
November 2, 2008

The applicant, Mission San Luis Rey de Francia, is requesting a Development Plan and Historic Permit to make the following improvements to the existing parking lot at the Mission San Luis Rey:

- Restripe parking lot
- Install six new parking lot light poles
- Install new landscaping and enhance irrigation system

The existing parking lot is located directly to the west of the Mission's Retreat Center. The parking lot represents a portion of "Plan Area 6" shown by the *Mission San Luis Rey de Francia Planned Development (PD) Plan*. Plan Area 6 represents the Mission's existing facilities including the main Mission structures, the historic church, the cemetery, and parking lots.

BACKGROUND

In June 2000, the Mission San Luis Rey Board of Directors embarked on an effort to develop a land use plan for the entire Mission property (approximately 55 acres). There were two main purposes for creating the PD Plan. First, the Plan would develop a long-range build-out strategy for the property which would further the Mission's ministry goals, while becoming financially self-supporting. Secondly, the Plan would address past concerns from the City that the Mission did not have a comprehensive plan for future development to ensure compatibility between uses and availability of adequate infrastructure facilities. The proposed plans are consistent with the PD Plan Amendment approved by the Planning Commission on September 8, 2008.

PARKING LOT IMPROVEMENTS

Paving and Restriping

The existing parking lot will be restriped to accommodate additional parking spaces and other improvements as necessary. The existing lot includes 65 parking spaces with a total area of 41,374 square feet containing parking, circulation, and landscape areas. Approximately two thirds of the existing parking lot is asphalt or landscaped, and one third of the lot remains unimproved with dirt surfacing. The existing parking lot is proposed to be slightly expanded and restriped to add 13 additional spaces, for a total of 78 parking spaces. The parking design will comply with City requirements. A 28-foot wide drive is designed to provide ingress/egress to the parking lot with 24-foot wide parking circulation aisles throughout. The expansion will consist of a 4,974 square foot asphalt area to be installed along the western edge of the existing paved parking area. The plans also show that 3,753 square feet of existing pavement will be removed to allow for new landscape areas. The net increase in paved area is 1,221 square feet. The overall paved area proposed for this project is 26,068 square feet, or 63% of the overall site area. To the extent

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feasible and practical, infrastructure improvements at the Mission will be designed to be eco-friendly or “green” for environmental efficiency and conservation. The Mission will embrace ecological sustainability in the choice of materials, landscape, and water recycling.

Lighting

Lighting previously existed in this parking lot; however, the light fixtures were removed in conjunction with the undergrounding of all overhead utilities on the Mission property. The plans now show six new light fixtures to be located in the parking area. The new lighting is proposed primarily for public safety purposes. There will be four light fixtures with two light sources located in the four planters at the end of the parking aisles (one each per planter) and two light fixtures with a single light source each located in the landscaping on the north and south edges of the parking lot. The light fixture design is “Monterey” style, in conformance with the *Mission San Luis Rey Design Guidelines* for lighting fixtures in historic areas. The “Monterey” style fixtures will include a bell shape reflector shade with one or two light sources attached to a single pole.

Landscaping

Various areas of landscaping exist on the periphery of the parking lot. New landscaping is proposed to comply with City landscape requirements throughout the parking lot. The planting concept is to create an oak forest feel with species native to Southern California. The Oak tree species will complement the existing Purple Leaf Plums, Stone and Aleppo Pines, and Italian Cypress located on the periphery of the parking lot. There is an existing chain link fence along the perimeter of the existing lot that will remain. New walls or fences are not proposed with this application. The total amount of landscaping (existing and proposed) will comprise 37% of the total area of the parking lot project site or 14,610 square feet. The existing irrigation system will be enhanced to provide adequate coverage for existing and proposed landscaping.

Findings for a Development Plan

The City of Oceanside stipulates that five specific findings must be made before a Development Plan can be approved. The proposed findings are as follows:

1. *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.*

The improvements to the existing parking lot are consistent with the purposes of the Zoning Ordinance. Additional parking will provide adequate provision of parking at the Mission, and the addition of new lighting and a striped pedestrian pathway will provide safe and convenient vehicular and pedestrian movement in this area of the Mission property.

2. *That the Development Plan as proposed conforms to the General Plan of the City.*

The parking lot improvements are in conformance with the goals, policies, and objectives of the General Plan, as well as with the Mission San Luis Rey Planned Development Plan.

