



AGENDA NO. 7a

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: May 1, 2012

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00009), CONDITIONAL USE PERMIT (CUP11-00014), VARIANCE (V12-00001), AND HISTORIC PERMIT (H11-00002) FOR THE DEVELOPMENT OF A COMBINATION SPORT COURT AND PARKING LOT ON THE NORTHERN PORTION OF THE PARISH GROUNDS. THE 1.98-ACRE PROJECT SITE WOULD BE UPGRADED WITH PERIMETER LANDSCAPING AND FENCING, AND WOULD INCLUDE AN ASPHALT SURFACE THAT IS PAINTED IN A MANNER TO DELINEATE PARKING SPACES AND VARIOUS SPORT COURT DIMENSIONS. THE SITE IS LOCATED WITHIN THE MISSION SAN LUIS REY NEIGHBORHOOD—APPLICANT: MISSION SAN LUIS REY PARISH**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-H01 recommending approval of a Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) to the Planning Commission for final action.

PROJECT DESCRIPTION AND BACKGROUND

Background: On June 14, 1993 The Planning Commission approved Development Plan (D-14-92), Conditional Use Permit (C-20-92), and Historic Permit (H-01-92) for the construction of a Liturgical Center, including classrooms, offices, a chapel, maintenance and social concerns buildings, and improvements to the sites circulation and parking. The portion of the approved plans denoted as the site for the social concerns building and parking lot area was never constructed, and has been used for overflow parking of the Parish to date.

The site is located within the locally designated Mission San Luis Rey Historic Area, and therefore is subject to the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

Site Review: The project site is zoned Public and Semi-Public with a Historic overlay (PS-H), and is designated Public & Institutional (PI) on the City's General Plan Land Use Map. Development of the northern portion of the Parish site would be designed to include a 57,361-square foot asphalt parking lot painted in a manner to delineate parking spaces and sport court areas, perimeter wrought iron fencing and 28,832 square feet of landscaped areas. Improvement of the existing decomposed granite parking lot with an impermeable surface and enhanced with landscaped areas would not increase the intensity of the use of the site beyond how it is used to date, but would rather provide for properly developed facilities for the students of the Montessori School and the parishioners of the Parish.

Surrounding land uses include an RV parking lot area and residential to the north, the Mission San Luis Rey cemetery to the west, undeveloped (PS) Public & Simi Public zoned land to the east, and fully developed Parish facilities to the south. The project site is located at the North West corner of Chapter Way and Via Maria a private driveway on Parish property within the Mission San Luis Rey neighborhood.

Project Description: The project application is comprised of four components: a Development Plan (D), Conditional Use Permit (CUP), Variance (V) and Historic Permit (H) as follows:

Development Plan (D11-00009) represents a request for the following:

- (a) A request to improve an existing gravel parking lot through minor site grading and construction of an asphalt parking lot that would be painted in a manner that delineates parking spaces and various sports courts. As part of the creation of the 57,361-square foot impervious asphalt parking lot/ sport court, perimeter and on site landscaping totaling 28,832 square feet would be provided, along with a wrought iron perimeter fence.

Conditional Use Permit (CUP11-00014) represents a request for the following:

- (a) The site is zoned PS-H (Public Semi-Public with a Historic Overlay). In accordance with Article 16 Section 1620 of the Oceanside Zoning Ordinance, a conditional use permit is required for religious assembly and for schools public and private, and improvement of the existing gravel parking lot which will serve the religious and school activities established on-site requires that the original Conditional Use Permit C-20-92 be amended.

Variance (V12-00001) represents a request for the following:

- (a) To exceed the Development Standard established within Mission San Luis Rey Historic Area Development Regulations and Design Guidelines that requires parking bays of greater than 10 parking stalls in a row to implement a one stall wide landscape break.

Historic Permit H11-00002 represents a request for the following:

- (a) A Historic Permit is required in order to permit the development of a parking lot/sport court type facility within the boundaries of the Historic Overlay District pursuant to Article 21 Section 2111.

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 (PI) on the Land Use Map. The proposed expansion and development of a parking lot/sports court facility within the Mission San Luis Rey Historic Area 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.

Staff has reviewed the request to improve an existing gravel parking lot through minor site grading and construction of a 57,361-square foot impervious asphalt parking lot/sport court that would be painted in a manner that delineates parking spaces and various sports courts; as well as, the addition of a wrought iron perimeter fence and on-site landscaping totaling 28,832 square feet, and has determined that the subject improvements are consistent with the original master plan vision for the subject site located immediately east of the Historic Mission San Luis Rey. The proposal to affect improvements of an unimproved gravel parking lot would further the master plan vision to establish a well-designed campus, which accommodates desired uses and provides adequate infrastructure to protect the health, safety, and welfare of visitors, employees,

and facilities; as well as, create a circulation plan, which provides easy access and adequate parking for long and short-term visitors. Said improvement would be in keeping with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and would not detract from the significance of the Historic Mission San Luis Rey as viewed from the Mission San Luis Rey grounds and/or the Mission itself.

2. Zoning Compliance

This project is located within a Public Semi-Public with a Historic Overlay (PS-H) zone district which establishes and regulates development standards through a Use Permit. The original Development Plan (D-14-92) and Conditional Use Permit (C-20-92) that approved a Master Plan for developing the Liturgical Center in five phases included the 1.98-acre site as landscaped gardens and an area to be developed with a Social Concerns building with access road and parking improvements, but to date has not been fully improved and has served as a parking lot for parishioners on Sundays. While the original vision to place a Social Concerns building within the 1.98-acre portion of the property as part of phase three, all phases of development were dependent on the availability of funds. At this time there are no immediate plans to develop the site as originally envisioned, and the Parish would like improve the area in a manner that accommodates the needs of the Mission Montessori School and the Church parishioners.

The Mission San Luis Rey Historic Area Development Program and Design Guidelines have established design guidelines to be used when developing parking lots within the Historic Area. Ultimately the guidelines are intended to blend parking lots into the area through screening and location. The proposal to locate the lot along the northern property boundaries of the parish property and implementation of an extensive landscape palette around the perimeter of the site would ensure that the subject parking lot/sport court is adequately screened from public right-of-ways.

