AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE: July 23, 2012 (Continued from the June 11, 2012 Planning Commission meeting)

TO: Chairperson and Members of the Planning Commission

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 Planning Commission by motion:

(1) Approve Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) by adopting Planning Commission Resolution No. 2012-P34 with findings and conditions of approval attached herein.

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 & Semi-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:

<u>Development Plan (D11-00009)</u> 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.

<u>Conditional Use Permit (CUP11-00014)</u> 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 the Planning Commission 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.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

SUMMARY

The proposed Development Plan (D11-00009), Conditional Use Permit (Cup11-00014), Variance (V12-00001), and Historic Permit (H11-00002), as designed and conditioned, are consistent with the requirements of the Zoning Ordinance, the Mission San Luis Rey Development Plan and Design Guidelines, and the land use policies of the General Plan. The project has been designed and conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Adopt PC Resolution No. 2012-P34 approving Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) with findings and conditions of approval attached herein.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/RG/fil

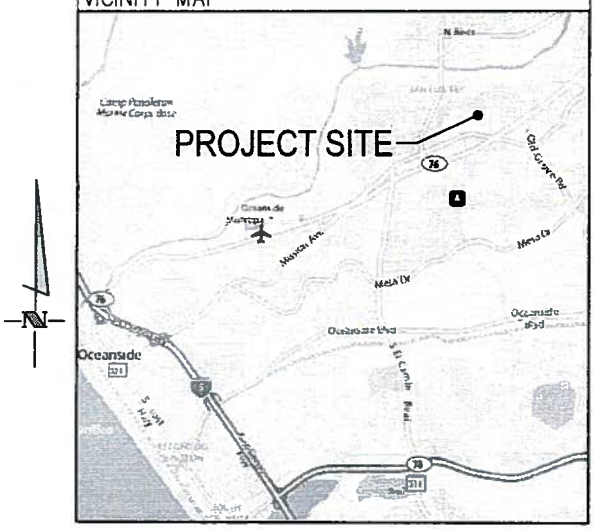
Attachments:
1. Plans
2. Planning Commission Resolution 2012-P34
3. OHPAC Resolution No. 2012-H01
4. OHPAC Resolution No. 93-H04
5. Planning Commission Resolution No. 93-P30
6. E-Mail Letters of Opposition Dated April 25, 2012 and August 17, 2011

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

MISSION SAN LUIS REY
OCEANSIDE, CA
100% CONSTRUCTION DOCUMENTS

RECEIVED
MAR 28 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

VICINITY MAP



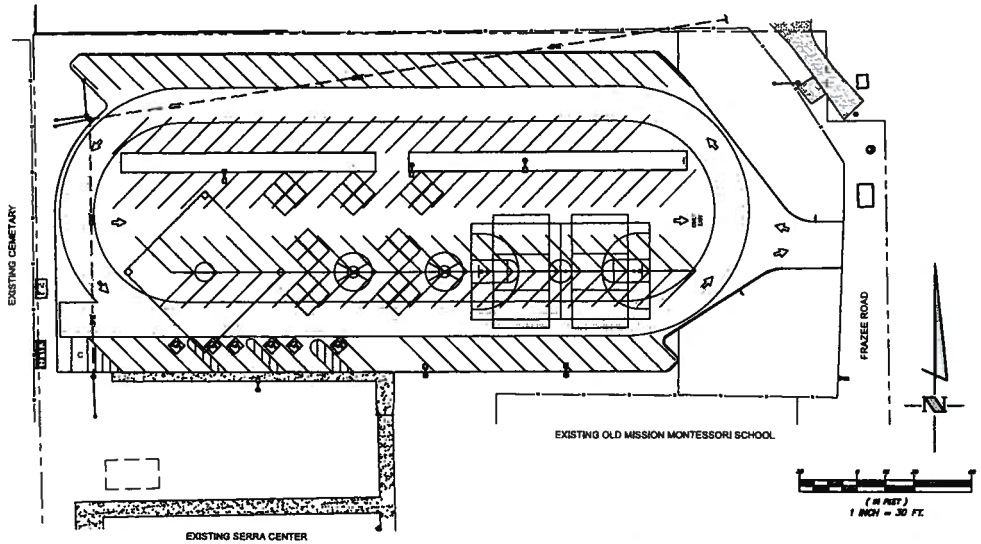
PROJECT DIRECTORY

Civil Engineer
RRM Design Group
232 Avenida Fabricante, Ste. 112 — Phone: (949) 361-7950
San Clemente, CA 92672 — Fax: (949) 361-7955
William F. Strand, Project Manager — Email: wfstrand@rrmdesign.com

Landscape Architect
RRM Design Group
232 Avenida Fabricante, Ste. 112 — Phone: (949) 361-7950
San Clemente, CA 92672 — Fax: (949) 361-7955
Brian Hannegan — Email: bahannegan@rrmdesign.com

SHEET INDEX

C1.1	TITLE SHEET
C1.2	NOTES
C1.3	DETAILS
C1.4	TOPOGRAPHY & DEMOLITION PLAN
C1.5	SITE PLAN / HORIZONTAL CONTROL
C1.6	GRADING & DRAINAGE PLAN
C1.7	EROSION CONTROL DETAILS
C1.8	EROSION CONTROL PLAN
L1.1	CONCEPTUAL LANDSCAPE PLAN (IRRIGATION PLAN)
L2.1	CONCEPTUAL LANDSCAPE PLAN



"DECLARATION OF ENGINEER OF WORK"

I HEREBY DECLARE THAT, THE DESIGN OF THE IMPROVEMENTS, AS SHOWN ON THESE PLANS, CONFORMS WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICE, AS THE CONDITION OF ACCEPTANCE, CHANGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBILITY, OWNING FOR SUCH DESIGN, IMPROVEMENTS AND ACKNOWLEDGE THAT THE REVIEW OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND WHEN APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE SUFFICIENCY, ACCURACY, OF THE DESIGN OF THE IMPROVEMENTS, SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THOSE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

ENGINEER _____ LICENSE NO. _____ DATE _____

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. SOME LOCATIONS MAY VARY FROM ACTUAL. CONTRACTOR MUST FIELD LOCATE THE FULL, TO EXPOSE THE FULL LENGTHS REPAIRS AND MAKE CHANGES UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
232 Avenida Fabricante, Ste. 112, San Clemente, CA 92672
P: (949) 361-7950 | F: (949) 361-7955 | www.rrmdesign.com

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

TITLE SHEET

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: JJC — CHECKED BY: WFS

DATE: MARCH 23, 2012

FILE: 23 H8913-TS.dwg

JOB NUMBER: 2310012

SHEET: C1.1

PROJECT GENERAL NOTES

1. Prior to start of work, thoroughly review all Contract Documents and become thoroughly familiar with the requirements and the intent of these documents including all contract requirements.
2. Prior to start of any work, obtain all necessary permits from the City of Oceanside, State and all other agencies having jurisdiction over the work.
3. Prior to start of construction and as necessary throughout the progress of the Work, contact the Underground Service Alert with minimum 48 hours notice, and have all underground utilities and facilities marked in the field. Also, prior to excavation, the contractor shall verify, by pot holing, the types, locations, sizes and/or depth of existing utilities within the work area. In the event existing utilities are discovered to be in conflict with the work required of the Contract Documents, immediately notify the City of Oceanside and the utility owner in the most expeditious means available and later confirm in writing. The Contractor shall determine exact locations of all utilities and facilities implement appropriate and effective measures to protect them.
4. Protect all existing monuments and other survey markers on the project site. Record the location of all monuments and other survey markers prior to the start of work. All such monuments or markers disturbed or destroyed during construction shall be replaced by a licensed surveyor at the Contractor's expense.
5. If during the course of any excavation evidence of archaeological resources including but not limited to artifacts and human remains are encountered, immediately stop all work and activities that may damage or destroy such resources and notify the City of Oceanside. Do not re-start affected work and activities until the City of Oceanside has provided direction to do so.
6. All work shall conform to the following as applicable:
   - 6.a. Minimum standards of the Standard Specifications for Public Works Construction (2009 Version) and all related documents which have been adopted by the local governing agencies;
   - 6.b. All applicable regulations and ordinances of all governing agencies;
   - 6.c. Any applicable special conditions required by the local governing agencies.
7. List of Federal Codes and Standards
   - Americans with Disabilities Act (ADA), Title II or Title III
   - For Title II: Uniform Federal Accessibility Standards (UFAS) or ADA Standards for Accessible Design (Appendix A of 28 CFR Part 36)
8. All traffic controls shall be in conformance with Caltrans Manual of Traffic Controls and these Contract Documents.
9. All work described in the Drawings shall be verified for dimension, grade, extent, and compatibility with existing site conditions. Any discrepancies and unexpected conditions that affect or change the work described in the contract documents shall be brought to the Civil Engineer's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. Proceeding with affected work prior to acceptable resolution will be at Contractor's own risk and may require the Contractor to remove and replace work and execute extra work at no additional cost to the Owner.
10. Omissions from the Drawings or Specifications or the misdescription of any work, which is manifestly necessary to carry out the intent of the Drawings and Specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or described details of the work. Contractor shall perform such work as if fully and completely set forth and described in the drawings and specifications.
11. Written dimensions shall take precedence over drawing scale or proportion. Larger scale drawings shall take precedence over small scale drawings.
12. Removal and replacement limits of any existing feature shown on the Drawings are for general reference only. Actual limits shall be as required by the new work and shall be verified in the field with the Owner.
13. Maintain one set of Contract Documents on site for use in documenting current progress of work and all changes. Document progress and changes with red, indelible ink. Make documents available to Civil Engineer for review at all site visits and as requested. Copy all changes onto mylars of the original drawings and copies of the original specifications using indelible black or red ink as directed. Unless otherwise specified, these shall serve as the Record Documents that must be submitted prior to final payment.