3. *That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.*

The proposed improvements will be adequately served by existing public services, utilities, and facilities. In 2007, overhead utilities were placed underground on the Mission property. There are underground utilities in the existing parking lot that will be used to appropriately erect outdoor lighting and enhance upon the existing irrigation system.

4. *That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.*

The parking improvements will be compatible with the existing Mission structures and land uses located off-site and in proximity to the existing parking lot. The Mission San Luis Rey Planned Development Plan provides a master plan of all proposed uses to ensure they will be compatible with existing uses on the Mission property. The proposed improvements are in conformance with this area of the Mission's Land Use Plan.

5. *That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.*

The Mission property is not a hillside development as defined by the Zoning Ordinance, and therefore this finding is not applicable to this project.

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LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

Those Portions of Lot No. 43 Tract 4 (Orchard), in Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, According to Official Plat Thereof, as described in Patent from United States of America to Joseph Alomary, Roman Catholic Bishop of the Diocese of Monterey, Dated March 18, 1865 in Book 1 of Patents Page 18 in the Office of the County Recorder on January 7, 1868,

Together with that portion of Lot 7 in Section 8, Township 11 South, Range 4 West, San Bernardino Meridian, in the City of Oceanside, County of San Diego, State of California, According to Official Plat thereof,

Also together with Block 9 and Block 10, of the Town Plat of San Luis Rey, in the City of Oceanside, County of San Diego, State of California, According to Map Thereof No. 76, Filed in the Office of the County Recorder of San Diego County, November 18, 1873,

Also together with all those certain Street and Alleys as Vacated and Closed to Public Use by the County Board of Supervisors Resolution Recorded May 20, 1920 in Book 751 of Deeds, Page 108,

Also together with that portion of Vacated San Luis Rey Road, #2, Vacated by Resolution No. R99-117 of the City Council of the City of Oceanside, Recorded August 25, 2003 as instrument no. 2003-1031057 of Official Records, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 8, thence along the Easterly line of said Northwest Quarter South $01^{\circ}06'00''$ East a distance of 1280.01 feet to the Northerly right of way known as XI-SD-195A as deeded to the State of California, May 5, 1952 in Book 4457, Page 172 of Official Records, said point also being on a non-tangent 1050.00 foot radius curve concave Southerly, whose center point bears South $13^{\circ}14'42''$ East; Thence Westerly along said right of way and along said curve through a central angle of $9^{\circ}48'49''$ an arc distance of 179.84 feet; Thence South $66^{\circ}56'29''$ West a distance of 744.10 feet to the true point of beginning;

Thence continuing along said right of way South $66^{\circ}56'29''$ West a distance of 122.90 feet; Thence South $80^{\circ}58'39''$ West a distance of 103.08 feet; Thence South $52^{\circ}54'18''$ West a distance of 103.08 feet; Thence South $66^{\circ}56'29''$ West a distance of 251.67 feet to the Westerly line of Lot 43 as described in Patent from United States of America to Joseph Sadoc Alomary, Roman Catholic Bishop of the Diocese of Monterey, recorded January 7, 1868 in Book 1 of Patents, Page 18 et seq in the Office of the County Recorder of San Diego County; Thence along said Westerly line North $09^{\circ}24'01''$ West a distance of 550.68 feet; Thence North $13^{\circ}03'01''$ West a distance of 435.00 feet to the Northerly line of said Lot 43; Thence along said Northerly line North $80^{\circ}55'59''$ East a distance of 141.00 feet; Thence South $41^{\circ}29'01''$ East a distance of 138.26 feet to the North South centerline of said Section 8 said centerline also being the property line between Lots 3 and 7 of said Section; Thence along said Section 8 centerline and said property line North $01^{\circ}31'34''$ West a distance of 43.50 feet; Thence South $85^{\circ}09'41''$ East a distance of 166.08 feet; Thence North $89^{\circ}29'35''$ East a distance of 264.67 feet; Thence South $12^{\circ}21'39''$ East a distance of 41.29 feet to a tangent 275.00 foot curve concave Northeasterly; Thence Southeasterly along said curve through a central angle of $45^{\circ}27'21''$ an arc length of 218.17 feet; Thence South $02^{\circ}15'42''$ East a distance of 25.00 feet to the centerline of Peyri Road