The adopted guidelines require that parking lots implement a one stall wide landscape break when parking areas have greater than 10 parking stalls in a row. Strict adherence to this standard would result in the inability to use the overflow lot as a sport court for daily use by the Mission Montessori School. The applicant has submitted a request for a Variance (V12-00001) in order to allow relief from this standard. The overall design can be supported by staff because the lots primary use would be that of a sports court with parking for overflow purposes being secondary, would incorporate landscaped areas within the parking lot itself, and is located in an area that is completely obscured from view off of any public right-of-way. All dimensional standards for the overflow parking lot/sport court are consistent with the City of Oceanside development standards for parking lots including parking space sizes and drive aisle widths.

Staff has reviewed the development regulations proposed as part of Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002), and has determined that the proposed standards to be implemented into the 1.98-acre parking lot/sport court area of the Mission San Luis Rey Parish is consistent with the intent of the original objectives of the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

3. Land Use Compatibility with Surrounding Developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Unimproved Gravel Parking Lot
North of Subject Property:	Single Family Detached Residential SFD-R & Medium Density Residential A MDB-A	Single Family Residential-Historic Overlay RS-H & Medium Density Residential - A	Single Family Detached Residential & Senior Mobile Home Park
East of Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Unimproved Mission Montessori School Athletic Fields, Inline Hockey Rink, Gravel Parking Area, and Undeveloped Land Beyond.
South of Subject Property:	Public & Institutional PI	Public & Semi Public-Historic Overlay PS-H and	Mission San Luis Rey Parish Facilities with Mission Ave. and Ivey Ranch Park Beyond
West of Subject Property:	Public & Institutional PI	Planned Development Historic Overlay PD-19 H	Mission San Luis Rey Planned Development Plan Area (Cemetery Use)

The proposed improvement to the existing gravel parking lot in order to affect a multi-use parking lot with sports court features been determined to be compatible with and complimentary to the surrounding built environment and the original vision for Mission San Luis Rey Parish; as well as, the Historic Mission San Luis Rey Historic Area. Staff has concluded that the creation of said facilities and modifications to infrastructure improvements proposed will 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: Consistency and Compatibility with the Historic Mission San Luis Rey

The primary issue of compatibility with the Historic Mission San Luis Rey is derived from the fact that the Mission San Luis Rey remains a National Historic Landmark with preservation and protection of the resource being the primary objective to be considered in all development within the Historic Core Area. Staff has determined that

the location of the parking/sport court facility and incorporation of an appropriate landscape palette, are minor modifications that will not detract from the historic significance of the Mission San Luis Rey.

Recommendation

Staff recommends that OHPAC concur with staff's findings and conclusions that the parking lot/sport court facility development within the Mission San Luis Rey Parish grounds will not negatively impact surrounding land uses, or significantly alter the historical significance of the Mission San Luis Rey. Staff supports the applicant's request based upon the determination that the use is consistent with the original intent and vision of the Mission San Luis Rey Parish Master Plan to develop the site and will ultimately add benefit the community of Oceanside and its residents whom frequent the Mission San Luis Rey Parish.

ENVIRONMENTAL 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. Based on that review, staff has determined that the Mitigated Negative Declaration (MND) prepared and adopted for the phased development of the Liturgical Center through Development Plan (D-14-92), Conditional Use Permit (C-20-92), and Historic Permit (H-1-92), and the proposed project to improve the gravel parking lot with an asphalt surface delineated with sport court dimensions and landscaped is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-H01 recommending approval of Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002), to the Planning Commission for final action.

SUBMITTED BY:

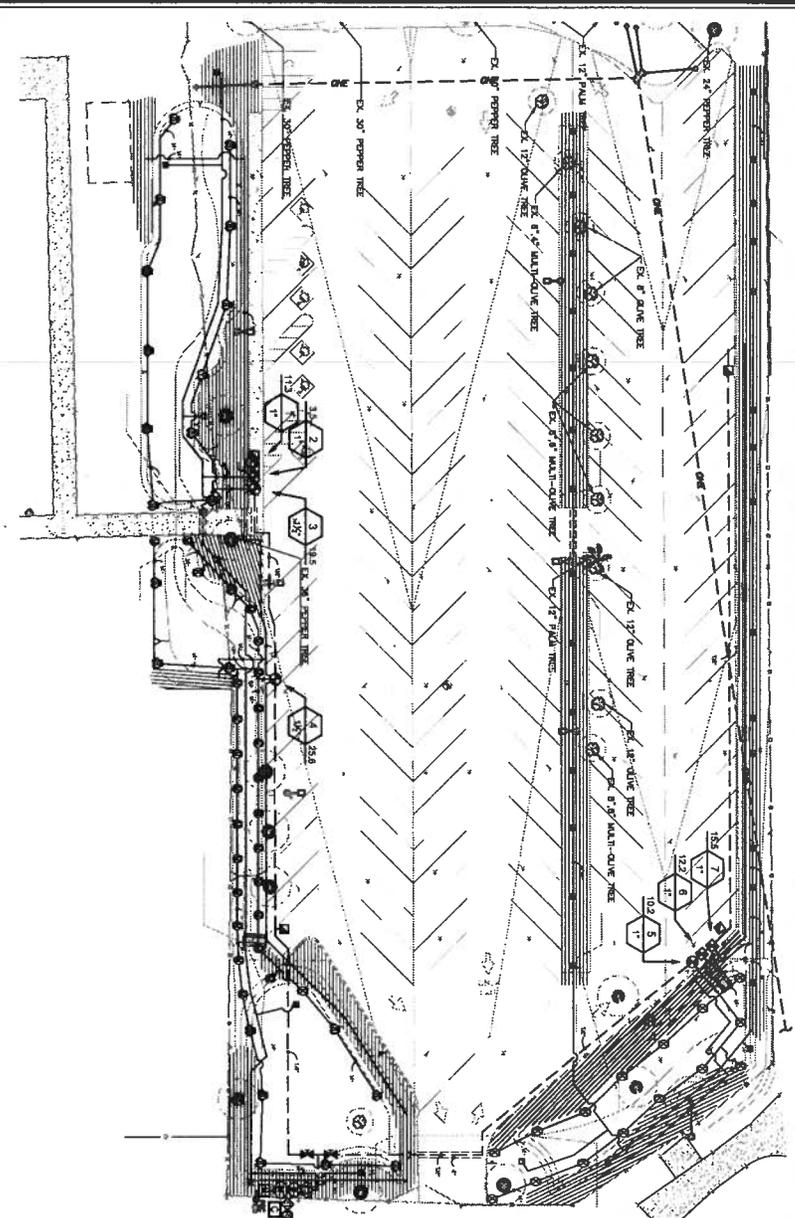


Richard Greenbauer
Senior Planner

RG/fil

Attachments:

1. Plans
2. OHPAC Resolution No. 2012-H01
3. OHPAC Resolution No. 93-H04
4. Planning Commission Resolution No. 93-P30



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	QPM	PRICE
1	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
2	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
3	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
4	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
5	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
6	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00
7	RAIN BRV KC2-100-MPE	1"	Backflow	11.25	133.00

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/DESCRIPTION	QPM	SIZE	DETAIL
1	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
2	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
3	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
4	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
5	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
6	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
7	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
8	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
9	RAIN BRV KC2-100-MPE	11.25	1"	GA-2.1
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NOTES

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**PRELIMINARY
NOT FOR CONSTRUCTION**

<p>MISSION SAN LUIS REY OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT</p> <p>CONCEPTUAL LANDSCAPE PLAN (IRRIGATION PLAN)</p>	<p>rmd design group</p> <p>creating environments people enjoy®</p> <p>232 Avenida Fabrica, Ste. 112, San Clemente, CA 92672 P: (949) 361-7600 F: (949) 361-7650 www.rmdsg.com</p>	<p>OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT</p>	<p>CONSTRUCTION DOCUMENTS</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>6</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>7</td> <td>2/1/17</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>8</td> <td>2/1/17</td> 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OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2012-H01

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

APPLICATION NO: D11-00009, CUP11-00014, V12-00001, and H11-00002
APPLICANT: Mission San Luis Rey Parish
LOCATION: 4070 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,
Variance, and Historic Permit under the provisions of Historic Preservation Ordinance (82-41)
and Articles 16, 21, 30, 31, 40, 41, and 43 of the Zoning Ordinance of the City of Oceanside to
permit the following:

construction of a 57,361-square foot asphalt parking lot painted in a manner to delineate
parking spaces and sport court areas on the northern portion of the parish grounds. The
1.98-acre project site would be upgraded with perimeter wrought iron fencing and
28,832 square feet of landscaped area to soften and screen the improved parking/sport
court facilities;

on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
required notice, did on the 1st day of May, 2012, 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:

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1 FINDINGS:

- 2 1. The proposed location of the use is in accord with the objectives of this ordinance and the
3 purposes of the district in which the site is located because the development plan proposal
4 for the development of a 57,361-square foot asphalt parking lot/ sport court is consistent
5 with the intent of the General Plan Public & Institutional (PI) Land Use Designation and
6 Public and Semi-Public-Historic Overlay (PS-H) zoning designation in that all proposed
7 improvements and on site development will provide additional support facilities to serve
8 the students of the Mission Montessori School and the parishioners of the Mission San
9 Luis Rey Parish.
- 10 2. The improvement of the gravel overflow parking lot with an asphalt surface painted in a
11 manner to establish sport courts and parking spaces for the religious and educational
12 needs of the Parish are consistent with the Zoning Ordinance, the City Code, the Land
13 Use Element, the Mission San Luis Rey Historic Area Development Program and
14 Design Guidelines that consider deviations from the base zoning district off-set by
15 compensating benefits that will allow enhanced facilities that will serve the citizens of
16 Oceanside.
- 17 3. The project design and its physical aspects pertaining to landscaped area and location
18 meets or exceeds the applicable zoning criteria and development standards as specified in
19 the Mission San Luis Rey de Francia Planned Development Program and Design
20 Guidelines where applicable, and where landscaped areas are not provided after 10
21 parking stalls in a row additional landscaped planter areas are being added within the
22 parking lot area to compensate for said requirement.
- 23 4. That the site plan and physical design of the project is consistent with the policies
24 contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the
25 Development Guidelines for Hillsides, and Section 3039 of the Oceanside Zoning
26 ordinance, because the site is relatively flat and Hillside guidelines are not applicable to
27 this site, and the proposed development would be compatible with the surrounding
28 campus development of the Mission San Luis Rey Parish.
- 29

1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
2 Advisory Commission does hereby recommend approval of a Development Plan (D11-00009),
3 Conditional Use Permit (CUP11-00014), Variance (V12-00001) and Historic Permit (H11-
4 00002) subject to the following conditions:

5 1. This Development Plan, Conditional Use Permit, Variance and Historic Permit approves
6 only the following: Construction of a 57,361-square foot asphalt parking lot painted in a
7 manner to delineate parking spaces and sport court areas on the northern portion of the
8 parish grounds. The 1.98-acre project site would be upgraded with perimeter wrought
9 iron fencing and 28,832 square feet of landscaped area to soften and screen the improved
10 parking/sport court facilities. Any substantial modification to the Development Plan in the
11 design or layout shall require a revision to the Historic Permit and/or a new Historic
12 Permit.

13 2. The following conditions of approval shall be implemented on the proposed project and
14 added on the Planning Commission Resolution of approval:

15 a) An archaeological monitor shall be on-site during ground-disturbing activities,
16 such as brushing, scarification, grading, and trenching within the boundaries of
17 the cemetery addition and disposal area due to the potential for encountering
18 cultural features, such as human burials.

19 b) A pre-excavation agreement shall be executed between the applicant and the
20 San Luis Rey Band of Mission Indians, specifying the treatment of human
21 remains and any cultural resources uncovered and requiring Native American
22 monitoring for all ground-disturbing activities.

23 c) Native American monitors shall be present throughout all ground-disturbing
24 activities, such as brushing, scarification, grading, and trenching for the entire
25 project area. The powers of the monitors and the details of their work shall be
26 laid out in the pre-excavation agreement.

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d) The archaeological monitors and Native American monitors shall have the authority to temporarily halt or redirect grading, in order to examine any finds made during the course of monitoring. The monitors shall determine the need for further studies to assess unexpected cultural material encountered during monitoring.

PASSED AND ADOPTED Resolution No. 2012-H01 on May 1, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Greg Root, Chairman
Oceanside Historic Preservation
Advisory Commission

ATTEST:

Richard Greenbauer, Secretary

I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-H01.