CITY OF OCEANSIDE GENERAL NOTES

1. The contractor shall notify the San Diego Gas and Electric Company, Pacific Telephone and Telegraph Company prior to starting work near company facilities and shall coordinate his work with company representatives. All telephone services within this subdivision are underground installation. For location of electric cable, gas piping and telephone cables and appurtenances, contact UNDERGROUND SERVICE ALERT: 1-800-422-4133. Also refer to City standard.
2. A permit shall be obtained from the City Engineering Department for work within existing City rights-of-way.
3. The contractor shall notify the City of Oceanside Engineering Department 48 hours prior to starting work so that inspection may be provided. (Telephone number: (760) 435-5087.
4. All work shall be in accordance with the most recent editions of the Standard Specifications for Public Works Construction, with supplements (A.P.W.A Specifications), the San Diego County Regional Standard Drawings and City of Oceanside Engineer's Manual.
5. Pavement sections shown are to be verified by "R" value tests (Test Method No. California 301) and pavement design report, to be submitted by Soils Engineer after underground utilities construction is complete, for City Engineer's approval.
6. All metals placed in the ground shall be encased in 6" of neutral sand.
7. Construction expansion joints in curb and gutter at returns and at driveway intersections are required per G-9 and G-10 (S.D.R.S.D.).
8. All underground utilities laterals shall be installed before construction of curbs, cross gutters, or surfacing of the streets and shall be marked for easy location. The Engineer of Work shall certify all improvements to within .1' of the design.
9. It shall be the responsibility of the contractor to obtain an excavation permit from the division of industrial safety and adhere to all provisions of the state construction safety orders.
10. Soils reports on all trenches shall be submitted to the Engineer of Work and the City Engineer by the Soils Engineer of Record, which certifies that trench backfill was compacted as directed by the Soils Engineer in accordance with earth work specifications and City of Oceanside Specifications and Grading Ordinance.
11. Blue Fire hydrant markers shall be placed on the pavement per City of Oceanside Standard Drawing M-13.
12. Traffic control shall be in accordance with the current State of California Manual of Traffic Controls.
13. Centerline monuments shall be installed at the EC and BC of all curves, at the centerline intersection of all streets where manholes allow, at the radius point of concentric cul-de-sacs, and at the angle point of offset cul-de-sacs, per S.D.R.S.D. M-10 and M-11.
14. All existing improvements including curb and gutters, sidewalks, asphalt concrete or P.C.C paving, which are being joined or matched in connection with this project, shall be joined or matched in a manner satisfactory to the City Engineer, including necessary sawcutting, removal, replacement, and capping.
15. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment, and any other associated equipment shall be limited to the period between 7:00 a.m. and 6:00 p.m. each day, Monday through Friday, and no earthmoving or grading operations shall be conducted on the premises on Saturdays or Sundays or legal holidays, unless waived by the City Engineer.
16. Striping shall be done by the contractor at developer's expense unless otherwise directed.
17. Traffic stripes and pavement markings shall not be applied over existing stripes that are to be removed. Existing stripes shall be first removed by sandblasting before any new application.
18. Reflective pavement markers to be installed by contractor on permanent striping. All street signs shown on these plans shall be the responsibility of the developer. Sign specifications and installation shall be in accordance with City of Oceanside Standard Drawing T-3 and the State of California, Department of Transportation Specification for regulatory, warning and guide signs.
19. Patching of sidewalk is not permitted.
20. Damaged, gouged, broken, or graffiti-marked sections, of curb, gutter or sidewalk shall be removed and replaced.
21. A minimum replacement section to be at least equal to score mark to score mark (typically 5' x 5'). For sidewalks exceeding 5' width, replacement is to be full width squared to the next score mark.
22. All valve cans and doors on the City's operational system will be raised to grade, including compaction around the door and paving around valve can, within 48 hours after pavement has been placed. This includes valve cans and doors on the existing system and on all new systems that are tied into the City's existing system.
23. All sewer manholes on the City's operational system will be raised to grade within 48 hours after pavement has been placed. This includes manholes on the existing system and on all new systems that are tied into the City's existing system.

CITY OF OCEANSIDE GRADING NOTES

1. All grading and drainage improvements shall be completed in accordance with the City's current Grading Ordinance, the Standard Specifications for Public Works Construction with supplements (A.P.W.A. Specifications) and the "San Diego Area Regional Standard Drawings", as amended by the City Supplements, and the earthwork specifications attached to the "Preliminary Soils Reports".
2. The developer shall be responsible for landscaping, for slope stabilization of all embankments over 3 feet in height, within 45 days of completion of preliminary grading. Permanent irrigation systems shall be installed for all embankments over 5 feet in height (and for all slopes along major streets). Landscaping specifications, and plans as required, shall be approved by the City Engineer prior to issuance of the Grading Permit. The developer shall be responsible for maintenance of slope stabilization landscaping until release of the Grading Bond or until individual lots (or living units) close escrow, whichever occurs later.
3. All grading shall be done under the observation of a qualified soils engineer.
4. Cut and fill slopes shall be trimmed to the finish grade to produce a smooth and uniform surface of cross section. The slopes of excavations or embankments shall be shaped and trimmed as directed by the engineer of work and as approved by the City Engineer. Finish slopes shall be left in a neat and orderly condition. All stones, roots or other waste material shall be properly disposed off site.
5. Compaction tests shall be supplied for trenches.
6. All existing, abandoned pipelines shall be removed and replaced with properly compacted soils unless specifically approved by the City Engineer.
7. The Contractor shall take precautionary measures to protect existing utilities.
8. Neither the owner nor the engineer of work will enforce safety measures or regulations. The contractor shall design, construct and maintain all safety devices, including shoring, and shall be solely responsible for conforming to all local, state, and federal safety and health standards, laws and regulations.
9. The contractor shall notify the engineer of work and Public Works Inspector prior to performing rock-removal operations.
10. Approval of these plans by the City Engineer does not authorize any work or grading to be performed until a valid grading permit has been issued, and all affected property owner's permission has been obtained.
11. These plans are subject to a signed and approved set of improvement plans.
12. An encroachment permit from the City Engineer shall be required by the contractor for any work within the existing City right of way.
13. All rock-slope protection shall be rip rap unless otherwise approved by the City Engineer.
14. All lot pads shall be designed to drain to an acceptable location at a minimum gradient of 1%.
15. All retaining walls shall have a permit from the Building Department per the Uniform Building Code.
16. Maximum slope ratio shall be 2:1.
17. A 12-inch high by 4-foot wide berm (90% compacted) shall be constructed along the top of the slope. No runoff shall flow over the top of the slope. Downdrains shall be used per D-75.
18. For this plan to become effective, an approved haul route plan that has been approved by the City Engineer shall be included (for hauling of material on a public street).
19. Lot grading is to be in accordance with City Supplement Drawing M-12 ("Typical Lot Grading").
20. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment, and any other associated equipment shall be limited to the period between 7:00 a.m. and 6:00 p.m. each day, Monday through Friday, and no earthmoving or grading operations shall be conducted on the premises on Saturdays, Sundays or legal holidays, unless waived by the City Engineer.
21. All disturbed areas must be revegitated, substantially germinated, and established within 45 days of completion of grading and prior to requesting final inspection.
22. Import material shall be obtained from, and waste material shall be deposited at a site approved by the City Engineer. The contractor shall be responsible for any debris or damage occurring along the haul routes or adjacent streets as direct result of the operation.

ABBREVIATIONS

AB	AGGREGATE BASE OR ANCHOR BOLT
ABV	ABOVE
AC	ASPHALTIC CONCRETE
ACP	ASPHALTIC CONCRETE PAVING/PAVEMENT
ADJ	ADJACENT
AGG	AGGREGATE
ALT	ALTERNATE
AP	ANGLE POINT
APPROX/APPX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BC / BOC	BACK OF CURB
BEL	BELOW
BF / BOF	BOTTOM OF FOOTING
BLDG	BUILDING
BLK	BLOCK
BOT	BOTTOM
BOW	BACK OF WALK
BR	BOTTOM OF RAMP
BRG	BEARING
BS	BOTTOM OF STEP
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CP	CENTER POINT
CR	CURB RETURN
CTC	CENTER TO CENTER
CTR	CENTER
DAS	DIRECTION AS SHOWN
DET	DETAIL
DF	DRINKING FOUNTAIN
DI	DRAIN INLET
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DS	DOWN SPOUT
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELECT	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EP	EDGE OF PAVEMENT
EQ	EQUAL
EQPT	EQUIPMENT
ESMT	EASEMENT
EX	EXISTING
EXIST	EXISTING
(E)	EXISTING
FAB	FABRICATION
FBO	FURNISHED BY OTHERS
FC / FOC	FRONT OF CURB
FF	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH (ED)
FL	FLOWLINE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STEP
FOW	FACE OF WALL
FND	FOUNDATION
FS	FINISHED SURFACE OF PAVING/SURFACING
FST	FINISHED SURFACE SYNTHETIC TURF
FTG	FOOTING
FUT	FUTURE
GA	GAGE, GAUGE
GB	GRADE BREAK
GKT	GASKET
GLV	GALVANIZED
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRATE
HB	HOSE BIB
HC	HANDICAPPED
HCAP	HANDICAPPED
HDR	HEADBOARD
HEX	HEXAGONAL
HOR	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT

ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
IR, IRR, IRRG	IRRIGATION
JT	JOINT
L	LENGTH
LB	LAG BOLT
LH	LEFT HAND
LOC	LOCATION, LOCATE
LP	LIP OF GUTTER PAN
LP	LOW POINT
LS	LAG SCREW
LT	LEFT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MED	MEDIAN
MFG	MANUFACTURING
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MAINLINE
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC LINE
OPP	OPPOSITE
OPT	OPTIONAL
PA	PLANTING AREA
PC	POINT OF CURVE
PERF	PERFORATE (D)
PERP	PERPENDICULAR
PFE	PUBLIC FACILITIES EASEMENT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT, POINT OF TANGENCY
PTL	PRESSURE TREATED LUMBER
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT/PVNG	PAVEMENT OR PAVING
R, RAD	RADIUS
RDWD	REDWOOD
REBAR	REINFORCING BAR
REF	REFERENCE
REM	REMOVE
REQ'D	REQUIRED
REV	REVISION(S), REVISED
RH	RIGHT HAND
ROW	RIGHT OF WAY
RT	RIGHT
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SANITARY SEWER
S/S	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE/ STRUCTURAL
SURF	SURFACE
SWCL	SIDEWALK CENTERLINE
SYS	SYSTEM
SYN	SYNTHETIC
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TF / TOF	TOP OF FOOTING
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VERT	VERTICAL
W	WATER
W/	WITH
W/O	WITHOUT
WL	WATERLINE
@	AT
℄	CENTERLINE
Ø	DIAMETER
☐	SQUARE FEET

SYMBOL LEGEND

SYMBOL	DESCRIPTION
X/Y	DETAIL CALLOUT, X = DETAIL LETTER, Y = SHEET NUMBER
X/Y	ELEVATION CALLOUT, X = DETAIL LETTER, Y = SHEET NUMBER
X/Y	SECTION CALLOUT, X = DETAIL LETTER, Y = SHEET NUMBER
XX.01	CONSTRUCTION ITEM KEY NOTE CALLOUT
X X X	INFORMATION OR DIRECTIVE NOTES. X = NOTE NUMBER

LEGEND

- X 83.53 — EX. GRADE
- EX. CONCRETE
- EX. PINE, OLIVE, CHESTNUT, OR PEPPER TREE
- EX. PALM TREE
- EX. UTILITY POLE W/GUY
- EX. LIGHT
- EX. VINYL FENCE
- EX. WOOD FENCE
- EX. CHAINLINK FENCE
- EX. GATE
- EX. SEWER MANHOLE
- EX. WATER VALVE
- EX. WATER METER
- 83.94 — PROPOSED GRADE
- 2% — PROPOSED SLOPE
- CONCRETE WALK
- CULVERT (SIZE AS NOTED)

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

[illegible]
RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

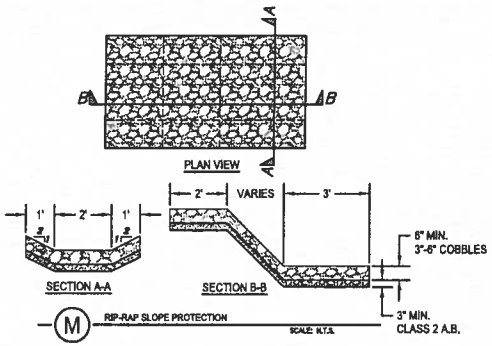
rrmdesigngroup
creating environments people enjoy®
232 Avenida Fabricante, Ste. 112, San Clemente, CA 92672
P: (949) 361-7950 | F: (949) 361-7955 | www.rrmdesign.com

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

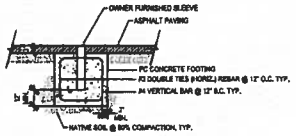
NOTES

NO.	REVISION	DATE

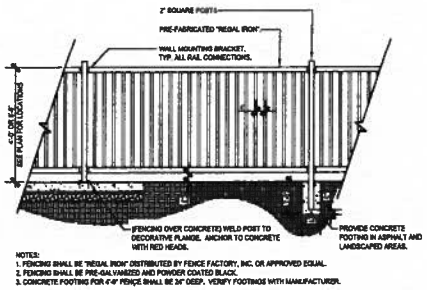
PROJECT MANAGER
DRAWN BY: JJC — CHECKED BY: WFS
DATE: MARCH 22, 2012
CAD FILE: 2310012-CT.dwg
JOB NUMBER: 2310012
SHEET: C1.2



M RIP-RAP SLOPE PROTECTION
SCALE: N.T.S.

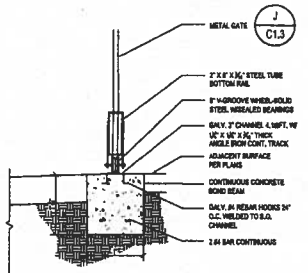


I SLEEVE FOUNDATIONS
SCALE: N.T.S.

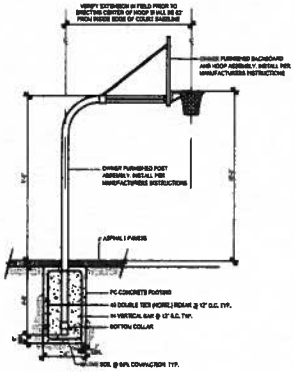


F WROUGHT IRON FENCE
SCALE: N.T.S.

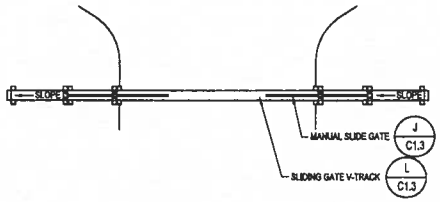
X NOT USED
SCALE: N.T.S.



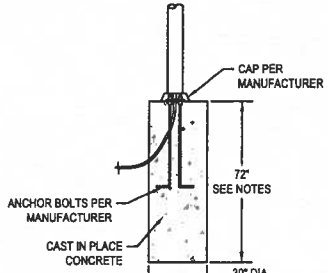
L SLIDING GATE V-TRACK
SCALE: N.T.S.



H BASKETBALL BACKBOARD FOUNDATION
SCALE: N.T.S.

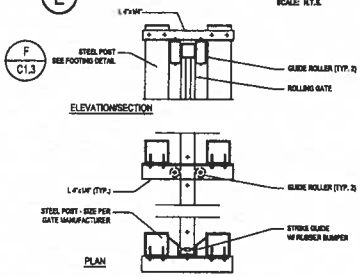


E SLIDING GATE PLAN VIEW
SCALE: N.T.S.

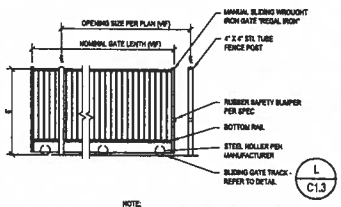


NOTES:
1. FOUNDATIONS MAY BE 36" SQUARE AND 60" DEEP
2. CONCRETE TO BE PLACED AGAINST UNDISTURBED EARTH
3. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I.

B LIGHT FOUNDATION
SCALE: N.T.S.

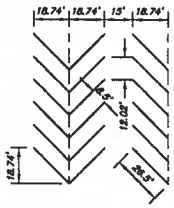


K SLIDING GATE GUIDE AND POST
SCALE: N.T.S.

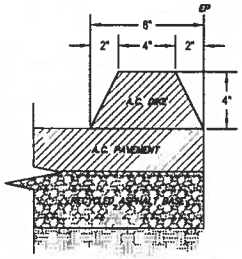


NOTE:
GATE PICKETS AND RAILS TO BE PLUMB AND LEVEL. S.G. GATE TO FOLLOW SLOPE OF FINISH GRADE. REFER TO GRADING PLANS FOR FURTHER INFO.

J MANUAL ROLL GATE
SCALE: N.T.S.

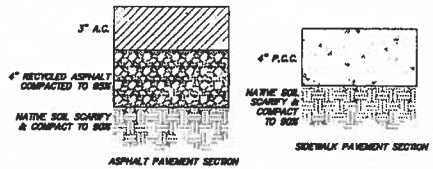


G TYPICAL PARKING STALL
SCALE: N.T.S.



* CONSTRUCT A.C. DIKE PER CALTRANS STANDARDS

D A.C. DIKE
SCALE: N.T.S.



A PAVEMENT SECTIONS
SCALE: N.T.S.

NOTES:
1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD "LOCKOUTS". ACTUAL LOCATIONS MAY VARY AND ADDITIONAL OBSTACLES MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A. LOCATION SERVICE" MARKS AND MAKE EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL DESIGNS, PLANS, SPECIFICATIONS, ESTIMATES, STUDIES, REPORTS, MODELS, SOFTWARE, AND OTHER DOCUMENTS AND INSTRUMENTS OF SERVICE, AS WELL AS THE ARRANGEMENT AND COMPOSITION OF THE INFORMATION CONTAINED THEREIN, ARE THE INTELLECTUAL PROPERTY OF RRM DESIGN GROUP. THE REPRODUCTION, REPRODUCTION, PUBLICATION, DISTRIBUTION, MODIFICATION OR OTHER USE OF THE INTELLECTUAL PROPERTY WITHOUT THE EXPRESS WRITTEN CONSENT OF RRM DESIGN GROUP IS PROHIBITED.
RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
220 Avenida Fabricante, Ste. 112, San Clemente, CA 92672
P: (949) 361-7200 | F: (949) 361-7205 | www.rrmdesign.com
A California Corporation | Offices in Irvine, Anaheim (AZ 85) and Walnut (NE Office, LA 45201) and Kansas, LA 3284