Dated: May 1, 2012

1 OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

2 RESOLUTION NO. 93-H04

3
4 A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
5 ADVISORY COMMISSION OF THE CITY OF OCEANSIDE, RECOMMENDING
6 APPROVAL OF AN HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN
7 THE CITY OF OCEANSIDE

8 APPLICATION NO.: H-1-92
9 APPLICANT: MISSION SAN LUIS REY PARISH
10 LOCATION: 4070 MISSION AVENUE

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

13 WHEREAS, there was filed with this Commission a
14 verified petition on the forms prescribed by the Commission
15 requesting a historic permit under the provisions of the
16 Historical Preservation Ordinance (82-41) and Article 21 of
17 the Zoning Ordinance of the City of Oceanside to permit the
18 following:

19 The construction of a Liturgical Center with classrooms,
20 offices, a small chapel, maintenance buildings and gardens
21 on certain real property legally described as shown on
22 EXHIBIT "A" attached hereto and incorporated herein by
23 reference thereto.

24 WHEREAS, the Oceanside Historic Preservation Advisory
25 Commission, after giving the required notice, did on the
26 6th day of April, 1993 conduct a duly advertised public
27 hearing as prescribed by law to consider said application.

28 WHEREAS, the Oceanside Historic Preservation Advisory
Commission finds:

1. The construction of the Liturgical Center on the grounds of the Mission San Luis Rey Parish is consistent with the policies and purposes of Articles 16 and 21 of the Zoning Ordinance and Chapter 14A of the City Code. The Liturgical Center represents an expansion to the existing religious assembly activities currently provided within the Parish complex. The new construction will not detract from the architectural and cultural significance of the Mission San Luis Rey Parish.
2. The Liturgical Center which includes the church/classrooms, offices, small chapel, maintenance buildings and gardens is consistent with the development and design guidelines for

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3. The applicant shall engage a SOPA certified archaeologist to monitor the excavations activities resulting from the construction of the buildings. The applicant shall provide the Planning Department with evidence of the engagement of the SOPA certified archaeologist prior to the commencement of any excavation activity.

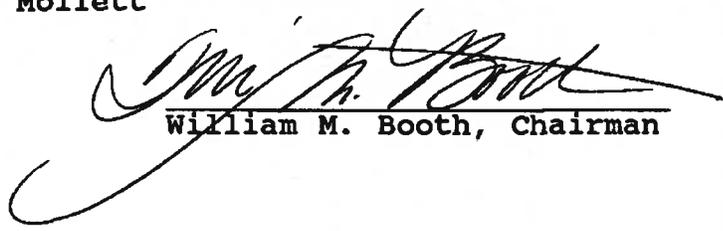
PASSED on and adopted on May 4, 1993 to wit:

AYES: Normandin, Booth, Buccola, Duff

NAYES: None

ABSTAIN: Russell

ABSENT: Daley, Mollett



William M. Booth, Chairman

1 designation is Public/Semi-public. The location of the
2 site adjacent to the Old Mission San Luis Rey and its long
3 time provision of religious activities and services will
4 not deter from the adjacent land use activities within the
5 area.

- 6 3. The public facilities, services and utilities that serve
7 the site and land use are existing and adequate.
8 Modifications are proposed for the circulation system on
9 and off-site to improve traffic movements and the provision
10 of emergency services. The application has also been
11 conditioned to improve or provide for future public
12 improvements that may be necessary to serve the site.

13 For the Conditional Use Permit:

- 14 1. The construction of the Liturgical Center on the grounds of
15 the Mission San Luis Rey Parish is consistent with the
16 policies pertaining to Public and Semi-public land use
17 activities. The project represents an expansion and
18 consolidation of the existing religious assembly activities
19 and operations.
- 20 2. The proposed Liturgical Center is located on the grounds of
21 the Mission San Luis Rey Parish, a facility which has
22 provided religious services and activities within the City
23 of Oceanside for 85 years at this site. The expansion of
24 the religious activities at this location, pursuant to the
25 conditions of approval, will not create a detrimental
26 situation to the public health, safety and welfare. The
27 use is also consistent and compatible with the land uses
28 within the vicinity.
3. The application has been conditioned for the Planning
Commission to reconsider the Conditional Use Permit should
the applicant fail to meet any of the conditions of
approval.

WHEREAS, the Planning Commission finds that there is no
substantial evidence in the public record which indicates the
potential for significant environmental impacts associated with
the proposed project, the Negative Declaration is hereby
approved (EXHIBIT "B").

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission
does hereby APPROVE of DEVELOPMENT PLAN D-14-92, CONDITIONAL USE
PERMIT C-20-92 and HISTORIC PERMIT H-1-92 subject to the
following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on
the date of submittal for Building Department plan check.

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2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
 3. Site development, parking, access into buildings and building interiors shall comply with C.A.C. Title 24, Part 2 (Handicapped Access - Nonresidential buildings - O.S.A.)
 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
 5. Application for Building Permit will not be accepted for this project until plans indicate that they have been prepared by a licensed design professional (Architect or Engineer). The design professional's name, address, phone number, State license number and expiration date shall be printed in the title block of the plans.

11 **Environmental:**

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6. All studies and analyses required as conditions of approval or mitigation measures shall be completed before the issuance of building permits.
 7. The applicant shall prepare an Archaeological Mitigation Monitoring Plan. This plan shall be submitted and approved by the City Planning Director prior to the issuance of a Grading Permit. The monitoring plan shall identify an archaeologist certified by the Society of Professional Archaeologists and consultation with a Native American representative to serve as monitors. The monitors will observe all cut grading and if any resource(s) are uncovered, they will have the ability to stop the work to allow appropriate analysis.

20 **Engineering:**

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8. Property line returns, knuckles, and all other street right-of-way alignments and widths shall be dedicated and improved as required by the City Engineer.
 9. Prior to approval of the project, all improvement requirements shall be covered by a subdivision agreement, secured with sufficient improvement securities or bonds guaranteeing performance, payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.
 10. Where proposed off-site improvements including but not limited to slopes, public utility facilities, and drainage facilities are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to

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the City as required. The applicant shall provide documentary proof satisfactory to the City that such easements or other interest in real property have been obtained prior to the approval of building permits. Additionally, the City, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

11. Curb radius at the cul-de-sac turnarounds shall be at least 40 feet.
12. All street dedications, alignments, widths, and exact geometrics shall be as approved by the City Engineer.
13. The developer shall provide public street dedication as required to serve the property.
14. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping, and all other traffic control devices and measures, including turnouts, bike lanes, and width transitions, shall be approved by the City Engineer.
15. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon soil tests and traffic index. The pavement design to be prepared by the subdivider's soil engineer must be approved by the City Engineer.
16. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The subdivider or developer shall also be required to join into, contribute, or participate in any improvement lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect at the time any increment is submitted for final map or building permit approval, and to join, contribute, or participate in such districts.
17. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer. Parking lot striping shall be shown on precise grading/private improvement plans for parking lots.
18. The developer shall pay traffic signal fees as required by the City's Traffic Signal Fee Ordinance.