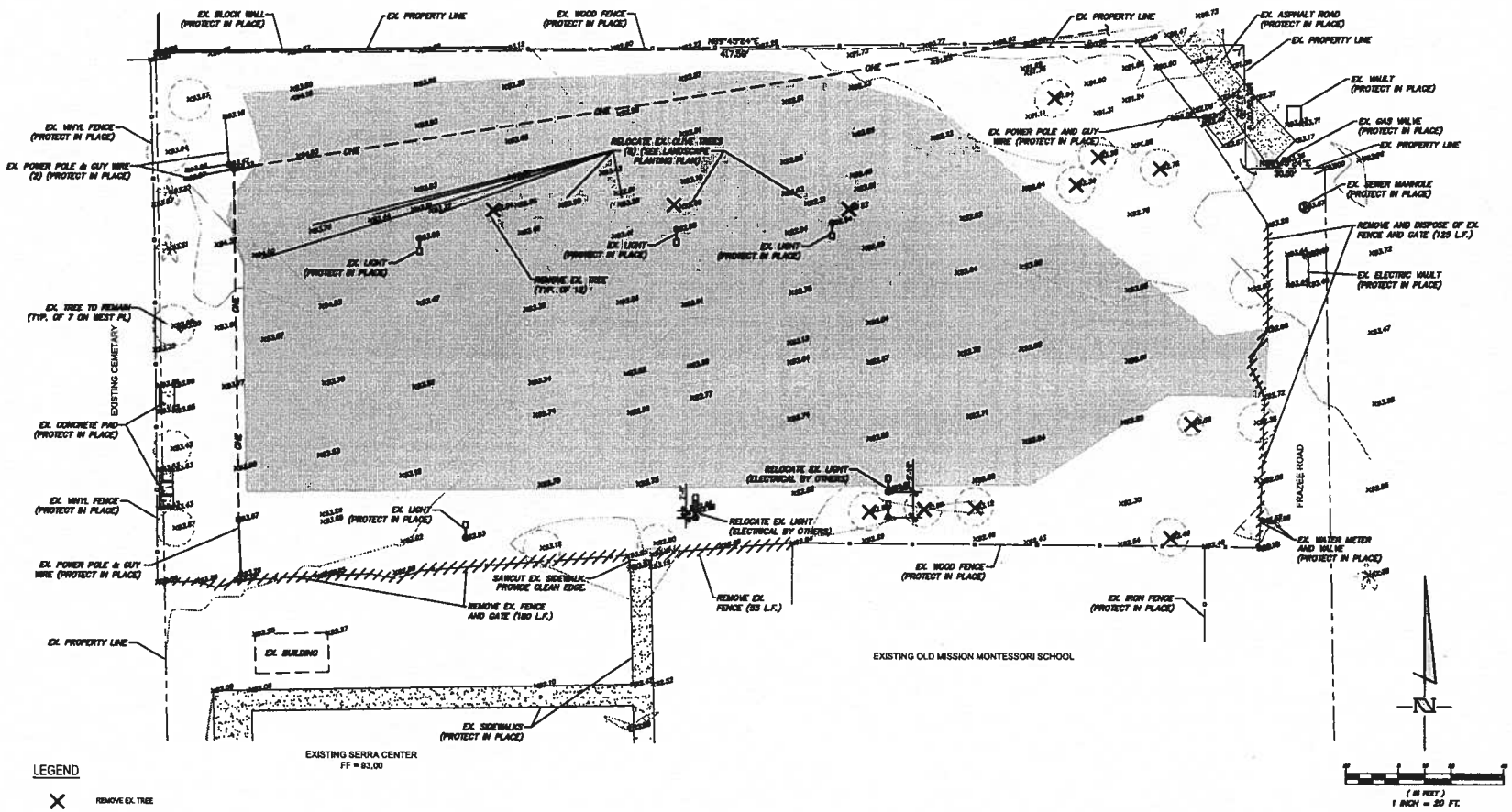
MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

DETAILS

NO.	REVISION	DATE

PROJECT MANAGER

DRAWN BY: JJC
CHECKED BY: WFB
DATE: MARCH 22, 2012
CAD FILE: 2310012-DT.dwg
JOB NUMBER: 2310012
SHEET: C1.3



LEGEND

- REMOVE EX. TREE
- REMOVE EX. FENCE
- REMOVE APPROX. 4", STOCK PILE, & REUSE EX. RECYCLED ASPHALT (COORDINATE WITH OWNER ON STOCKPILE LOCATION)

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED IN DECEMBER, 2010 BY JOSEPH LOYATO LS# 8839 OF J.L. SURVEYING, INC. OF SAN JUAN CAPISTRANO, CALIFORNIA.

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS MANDATORY THAT "U.S.A. LOCATING SERVICES" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CARE WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
232 Avenida Fabricante, Ste. 112, San Clemente, CA 92672
P: (949) 361-7050 | F: (949) 361-7055 | www.rrmdesign.com
A California Corporation | Other Designations: Architect (C-184) | Land Architect (C-2828) | Interior Architect (C-1300) | Land Planner (LA-1609)

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

TOPOGRAPHY & DEMOLITION PLAN

NO.	REVISION	DATE

PROJECT MANAGER

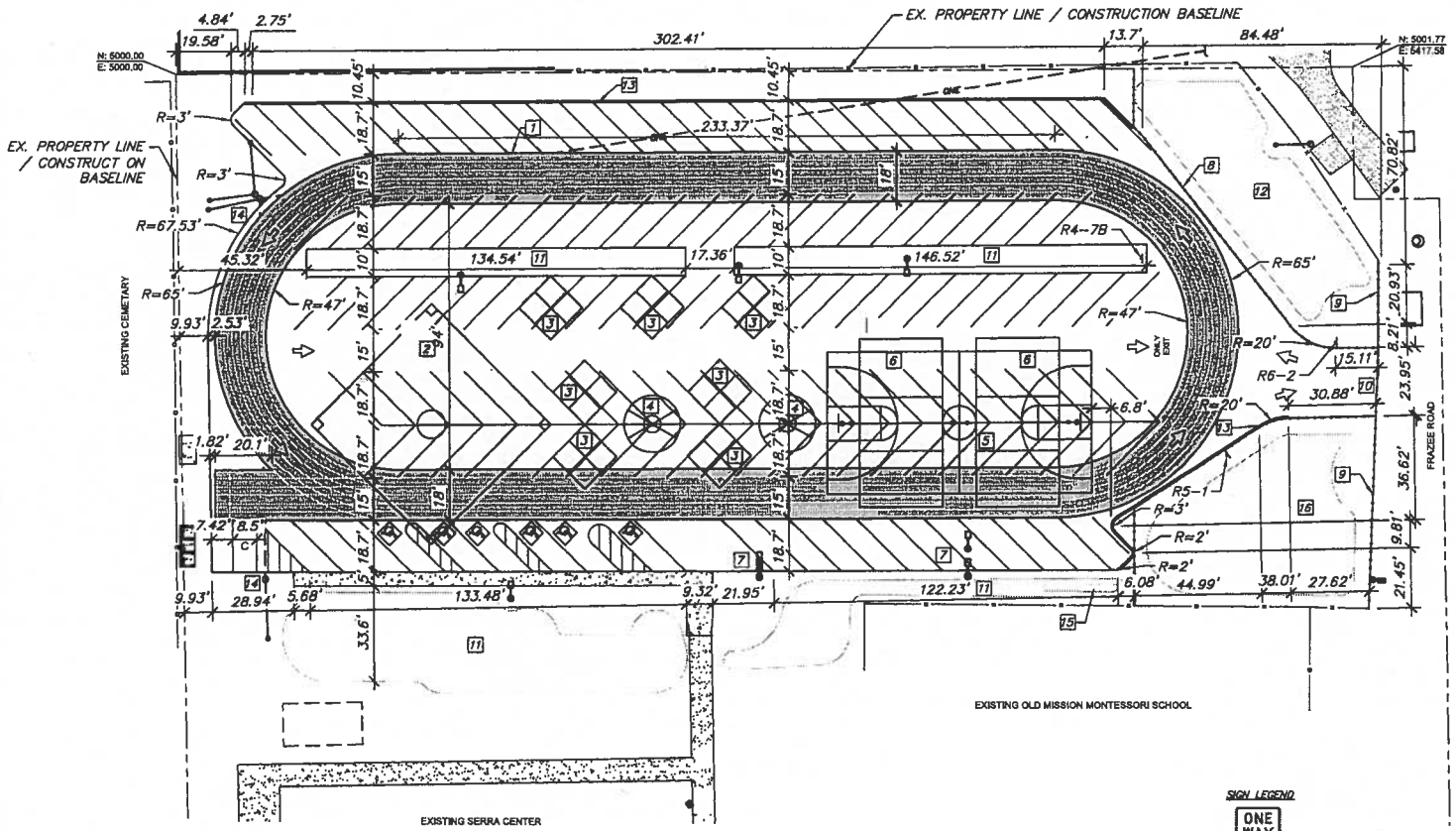
Drawn by: JJC
Checked by: WPS

DATE: MARCH 22, 2012

CAD FILE: 2310013-DEMO.dwg

JOB NUMBER: 2310012

SHEET: C1.4



(IN FEET)
1 INCH = 20 FT.

SITE PLAN LEGEND

1	6 LANE TRACK
2	KICKBALL INFIELD
3	FOURSQUARE COURT
4	TETHERBALL CIRCLE W/ SLEEVE FOR POLE
5	BASKETBALL COURT
6	VOLLEYBALL COURT
7	RELOCATE EX. LIGHT
8	4' WROUGHT IRON FENCE PER DETAIL F, SHEET C1.3
9	6' WROUGHT IRON FENCE PER DETAIL F, SHEET C1.3
10	MANUAL ROLL GATE PER DETAIL J, SHEET C1.3
11	BIO SWALE
12	RETENTION POND
13	4" A.C. DIKE PER DETAIL G, SHEET C1.3
14	EX. UTILITY POLE TO REMAIN
15	SEDIMENTATION FOREBAY
16	DETENTION BASIN

SIGN LEGEND

ONE WAY — R6-2 – ONE WAY

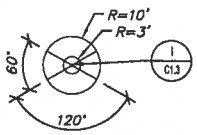
KEEP RIGHT — R4-7B – KEEP RIGHT

DO NOT ENTER — R5-1 – DO NOT ENTER

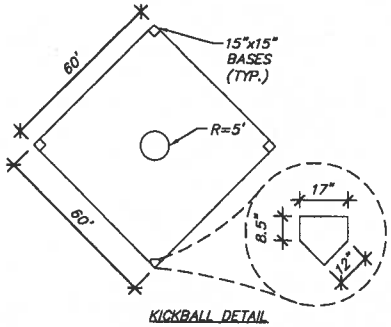
STRIPING KEY

PARKING	–	YELLOW
HC PARKING	–	BLUE
TRACK	–	GREEN
BASKETBALL	–	WHITE
VOLLEYBALL	–	BLUE
FOURSQUARE	–	WHITE
KICKBALL	–	WHITE
TETHERBALL	–	WHITE

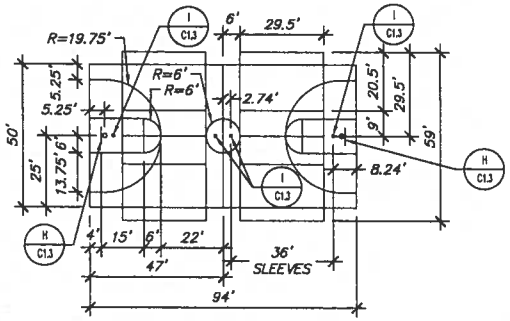
FOURSQUARE DETAIL



TETHERBALL DETAIL



KICKBALL DETAIL



BASKETBALL / VOLLEYBALL DETAIL

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD TOPOGRAPHY. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT "U.S.A. LOCATION SERVICE" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
222 Avenida Fabricante, Ste. 110, San Clemente, CA 92672
P: (949) 361-7650 | F: (949) 361-7655 | www.rrmdesign.com
A California Corporation | Other Designations, Contact RRM Office: AZ, CO, FL, GA, IL, MD, NJ, NV, NY, PA, TX, VA, LA 70114

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

SITE PLAN &
HORIZONTAL CONTROL

NO.	REVISION	DATE

PROJECT MANAGER

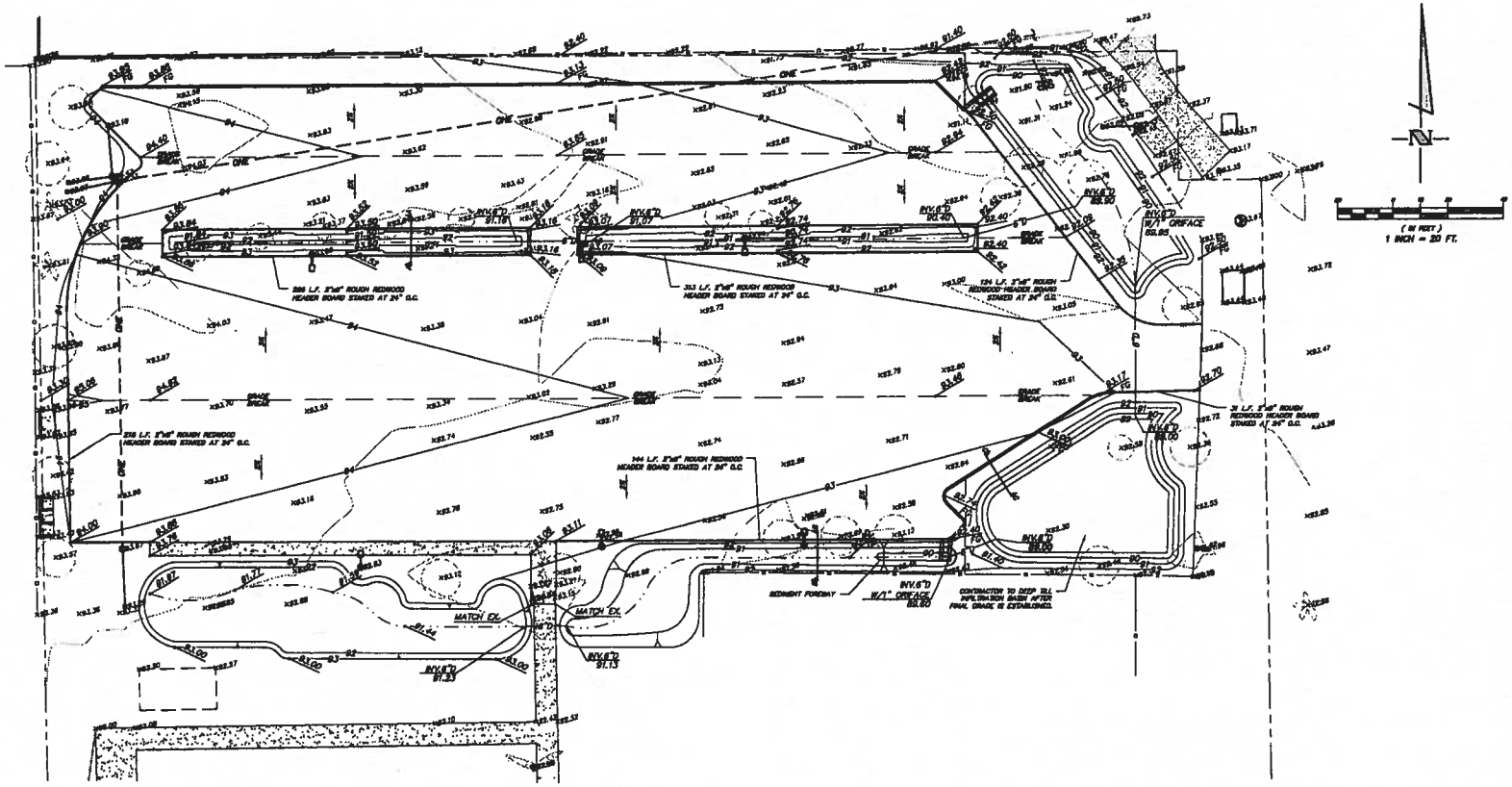
DRAWN BY: JJC
CHECKED BY: WFS

DATE: MARCH 22, 2012

CAD FILE: 2310012-Site.dwg

JOB NUMBER: 2310012

SHEET: C1.5

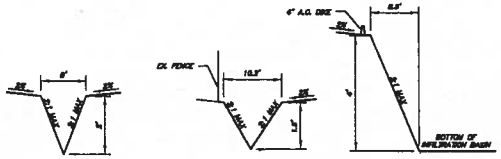


GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GPP CONSULTING GROUP, DATED MARCH 30, 2011, FOR THIS PROJECT AND TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE OWNER AND ITS OFFICIALS, THE ENGINEER, AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
3. THE PAVING STRUCTURAL SECTION SHALL BE BASED ON THE TRAFFIC INDEX NOTED ON THIS PLAN AND SOILS TESTS PERFORMED AT THE TIME OF CONSTRUCTION.
4. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL MATERIAL SHALL BE BENCH HORIZONTAL OR VERTICAL (PER SECTION 19 CALTRANS STANDARD SPECIFICATIONS DATED JULY 1988).
5. FILL MATERIAL SHALL BE SPREAD IN LIFTS AS REQUIRED BY THE GEOTECHNICAL INVESTIGATION REPORT. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO THE SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
6. OVER EXCAVATION, REPLACEMENT AND COMPACTION REQUIREMENTS SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT.
7. FIELD DENSITY TESTS SHALL BE MADE UNDER THE DIRECTION OF THE GEOTECHNICAL ENGINEER ON EACH COMPACTED LAYER. AT LEAST ONE (1) TEST SHALL BE MADE FOR EACH FIVE-HUNDRED (500) CUBIC YARDS, OR A FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO (2) TESTS PER LAYER IN ISOLATED AREAS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
8. UPON COMPLETION OF THE GRADING OPERATION, THE GEOTECHNICAL ENGINEER SHALL CERTIFY THAT ALL GRADING COMPLIES WITH THE RECOMMENDATIONS OF THE SPECIFICATIONS AND THE REFERENCED GEOTECHNICAL INVESTIGATION REPORT. A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL CERTIFY IN WRITING THE FINISH GRADES PRIOR TO FINAL APPROVAL.
9. EXPORT MATERIAL (IF ANY) SHALL BE DISPOSED OF IN AN ACCEPTABLE LOCATION.
10. THE OWNER OR THE ENGINEER OF WORK MAY REQUIRE EROSION CONTROL DEVICE INSTALLATION WITHIN ANY DOWNSTREAM DRAINAGE FACILITY.
11. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
12. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED BY THE ENGINEER SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY EXCEEDS 40%.
13. POINTING DRAINAGE SHALL BE PROVIDED AWAY FROM ALL MANMADE SLOPES. NO RUNOFF MAY BE CONCENTRATED.
14. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
15. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES MORE THAN THREE (3) WEEKS AFTER INITIAL GRADING SHALL BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
16. AN EROSION CONTROL PLAN MAY BE REQUIRED IF CONSTRUCTION IS TO BE DONE DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15).
17. CUT OR FILL SLOPES SHALL BE NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL (2:1) WITHOUT JURISDICTION FROM THE GEOTECHNICAL ENGINEER.
18. ALL DISTURBED SURFACES SLOPED FOUR HORIZONTAL TO ONE VERTICAL (4:1) AND GREATER SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING TO BE COMPLETED NO LATER THAN THIRTY (30) DAYS PRIOR TO REQUEST FOR FINAL APPROVAL.

GRADING AND PAVEMENT QUANTITIES:

EARTHWORK:	613 C.Y. <CUT>
A.C. PAVEMENT:	622 C.Y.
RECYCLED ASPHALT BASE:	689 C.Y.



NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD EXPERIENCE. POSSIBLE LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS ARE LIKELY TO BE FOUND. IT IS RECOMMENDED THAT "U.S.A. LOCATION SERVICE" LOCATE AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
222 Avenida Fabricante, Ste. 112, San Clemente, CA 92672
P: (949) 361-7989 | F: (949) 361-7993 | www.rrmdesigngroup.com
A California Corporation | Other Immigrants, Another SCORPIO Inc. Vision, RE #0884, LS #6291 | AT Fmr. LA SAN

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

GRADING & DRAINAGE PLAN

NO.	REVISION	DATE

PROJECT MANAGER

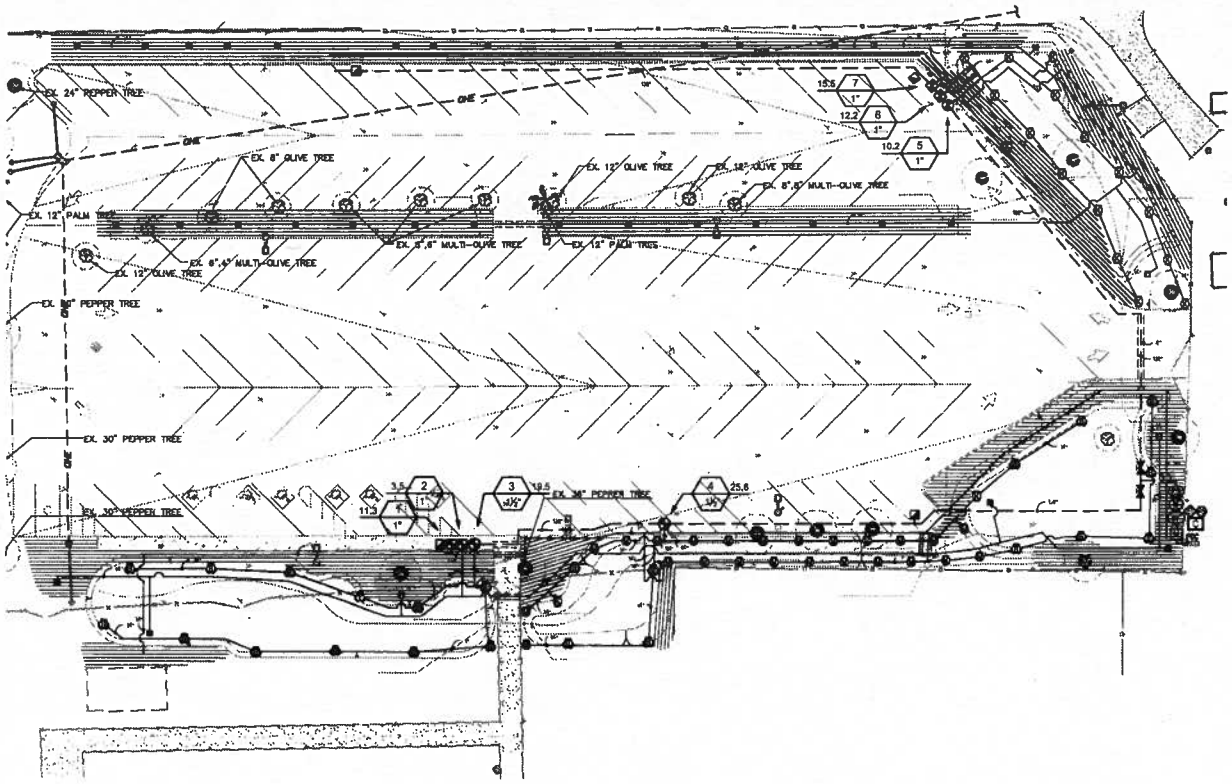
DRAWN BY: JJC
CHECKED BY: WPG

DATE: MARCH 22, 2012

CAD FILE: 2310012-GR.dwg

JOB NUMBER: 2310012

SHEET: C1.6



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS	DETAIL
	Hunter MP1000 w/ PROS-12-CV	Adj	40		13'	G/L-2.1
	Hunter MP2000 w/ PROS-12-CV	Adj	40		19'	G/L-2.1
	Hunter MP3000 w/ PROS-12-CV	Adj	40		30'	G/L-2.1
	Hunter MP3000 w/ PROS-12-CV	Adj	40		30'	G/L-2.1
	Hunter RZWS-SLEEVE-36-50	360	30	0.50	1'	J/L-2.1
	Hunter PCS	360	30	0.50	1'	G/L-2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird XCZ-100-PRF Drip Control Kit, 1" (25mm) DV valve, 1" (25mm) pressure regulating filter.	D/L-2.1
	Area to Receive Dripline Rain Bird XF9-06-24 (28) Landscape Dripline with Copper Shield, 0.61gph emitters at 24" o.c. Dripline laterals spaced at 26" apart, with emitters offset for triangular pattern.	H/L-2.1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Rain Bird PEB Electric Remote Control Valve	C/L-2.1
	Rain Bird 44LRC 1" Quick Coupler Valve, two piece body, locking cover	E/L-2.1
	KBI BTU-E PVC Blocked True Union Ball Valve S.O.V., 1/2" to 2", same size as pipe	F/L-2.1
	Rain Bird PEB 1-1/2" Master Valve.	B/L-2.1
	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	A/L-2.1
	Toro TMC-424E-OO-8F-4 12 Station Controller; 8 Station Controller with Plug-in 4 station add-on. Mount controller and accessories inside pedestal enclosure.	K/L-2.1
	Toro TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to the Irrigation Controller as noted or approved, use controller power or optional transformer. Adjust rain shutoff index.	
	Toro - Climate Logic Kit CL-100-Wireless	K/L-2.1
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 Irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	A/L-2.2
	Irrigation Mainline: PVC Schedule 40	A/L-2.2
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	A/L-2.2

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

0 10 20 40 60

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	11.29	0.24 in/h
2	Rain Bird XCZ-100-PRF	1"	Bubbler	3.50	15.32 in/h
3	Rain Bird PEB	1-1/2"	Shrub Rotary	19.51	0.38 in/h
4	Rain Bird PEB	1-1/2"	Shrub Rotary	25.61	0.37 in/h
5	Rain Bird PEB	1"	Shrub Rotary	10.24	0.35 in/h
6	Rain Bird XCZ-100-PRF	1"	Area for Dripline	12.19	0.34 in/h
7	Rain Bird XCZ-100-PRF	1"	Bubbler	15.50	15.32 in/h

NOTES:

1. ALL EXISTING UTILITIES MORE PLOTTED FROM RECORD INFORMATION AND FIELD VERIFICATION. ACTUAL LOCATIONS MAY VARY AND ADDITIONAL CROSSINGS MAY EXIST IN THE FIELD. IT IS IMPERATIVE THAT THE CONTRACTOR SUBMIT REPORT TO THE OWNER EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL USE DIGGER CHECKS WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
225 Avenida Fuentanilla, Ste. 112, San Clemente, CA 92672
P: (949) 361-7800 | F: (949) 361-7855 | www.rrmdesign.com
A California Corporation | Brian Hannegan, Architect C-21 #31 | Jay Lee, RE #2888 | Jeff Fisher, LA #3861

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

CONCEPTUAL LANDSCAPE PLAN
(IRRIGATION PLAN)

NO.	REVISION	DATE

PROJECT MANAGER
BRIAN HANNEGAN

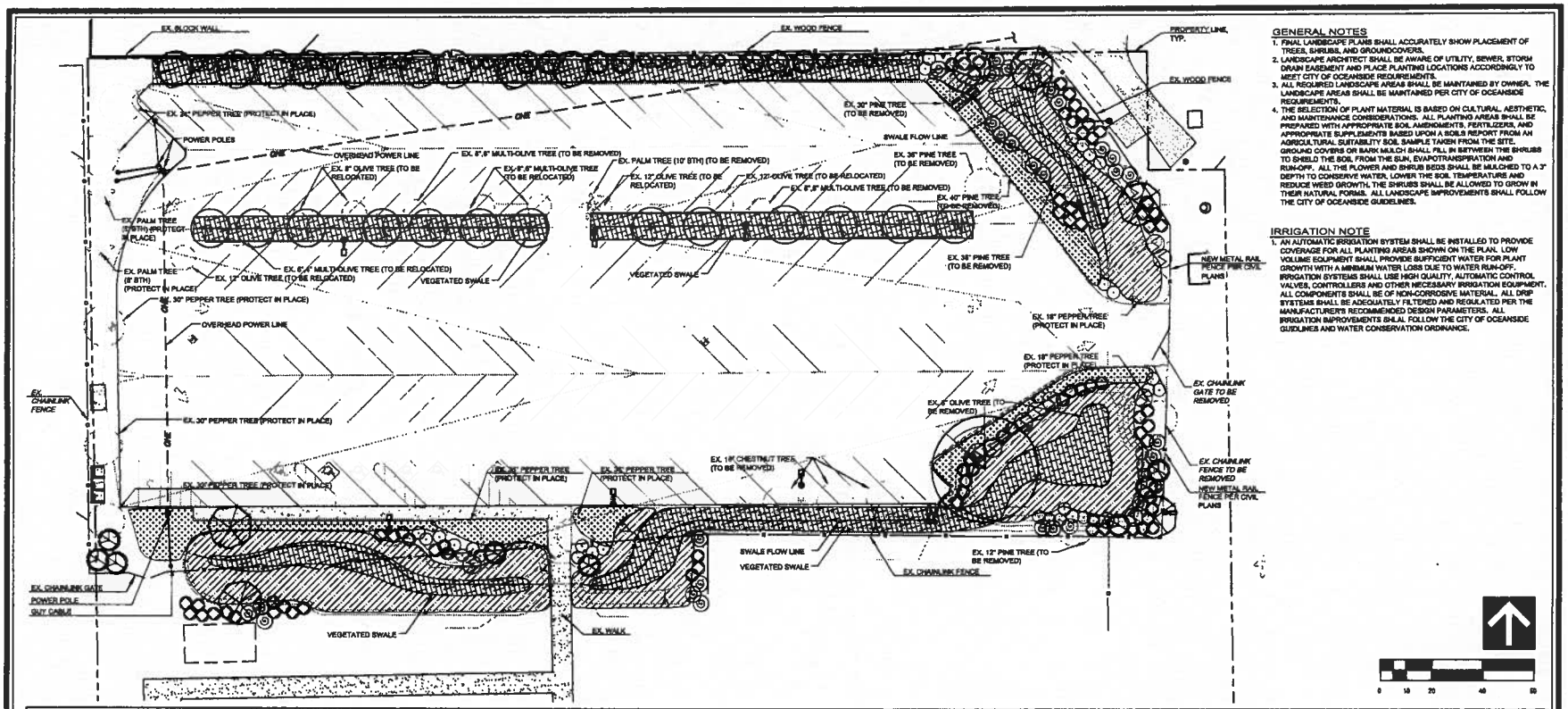
DRAWN BY: JJC
CHECKED BY: WFS

DATE
MARCH 22, 2012

CAD FILE
2310012-IR.dwg

JOB NUMBER
2310012

SHEET
L-1.1



GENERAL NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

IRRIGATION NOTE

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDLINES AND WATER CONSERVATION ORDINANCE.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
	Brachychiton acerifolius	Bottle Tree	24" Box	4	PER PLAN	SEE DETAIL A, SHEET L-4.1
	Jacaranda acutifolia	Jacaranda	24" Box	6	PER PLAN	SEE DETAIL A, SHEET L-4.1
	Olea, europa	Olive Tree	24" Box	4	PER PLAN	SEE DETAIL A, SHEET L-4.1
	Quercus, agrifolia	Coast Live Oak	36" Box	1	PER PLAN	SEE DETAIL A, SHEET L-4.1
	Schinus molle	California Pepper Tree	24" Box	5	PER PLAN	SEE DETAIL A, SHEET L-4.1
	Existing Tree (To Remain)					
	Existing Tree (To Be Relocated)					