- 1 19. The developer shall pay thoroughfare fees as required by
2 the City's Thoroughfare Fee Ordinance.
- 3 20. Sight distance requirements at all street intersections
4 shall conform to the intersectional sight distance criteria
5 as provided by the California Department of Transportation
6 Highway Design Manual.
- 7 21. Landscaping plans for trees, bushes and shrubs, or plans
8 for the construction of walls, fences or other structures
9 at or near intersections must conform to sight distance
10 requirements and must be submitted to and approved by the
11 City Engineer prior to the issuance of building permits and
12 prior to the implementation of any landscape improvements.
- 13 22. Traffic control during the construction of streets which
14 have been opened to public travel shall be in accordance
15 with construction signing, marking and other protection as
16 required by the State Department of Transportation
17 (CalTrans) Traffic Manual.
- 18 23. Grading and drainage facilities shall be designed to
19 adequately accommodate the local storm water runoff and
20 shall be in accordance with standard plans and
21 specifications of the City of Oceanside and subject to the
22 approval of the City Engineer.
- 23 24. Development shall be in accordance with City Floodplain
24 Management Regulations.
- 25 25. This project is subject to payment of Master Plan of
26 Drainage acreage fees, to be paid prior to approval of the
27 building permit. All storm drains and appurtenances shall
28 be designed and installed to the satisfaction of the City
Engineer. On and off-site drains shall be shown on City
standard plans and profile sheets. Storm drain easements
shall be dedicated where required.
- 29 26. Storm drain facilities shall be designed and located such
that the inside travel lanes on Mission Avenue shall be
passable during conditions of a 100-year frequency storm.
- 30 27. Storm drain easements shall be dedicated when required.
The subdivider or developer shall be responsible for
obtaining any off-site easements for storm drainage
facilities.
- 31 28. All drainage picked up in an underground system shall
remain in underground system until outlet into an approved
channel.
- 32 29. On-site grading design and construction shall be in
accordance with the City's current Grading Ordinance and
shall be commenced following approval of the project

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precise grading and improvement plan, and prior to the issuance of building permits.

30. Prior to any grading of any part of the project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

31. The developer shall provide adequate erosion control devices for the borrow sites at the completion of each phase of grading. This shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the Engineering Department.

32. The entire project shall be served with a water system adequate enough for fire protection and domestic supply, with hydrants and other appurtenances as needed. The main lines shall be dedicated to the City, and appropriate easements shall be provided. The sewer system to serve the tract shall be designed and constructed to City standards. All other utilities to serve the project, including electrical, telephone, and cable T.V., shall be constructed underground.

33. Any broken concrete curb, gutter or sidewalk shall be repaired or replaced as required by the City Engineer.

34. The drive in front of the existing academy building shall be one-way westbound, and shall be extended westerly until its terminus with El Camino Real/Peyri Road. The project's existing westerly driveway shall be closed and gated for emergency access only. The Via Maria or easterly project driveway shall be an entrance only. All of the above mentioned improvements shall be constructed per the precise grading and private improvement plan, to be submitted to and approved by the City Engineer, prior to the start of construction and prior to the issuance of building permits.

Fire:

35. Fire flow shall be determined at the time of building application.

36. Fire hydrants shall be 2-1/2" X 2-1/2" x 4".

37. The fire hydrants shall be installed and tested prior to placing any combustible materials on the job site.

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- 1 38. Fire hydrants shall be located as indicated on a map filed
- 2 in the Fire Prevention Bureau.
- 3 39. All-weather access roads shall be installed and made
- 4 serviceable prior to and during time of construction. Sec.
- 5 10.301(c) and (d) Uniform Fire Code.
- 6 40. All streets less than 32 feet wide shall be posted "NO
- 7 PARKING FIRE LANE" per City Vehicle Code Section 22500.1.
- 8 41. All security gates shall have "Knox-box" system override
- 9 and an approved Strobe (Opticom) system.
- 10 42. Plans shall be submitted to the Fire Prevention Bureau for
- 11 plan check review and approval prior to the issuance of
- 12 building permits.
- 13 43. Fire extinguishers are required and shall be included on
- 14 the plans submitted for plan check.
- 15 44. Show all existing fire hydrants within 400 feet of the
- 16 project on the plot plan submitted for plan check.
- 17 45. Widen fire lanes to 28 feet minimum.
- 18 46. Cul-de-sacs shall be 40 foot radius minimum.
- 19 47. Buildings shall meet Oceanside Sprinkler Ordinance in
- 20 effect at the time of building permit application.
- 21 48. Install an approved fire hydrant at the "neck" of the
- 22 proposed turnaround cul-de-sac (2-1/2" x 2-1/2" x 4").
- 23 49. Access shall be provided adjacent to at least two sides of
- 24 buildings which exceed 150 feet in length or width, or are
- 25 interconnected in such a manner to prohibit access by fire
- 26 department vehicle(s).
- 27 **Planning:**
- 28 50. This Development Plan and Conditional Use Permit shall
- expire on June 28, 1995, unless implemented as required by
- the Zoning Ordinance.
51. A letter of clearance from the affected school district in
- which the property is located shall be provided as required
- by City policy at the time building permits are issued.
52. A public facilities fee shall be paid as required by City
- policy at the time building permits are issued.
53. Landscape plans, meeting the criteria of the City's
- Landscape Guidelines and Water Conservation Ordinance No.
- 91-15 and the "Mission San Luis Rey Historic Area

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Development Program and Design Guidelines", including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and Planning Director prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval.

54. A trash enclosure (or trash enclosures) must be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure (or enclosures) must be built in a flat, accessible location as determined by the City Engineer. The enclosure (or enclosures) shall meet City standards including being constructed of concrete block, reinforced with Rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000 pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. If the City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. This design shall be shown on the landscape plans and shall be approved by the Planning Director.
55. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project.
56. Prior to the transfer of ownership and/or operation of the site, the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.
57. Failure to meet any conditions of approval for this development shall constitute a violation of the Conditional Use Permit and Development Plan.
58. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued 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

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Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

59. This Conditional Use Permit shall be called for review by the Planning Commission if complaints are filed and verified as valid by the Code Enforcement Office concerning the violation of any of the approved conditions or assumptions made by the application.
60. The applicant shall be responsible for trash abatement on the site, and shall keep the site free of litter, trash and other nuisances.
61. All retaining and other freestanding walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures. These items shall be approved by the Planning Department prior to the issuance of building permits.
62. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Department and Planning Department.
63. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this Resolution, shall generally list the conditions of approval and include the reciprocal parking agreement between the Old Mission and Mission San Luis Rey Parish.
64. All landscaping, fences, walls, etc. on the site, and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors in interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping and the site in general may result in the setting of a public hearing to revoke the approval.
65. Should the applicant wish to place project entrance sign(s) and/or directional signage identifying the Mission San Luis Rey Parish or the new Liturgical Center, such signs shall be designed to be consistent with the "Mission San Luis Rey Historic Area Development Program and Design Guidelines" and shall be reviewed and approved by the Oceanside Historic Preservation Advisory Commission, Traffic Engineer and Planning Director.

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66. This Conditional Use Permit is granted for the following use only: A new Liturgical Center consisting of a church with a seating capacity of 990 persons, classrooms for Sunday School and other church related meetings. Any change in the use or any change in the structure will require a revision to the Conditional Use Permit or a new Conditional Use Permit.

67. This Development Plan approves only the following: The demolition and reconstruction of maintenance/storage/social concerns buildings, Liturgical Center and landscaping. Any substantial modification in the design or layout shall require a revision to the Development Plan or a new Development Plan.

68. All mechanical roof-top and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

69. Prior to the issuance of building permits the applicant shall obtain addressing for all buildings situated within the Mission San Luis Rey Parish. The private street "Via Maria Way" shall be renamed to eliminate conflict with an existing assignment. The applicant shall submit an addressing and street name assignment application to the Planning Department for processing.

70. The applicant shall comply with the conditions of approval as established within the Oceanside Historic Preservation Advisory Commission Resolution, 93-H04.

Water Utilities:

71. The developer shall be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water or sewer lines are the responsibility of the developer.

72. This project is subject to the requirements of the City's Water Conservation Ordinance No. 91-15.

73. A separate water meter for irrigation purposes shall be installed.

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1 74. The owner shall be responsible to provide and meet all fire
2 flow requirements.

3 PASSED on June 14, 1993 by the following vote, to wit:

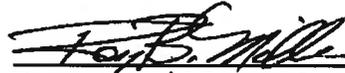
4 AYES: Messinger, Martinek, Caballero, Skinner, Altamirano,
5 Miller

6 NAYES: None

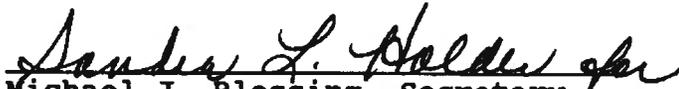
7 ABSENT Bockman

8 ABSTAIN: None

9 ADOPTED on this 28th day of June, 1993.

10 
11 Roy B. Miller, Chairperson

12 ATTEST:

13 
14 Michael J. Blessing, Secretary

15 I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning
16 Commission, hereby certify that this is a true and correct copy
17 of Resolution No. 93-P30.

18 Dated: 6-28-93

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

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Notice of Completion

Appendix F

See NOTE below

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # _____

Project Title: MISSION SAN LUIS REY PARISH LITURGICAL CENTER

Lead Agency: City of Oceanside

Contact Person: Tim Cox

Street Address: 300 North Hill Street

Phone: (619) 966-4770

City: Oceanside

Zip: 92054

County: San Diego

Project Location

County: San Diego

City/Nearest Community: Oceanside

Cross Streets: Mission Avenue @ Rancho Del Oro Drive

Total Acres: 12.05

Assessor's Parcel No.: 158-070-25

Section: 8

Twp.: 11S

Range: 4W

Base: SLR

Within 2 Miles: State Hwy #: SR76

Waterways: San Luis Rey River

Airports: N/A

Railways: N/A

Schools: on-site

Document Type

CEQA:

NOP

Early Cons

Neg Dec

Draft EIR

Supplement/Subsequent

EIR (Prior SCH No.) _____

Other _____

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other _____

Local Action Type

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, Parcel Map, Tract Map, etc.)

Annexation

Redevelopment

Coastal Permit

Other Historic P

Development Type

Residential: Units _____ Acres _____

Office: Sq.ft. 3,596 Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational classrooms 4,500 sq.ft.

Recreational _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ Watts _____

Waste Treatment: Type _____

Hazardous Waste: Type _____

Other: Church 17,368 sq.ft.

Project Issues Discussed in Document

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Wildlife

Growth Inducing

Landuse

Cumulative Effects

Other _____

Present Land Use/Zoning/General Plan Use Mission San Luis Rey Parish/PS-H (Public/Semi-pu
Historic District Overlay)/Private Institutional

Project Description The proposed project consists of the phased modification of existi facilities at the Mission San Luis Rey Parish and construction of a new Liturgical Cen with classrooms and ancillary offices. New construction would include a 17,368 square foot church (maximum seating for 990 persons); a classroom building of 4,500 square fe (maximum seating for 180); and a 3,596 square foot office wing. The proposed project also includes demolition of selected existing structures, modified access, parking and landscaping.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Prepar or previous draft document) please fill it in.

Revised October

Reviewing Agencies Checklist

KEY
S = Document sent by lead agency
X = Document sent by SCH
✓ = Suggested distribution

- Resources Agency
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- S CALTRANS District # 11
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare**
- Health Services
- State & Consumer Services**
- General Services
- OLA (Schools)

- Environmental Affairs**
- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (_____)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- S Other National Park Service

Public Review Period (to be filled in by lead agency)

Starting Date May 14, 1993 Ending Date June 14, 1993

Signature *Timothy Cox* Date May 11, 1993

Lead Agency (Complete if applicable):
 Consulting Firm: Greenwood & Associates
 Address: 725 Jacon Way
 City/State/Zip: Pacific Palisades, CA 90272
 Contact: Paul Hampson
 Phone: (310) 454-3091

For SCH Use Only:
 Date Received at SCH _____
 Date Review Starts _____
 Date to Agencies _____
 Date to SCH _____
 Clearance Date _____

Applicant: Roman Catholic Bishop of SD.
 Address: 4070 Mission Ave
 City/State/Zip: Oceanside, CA 92054
 Phone: (619) 757-3250

Notes: _____



**CITY OF OCEANSIDE
PLANNING DEPARTMENT**

Revised April 1992

NEGATIVE DECLARATION

TO: OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

 RECORDER / COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:

MISSION SAN LUIS REY PARISH LITURGICAL CENTER (C-20-92, D-14-92, H-1-92)

PROJECT LOCATION:

4070 Mission Avenue

PROJECT DESCRIPTION: The proposed project consist of the phased modification of existing facilities at the Mission San Luis Rey Parish and construction of a new Liturgical Center with classrooms and ancillary offices. New construction would include a 17,368 sq.ft. church (max. seating for 990 persons); a classroom bldg. of 4500 sq.ft. (max. seating for 180); and a 3596 sq.ft. office wing. The proposed project also includes demolition of selected existing structures, modifed access, park

FINDING: Pursuant to the provisions of Ordinance No. 88-31 pertaining to procedures and guidelines to landsc implement the California Environmental Quality Act (Public Resources Code Section 21000 et. al.), the proposed project has been reviewed by the Environmental Review Committee established by ordinance to be responsible for evaluating the information. The Environmental Review Committee, after study of the facts and findings, has on May 12, 1993 determined that the project will not have a significant effect on the environment.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT.

THE PROJECT WAS DETERMINED TO HAVE NO MAJOR SIGNIFICANT ADVERSE EFFECTS UPON THE ENVIRONMENT PER COMPLIANCE WITH THE FOLLOWING CONDITIONS:

An Archaeological Mitigation Monitoring Plan as concurred with and approved by the City Planning Director shall be submitted prior to the issuance of a Grading Permit. The Monitoring Plan shall identify an archaeological monitor certified by the Society of Professional Archaeologists and a Native American monitor. All cut grading for the project shall be monitored and provisions made for stopping work to a llow appropriate analysis, if resources are encountered.

Initial Study prepared by:
Tim Cox

Contact Person:
Tim Cox, Environmental Planner

The Initial Study is available for public review and may be examined at:

City of Oceanside
Planning Department
300 North Hill Street
Oceanside, CA 92054


SIGNATURE

May 12, 1993
DATE

For: Michael Blessing, Planning Director

CITY OF OCEANSIDE

INITIAL STUDY

I. PROJECT DESCRIPTION AND SETTING

1. Name of Proponent Roman Catholic Bishop of San Diego
2. Address and Phone Number of Proponent:
4070 Mission Avenue, Oceanside, California 92054
(619) 757-3250
3. Name of Proposal, if applicable Mission San Luis Rey Parish Liturgical Center
4. APN(s) 158-070-25 5. Application(s) # C-20-92.D-14-92.H-1-92
6. Have previous EIR's been prepared in area? Yes Proximity: South
For which project? Mission Del Oro East
7. Project Description: The proposed project consists of the phased
modification of existing facilities at the Mission San Luis Rey Parish
and construction of a new Liturgical Center with classrooms and ancillary
offices. New construction would include a 17,368 square foot church
(maximum seating for 990 persons); a classroom building of 4,500 square
feet (maximum seating for 180); and a 3,596 square foot office wing.
The proposed project also includes demolition of selected existing
structures, modified access, parking and landscaping.
8. Environmental Setting: The site is located at 4070 Mission Avenue and is
within the grounds of Mission San Luis Rey Parish. The proposed project
is situated north of the existing San Luis Rey Parish complex and
northeast of the Old Mission San Luis Rey cemetery and south of the
San Luis Rey Homes Mobile Home Park. To the east is property owned by
the Sisters of the Precious Blood, currently occupied by tennis courts
and a dirt parking area. South, across Mission Avenue is Ivey Ranch
Handicapped Park. The site is zoned PS-H (Public/Semi-Public District-

Historic Overlay).

The Mission San Luis Rey Parish is listed within the 1992 Cultural Resources Survey and is also on the National Register (National Register Status 1B). The Old Mission is a National Landmark. The Old Mission and San Luis Rey Parish and surrounding 1/2 mile area are "locally designated" as historic resources.

II. **ENVIRONMENTAL IMPACTS** - IS THERE SUBSTANTIAL EVIDENCE IN THE RECORD WHICH INDICATES THE POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACTS ASSOCIATED WITH THE FOLLOWING ISSUES? PLEASE REFER TO SECTION V OF THIS INITIAL STUDY FOR A DISCUSSION OF ALL "NO" RESPONSES.

- | 1. | EARTH. Will the proposal result in: | YES | MAYBE | NO | MAJOR |
|----|--|-------|-------|--------------|-------|
| a. | Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | <u> X </u> | _____ |
| | [] Geologic site survey for subsurface conditions is recommended. | | | | |
| | [] Effect of Excavation needs verification. | | | | |
| | [] Slope stability is questioned. | | | | |
| | [] Soil sample tests and special foundation design are recommended. | | | | |
| | [] Other | | | | |
| b. | Disruptions, displacements, compaction or over-covering of the soil? | _____ | _____ | <u> X </u> | _____ |
| c. | Change in topography or ground surface relief features? | _____ | _____ | <u> X </u> | _____ |
| d. | The destruction, covering or modification of any unique geologic or physical features? | _____ | _____ | <u> X </u> | _____ |
| | [] Geologic site survey for subsurface conditions is recommended. | | | | |
| | [] Effect of excavation needs verification. | | | | |
| | [] Other | | | | |
| e. | Any increase in wind or water erosion of soils on or off the site? | _____ | _____ | <u> X </u> | _____ |
| f. | Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | <u> X </u> | _____ |
| | [] Tsunami hazard is expected, storm conditions, sand supply and movement needs verification. | | | | |

YES MAYBE NO MAJOR

- g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure or similar hazards? _____ _____ X _____
- [] Seismic shaking is expected.
- [] Slope stability is questioned.
- [] Soil sample tests and special foundation design are recommended.
- [] Geologic site survey for subsurface conditions is recommended.
- [] Effect of excavation is questioned.

DISCUSSION: The project is subject to the requirements of the City's Grading Ordinance. The proposed 400 cubic yards of balanced grading would not result in erosion or geotechnical impacts.

- 2. **AIR.** Will the proposal result in:
 - a. Substantial air emissions or deterioration of ambient air quality? _____ _____ X _____
 - b. The creation of objectionable odors? _____ _____ X _____
 - c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? _____ _____ X _____

DISCUSSION: The project is in conformance with land use assumptions used in the Regional Air Quality Strategy.

- 3. **WATER.** Will the proposal result in:
 - a. Changes in currents or the course or direction of water movements, in either marine or fresh waters? _____ _____ X _____
 - b. Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff? _____ _____ X _____
 - c. Alterations to the course or flow of flood waters? _____ _____ X _____
 - d. Change in the amount of surface water in any water body? _____ _____ X _____
 - e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? _____ _____ X _____
 - f. Alteration of the direction or rate of flow of ground waters? _____ _____ X _____

	YES	MAYBE	NO	MAJOR
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of any aquifer by cuts or excavations?	_____	_____	<u>X</u>	_____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>	_____
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>	_____
DISCUSSION: No streams or drainages occur on-site.				
4. PLANT LIFE. Will the proposal result in:				
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered of plants?	_____	_____	<u>X</u>	_____
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>	_____
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>X</u>	_____
DISCUSSION: The site has been previously disturbed and contains no natural vegetation.				
5. ANIMAL LIFE. Will the proposal result in:				
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>	_____
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>	_____
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>	_____
DISCUSSION: Refer to response to item number 4.				
6. NOISE. Will the proposal result in:				
a. Increases in existing noise levels?	_____	_____	<u>X</u>	_____
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>	_____
DISCUSSION: Construction noise would be short-term and would occur during day.				

	YES	MAYBE	NO	MAJOR
7. LIGHT AND GLARE. Will the proposal produce new light and glare?	_____	_____	<u> X </u>	_____
8. LAND USE. Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u> X </u>	_____
DISCUSSION: The project is consistent with existing zoning.				
9. NATURAL RESOURCES. Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	_____	_____	<u> X </u>	_____
b. Depletion of any non renewable resource such as fuel for energy generation or mineral extractions?	_____	_____	<u> X </u>	_____
10. RISK OF UPSET. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u> X </u>	_____
11. POPULATION. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	_____	<u> X </u>	_____
12. HOUSING. Will the proposal affect existing housing, create a demand for additional housing?	_____	_____	<u> X </u>	_____
13. TRANSPORTATION/CIRCULATION. Will the proposal result in:				
a. Generation of substantial additional vehicular movement?	_____	<u> X </u>	_____	_____
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u> X </u>	_____
c. Substantial impact upon existing transportation systems?	_____	<u> X </u>	_____	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	_____	<u> X </u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u> X </u>	_____
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u> X </u>	_____

DISCUSSION: Please refer to Attachment A. Mitigation measures identified in the Traffic Impact Analysis (September 1992) have been incorporated into the project via site design and conditions of approval which reduce potential access impacts to below a level of significance.

	YES	MAYBE	NO	MAJOR
14. PUBLIC SERVICES. Will the proposal have a negative effect upon, or result in a need for new or altered governmental services in any of the following areas:				
a. Fire protection?	_____	_____	<u>X</u>	_____
b. Police protection?	_____	_____	<u>X</u>	_____
c. Schools?	_____	_____	<u>X</u>	_____
d. Parks or other recreational facilities?	_____	_____	<u>X</u>	_____
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>	_____
f. Other governmental services?	_____	_____	<u>X</u>	_____
15. ENERGY. Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>	_____
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>	_____
16. UTILITIES. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?	_____	_____	<u>X</u>	_____
b. Communications systems?	_____	_____	<u>X</u>	_____
c. Water?	_____	_____	<u>X</u>	_____
d. Sewer or septic tanks?	_____	_____	<u>X</u>	_____
e. Storm water drainage?	_____	_____	<u>X</u>	_____
f. Solid waste and disposal?	_____	_____	<u>X</u>	_____
17. HUMAN HEALTH. Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>	_____
18. AESTHETICS. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>	_____
19. RECREATION. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>	_____

YES MAYBE NO MAJOR

20. **ARCHAEOLOGICAL/HISTORICAL.** Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building? _____ X _____

DISCUSSION: Attachment B, Preliminary Archaeological and Historical Investigation at Mission San Luis Rey Parish (January 1993) indicates limited potential for significant impacts to cultural resources. Monitoring of all cut grading by a qualified archaeologist and Native American observer will be required.

21. **PUBLIC INTEREST.** Is there known public controversy concerning the environmental effects of the project? _____ _____ X _____

III. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history? _____ _____ X _____

DISCUSSION: The potential for impacts to cultural resources is considered to be low and mitigated to below a level of significance by implementation of a monitoring program by a qualified archaeologist and Native American observer.

- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) _____ _____ X _____

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) _____ _____ X _____

- D. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? _____ _____ X _____

IV. MITIGATION MEASURES

An Archaeological Mitigation Monitoring Plan as concurred with and approved by the City Planning Director shall be submitted prior to the issuance of a Grading Permit. The Monitoring Plan shall identify an archaeologist monitor certified by the Society of Professional Archaeologist and a Native American monitor. All cut grading for the project shall be monitored, and provisions for stopping work to allow appropriate analysis, if resources

are encountered shall be part of the Monitoring Plan.

V. **DISCUSSION OF ALL "NO" RESPONSES ON THE INITIAL STUDY CHECKLIST**

Based on review of the City's Environmental Data Base, relevant background studies, previous environmental documentation and staff input, it has been determined that no substantial evidence exists in the public record which indicates the potential for significant environmental impacts associated with the project as proposed including conditions of approval imposed by the City.

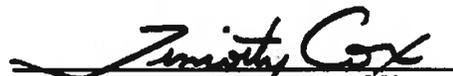
Initial Study Prepared By: Tim Cox and accepted as to content by the City Environmental Review Committee.

VI. **DETERMINATION**

On the basis of this initial evaluation, the City Environmental Review Committee finds:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- The proposed project **COULD** have a significant effect on the environment, but there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

DATE: May 12, 1993


Resource Officer