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
	Rhaphiolepis indica	Indian Hawthorn	15 Gal.	11	4' O.C.	SEE DETAIL C, SHEET L-4.1
	Yucca	Yucca	5 Gal.	29	4' O.C.	SEE DETAIL C, SHEET L-4.1
	Pittosporum tobira variegata	Mock Orange	5 Gal.	34	4' O.C.	SEE DETAIL B, SHEET L-4.1
	Ceanothus, 'Blue Cushion'	Blue Cushion Ceanothus	5 Gal.	98	4' O.C.	SEE DETAIL B, SHEET L-4.1
	Heteromeles arbutifolia	Toyon	5 Gal.	15	4' O.C.	SEE DETAIL B, SHEET L-4.1

GROUND COVER

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
	Rosmarinus officinalis	Rosemary	1 Gal.	7,100 s.f.	4' O.C. TRIANGULAR SPACING	SEE DETAILS B&D, SHEET L-4.1
	Ophiopogon japonicum	Mondo Grass	1 Gal.	9,750 s.f.	36" O.C. TRIANGULAR SPACING	SEE DETAILS B&D, SHEET L-4.1
	Trachelospermum jasminoides	Star Jasmine	1 Gal.	2,225 s.f.	24" O.C.	SEE DETAILS B&D, SHEET L-4.1

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING	REMARKS
	Lonicera spp.	Honeysuckle	5 Gal.	36	10' O.C. TRIANGULAR SPACING	SEE DETAILS B&D, SHEET L-4.1

PLANTING NOTES

1. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
3. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES. ANY SUBSTITUTIONS OR DELETIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT.
4. ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF 'STRINGY CEDAR BARK' MULCH IN ALL PLANTING AREAS.

NOTES:

1. ALL EXISTING UTILITIES WERE PLOTTED FROM RECORD INFORMATION AND FIELD EXPERIENCE. AGAIN, LOCATING ANY WAY AND CONFIRM, CONSIDERING ANY COST IS THE FIELD. IT IS IMPERATIVE THAT YOU CONTACT "DIGALERT" (800-422-4133) AND MARK EXISTING UTILITIES PRIOR TO THE START OF EXCAVATION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXPOSING EXISTING UTILITY CROSSINGS AND SERVICES.
3. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

THIS DOCUMENT CONTAINS PROPRIETARY, PRIVILEGED, AND CONFIDENTIAL INFORMATION. THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF RRM DESIGN GROUP. THE INFORMATION CONTAINED IN THIS DOCUMENT MAY NOT BE DISCLOSED, REPRODUCED OR OTHERWISE DISTRIBUTED WITHOUT THE PRIOR WRITTEN CONSENT OF RRM DESIGN GROUP. THE INFORMATION CONTAINED IN THIS DOCUMENT MAY BE USED ONLY FOR THE PURPOSE FOR WHICH IT WAS PREPARED AND DELIVERED. ANY OTHER USE OR DISTRIBUTION IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF RRM DESIGN GROUP. THE PROPERTY RIGHTS IN THIS DOCUMENT ARE RETAINED BY RRM DESIGN GROUP.
RRM DESIGN GROUP COPYRIGHT 2011
RRM is a California Corporation

OUR LADY OF GUADALUPE SPORTS COURT - PARKING LOT

rrmdesigngroup
creating environments people enjoy®
222 Avenida Fabricante, Ste. 110, San Clemente, CA 92672
P: (949) 361-7550 | F: (949) 361-7560 | www.rrmdesign.com
A California Corporation | Other Locations: Anaheim (714) 666-1 | Bay Area, CA (925) 33-4600 | Las Vegas, NV (702) ...

MISSION SAN LUIS REY
OUR LADY OF GUADALUPE
SPORTS COURT - PARKING LOT

CONCEPTUAL LANDSCAPE PLAN

NO.	REVISION	DATE

PROJECT MANAGER: BRIAN HANNEGAN
DRAWN BY: JJC
CHECKED BY: WFS
DATE: MARCH 22, 2012
CAD FILE: 2310012-PP.dwg
JOB NUMBER: 2310012
SHEET: L-2.1

PLANNING COMMISSION
RESOLUTION NO. 2012-P34

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN AND CONDITIONAL USE 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 PLANNING 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 Planning Commission, after giving the required notice, did on the 11th day of June, 2012 took action to continue the public hearing to July 23, 2012 to consider said application.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of July, 2012 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was 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 enhanced landscaping is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, there is hereby imposed on the subject development projects certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0092-1	Fee based on water meter size. Non-residential is $36,775 for a 2" meter. + $430

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Non-residential is $50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $22,495 for a 2" meter. + $863

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Development Plan:

1. The project design and its physical aspects pertaining to landscaped area and location meets or exceeds the applicable zoning criteria and development standards as specified

in the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines where applicable, and where landscaped areas are not provided after 10 parking stalls in a row additional landscaped planter areas are being added within the parking lot area to compensate for said requirement.

2. The improvement of the gravel overflow parking lot with an asphalt surface painted in a manner to establish sport courts and parking spaces for the religious and educational needs of the Parish are consistent with the Zoning Ordinance, the City Code, the Land Use Element, the Mission San Luis Rey Historic Area Development Program and Design Guidelines that consider deviations from the base zoning district off-set by compensating benefits that will allow enhanced facilities that will serve the citizens of Oceanside.

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. Parking lot lighting was previously established with the creation of the gravel overflow lot and no new additional public services, utilities, or public facilities will be needed to serve the site.

4. The project, as proposed and designed to incorporate a block wall along the northern property boundary and that coupled with the implementation of an extensive landscape buffer areas will ensure compatibility with existing and potential development on adjoining properties or in the surrounding neighborhood.

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 the Oceanside Zoning ordinance, because the site is relatively flat and Hillside guidelines are not applicable to this site, and the proposed development would be compatible with the surrounding campus development of the Mission San Luis Rey Parish.

<u>For the Conditional Use Permit</u>:

1. That the proposed location of the sport court/overflow parking lot use is accord with the objectives of the Mission San Luis Rey Development Regulations and Design Guidelines, the Oceanside Zoning Ordinance, and the purposes of the district in which the site is located. Schools, Public or Private and creation of a sport court to serve said school is

permitted within the Public & Semi-Public (PS) zone district, subject to approval of a Conditional Use Permit.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. Subject to approval of a Conditional Use Permit, ancillary facilities to support school activities public or private are allowed. The request to create recreation facilities for the school would not physically change or alter the Mission Parish grounds beyond what was originally envisioned for the site and the site would be fenced off from vehicular traffic during school operations further ensuring that no public health, safety or welfare issues occur.

3. That the proposed Conditional Use will comply with the provisions of the Oceanside Zoning Ordinance and Mission San Luis Rey Development Regulations and Design Guidelines, including any specific condition required for the proposed conditional use in the district in which it would be located.

For the Variance:

1. There are special circumstances warranting approval of a variance and it is due to the fact that the sport court is the primary use of the site and overflow parking would be an ancillary use. All required site parking per the OZO is located elsewhere on site and the requirement to have a landscaped area every 10 parking spaces would preclude the creation of the intended primary use of the site as a sport court to serve as a recreation area for the Mission Montessori School. Strict application of the landscape requirement established within the Mission San Luis Rey Development Regulations and Design Guidelines would deprive the applicant of similar rights enjoyed by other schools public or private in the vicinity and in the same zone classification.

2. The granting of the variance will not be detrimental or injurious to property or improvements in the vicinity of the development of the site, or to the public health, safety or general welfare. Perimeter landscaping and consolidated landscape planter areas within the newly created sport court/parking lot will actually improve the area in a manner that benefits properties and improvements in the vicinity because drainage of the site has been designed to flow into bio-

retention basins which will allow 100% retention of water on site, where previously the area drained off-site onto surrounding properties.

3. The granting of the variance will not constitute granting of a special privilege to the property because other properties that function as schools, public or private have been allowed to establish outdoor sport courts that do not contain landscaped areas. Ancillary use of the court area for overflow parking in excess of the required parking for the Parish will further enhance and lessen impacts to surrounding properties.

For the Historic Permit:

1. The development of a 57,361-square foot asphalt parking lot/sport court is consistent with the policies of the Mission San Luis Rey Historic Area Development Program and Design Guidelines, and Article 21 of the Zoning Ordinance (Historic Overlay), because the overall construction and site design will not detract from the Historic Significance of the Mission San Luis Rey as viewed from on and off-site and will correct historical drainage that currently flows off-site onto adjacent properties.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) subject to the following conditions:

Building:

1. Comply with the current requirements of the California Building Codes.
2. Exterior lighting shall comply with the Palomar Dark Sky Ordinance, All exterior lighting must be shielded.
3. Construction hours are limited to Monday through Friday 7:00 a.m. to 6:00 p.m.

Engineering:

1. For the demolition of any existing structure or surface improvements; grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.
2. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.

3. Prior to approval of grading plan and issuance of a permit all improvement requirements shall be secured with sufficient securities.

4. A precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on-site traffic calming devices shall be shown on all precise grading and private improvement plans.

5. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

6. Prior to any grading of any part of this 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.

7. The approval of the project shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the project shall be subject to going back to the public hearing or subject to a substantial conformity review.

8. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

9. The owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Department 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

10. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to issuance of any grading, building or improvement permit for this development. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer 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 owner/developer, as applicable.

11. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

12. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

13. All sidewalk and pedestrian pathway improvements shall comply with ADA requirements and the City of Oceanside Engineers Design and Processing Manual.

14. Lighting shall be installed on the proposed parking lot and sport court to the standards specified in the City's Standard Engineering Specifications. The system shall provide uniform lighting, and be secured prior to occupancy.

15. The pavement design for driveways and parking stalls shall be prepared by the owner/developer's/owner's soil engineer. This project's driveways and parking lot shall remain private and shall be maintained by Mission San Luis Rey Parish. The pavement sections, traffic indices shall be based on approved geotechnical report and in compliance with the City of Oceanside Engineers Design and Processing Manual. The private parking stalls, driveway alignments and geometric layouts shall meet the City of Oceanside Engineers Design and Processing Manual.

16. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

17. The undergrounding of all existing overhead utility lines within this development, (Mission San Luis Rey Parish Sport Court/Parking lot) is deferred to future development of the Liturgical Center within Mission San Luis Parish property per Section 901.G. of the

Subdivision Ordinance (R91-166) and per the City of Oceanside Zoning Ordinance section 3023 as required by the City Engineer. All new extension services for this development, including but not limited to, electrical, cable and telephone, shall be placed underground.

18. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

19. The drainage design shown on the site plan or preliminary grading plan, and the drainage report for this development plan is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San Diego County Hydrology and Drainage Manual to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

20. Drainage facilities shall be designed and installed to adequately accommodates the local storm water runoff and shall be in accordance with the San Diego County Hydrology and Design Manual and in compliance with the City of Oceanside Engineers Design and Processing Manual to the satisfaction of the City Engineer.

21. The owner/developer shall place a note on the title sheet of the precise grading plan map agreeing to the following: "The present or future owner shall indemnify and save the

City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that occurs on this site."

22. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

23. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

24. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash, or an irrevocable, City-Standard Letter of Credit security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

25. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash, or an irrevocable, City Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

26. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

27. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

28. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

29. The owner/developer shall provide a copy of the title/cover page of an approved SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP) exists, the appropriate document shall be submitted for review and approval by the City Engineer. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

30. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/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 owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

31. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

32. A digital file of the as-built grading plan, and as-built improvement plan in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside prior to occupancy permit.

33. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

Planning:

34. The Development Plan, Conditional Use Permit, Variance, and Historic Permit shall expire on July 23, 2014, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.

35. This Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002) permits the construction of a 57,361-square foot asphalt sport court/parking lot painted in a manner to delineate parking spaces and sport court areas on the northern portion of the parish grounds, along with perimeter wrought iron fencing and 28,832 square feet of landscaped area to soften and screen the improved parking/sport court facilities. Any substantial modification to the Development Plan in the design or layout shall require a revision to the Development Plan and Conditional Use Permit and/or a new Development Plan and Conditional Use Permit.

36. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in

the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

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

40. 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.

41. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

42. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

43. 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 and shall be recorded as a covenant on the property.

44. Failure to meet any conditions of approval for this development shall constitute a violation of Development Plan (D11-00009), Conditional Use Permit (CUP11-00014), Variance (V12-00001), and Historic Permit (H11-00002).

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

46. The applicant, tenants, or successors in interest shall comply with the City's business license requirements as necessary.

47. The use of the sport court for recreational activities shall be limited to daytime use only (dusk to dawn), no night time use of the sport court for recreational activities shall be permitted as part of this projects approval.

Landscaping:

48. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer 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. A preconstruction meeting shall be conducted with the landscape architect of record, developer or owner's representative, landscape contractor, general contractor and city public works inspector prior to the commencement of landscape/irrigation installation. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

a) Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

b) Landscape Architect shall be aware of all utility, sewer, gas, water , storm drain lines and easements and place planting locations (including trees) accordingly to meet City of Oceanside requirements.

c) All required landscape areas shall be maintained by owner. The landscape areas shall be maintained per City of Oceanside requirements.

d) Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all fire department requirements.

e) All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.

f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotransporation and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.

g) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.

h) Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.

i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain planning department approval for these items in the conditions or application stage prior to 1st submittal of working drawings.

j) For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.

k) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

l) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

m) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

n) The landscape plans shall match all plans affiliated with the project.

o) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.

p) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

49. All landscaping, fences, walls, etc. on the site, in medians within the public right- of-way and within 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: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

////////////

////////////

////////////

////////////

////////////

////////////

////////////

50. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

PASSED AND ADOPTED Resolution No. 2012-P34 on July 23, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-P34.

Dated: July 23, 2012

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

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:

//////////

FINDINGS:

1. The proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located because the development plan proposal for the development of a 57,361-square foot asphalt parking lot/ sport court is consistent with the intent of the General Plan Public & Institutional (PI) Land Use Designation and Public and Semi-Public-Historic Overlay (PS-H) zoning designation in that all proposed improvements and on site development will provide additional support facilities to serve the students of the Mission Montessori School and the parishioners of the Mission San Luis Rey Parish.

2. The improvement of the gravel overflow parking lot with an asphalt surface painted in a manner to establish sport courts and parking spaces for the religious and educational needs of the Parish are consistent with the Zoning Ordinance, the City Code, the Land Use Element, the Mission San Luis Rey Historic Area Development Program and Design Guidelines that consider deviations from the base zoning district off-set by compensating benefits that will allow enhanced facilities that will serve the citizens of Oceanside.

3. The project design and its physical aspects pertaining to landscaped area and location meets or exceeds the applicable zoning criteria and development standards as specified in the Mission San Luis Rey de Francia Planned Development Program and Design Guidelines where applicable, and where landscaped areas are not provided after 10 parking stalls in a row additional landscaped planter areas are being added within the parking lot area to compensate for said requirement.

4. 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 the Oceanside Zoning ordinance, because the site is relatively flat and Hillside guidelines are not applicable to this site, and the proposed development would be compatible with the surrounding campus development of the Mission San Luis Rey Parish.

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

1. This Development Plan, Conditional Use Permit, Variance and Historic Permit approves only 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. Any substantial modification to the Development Plan in the design or layout shall require a revision to the Historic Permit and/or a new Historic Permit.

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

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

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

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

//////////

//////////

//////////

//////////

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: Root, Buccola, Daley and Hansen

NAYS: None

ABSENT: Guatelli

ABSTAIN: None

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

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

RESOLUTION NO. 93-H04

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

APPLICATION NO.: H-1-92
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 historic permit under the provisions of the Historical Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

The construction of a Liturgical Center with classrooms, offices, a small chapel, maintenance buildings and gardens

on certain real property legally described as shown on EXHIBIT "A" attached hereto and incorporated herein by reference thereto.

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

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

the Mission San Luis Rey Historic Area. the design features incorporated within the buildings and garden is consistent and compatible with those used within the existing Mission San Luis Rey Parish and the Old Mission.

3. The proposed project was found to be consistent with the provisions of the California Environmental Quality Act. A Negative Declaration will be issued, specifying that there will be no major significant environmental impact resulting from the project. Through an archaeological study and site excavation no significant features or cultural items were unearthed. Additional research is recommended to determine the architectural significance of the commercial building annex-laundry.

4. The design elements contained within the Liturgical Center compliment the existing features within the Mission San Luis Rey Parish and the Old Mission. These features are not an exact replication. The new facility will not diminish from the historical character of the property.

NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation Advisory Commission does hereby RECOMMEND APPROVAL of Historic Permit H-1-92 subject to the following conditions:

1. Any deviation from the approved plans and/or conditions of approval must be approved by the Oceanside Historic Preservation Advisory Commission architect. No staff Substantial Conformity approval shall be allowed for any design modifications.

2. This Historic Permit (H-1-92) approves the following: The construction of a new Liturgical Center, including classrooms, offices, chapel and maintenance buildings and gardens, as depicted on the plans that are appropriately stamped and approved.

/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////
/////////

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

PLANNING COMMISSION
RESOLUTION NO. 93-P30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND HISTORIC PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-14-92, C-20-92 AND H-01-92
APPLICANT: Roman Catholic Bishop of San Diego/Mission San Luis Rey Parish
LOCATION: 4070 Mission Avenue

THE PLANNING 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 Historic Permit under the provisions of Articles 41, 43 and 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

> the construction of a Liturgical Center, including classroom, office, chapel, maintenance and social concerns buildings, circulation and parking improvements

on certain real property legally described as shown on EXHIBIT "A" attached hereto and incorporated herein by reference thereto.

WHEREAS, the Planning Commission, after giving the required notice, did on the 14th day of June, 1993 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:

For the Development Plan:

1. The architectural design of the project meets the appropriate development standards contained within the Zoning Ordinance, "Development Guidelines and Design Guidelines for the Mission San Luis Rey Historic Area" and the Secretary of the Interior's standards for rehabilitation. The architectural design incorporates elements which do not exactly replicate but compliment those contained within the existing Old Mission and Parish buildings.

2. The proposed project is consistent with the goals and policies of the General Plan. The General Plan land use

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

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

<u>For the Conditional Use Permit</u>:

1. The construction of the Liturgical Center on the grounds of the Mission San Luis Rey Parish is consistent with the policies pertaining to Public and Semi-public land use activities. The project represents an expansion and consolidation of the existing religious assembly activities and operations.

2. The proposed Liturgical Center is located on the grounds of the Mission San Luis Rey Parish, a facility which has provided religious services and activities within the City of Oceanside for 85 years at this site. The expansion of the religious activities at this location, pursuant to the conditions of approval, will not create a detrimental situation to the public health, safety and welfare. The use is also consistent and compatible with the land uses 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:

<u>Building</u>:

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

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.

Environmental:

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.

Engineering:

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

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.

19. The developer shall pay thoroughfare fees as required by the City's Thoroughfare Fee Ordinance.

20. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

21. Landscaping plans for trees, bushes and shrubs, or plans for the construction of walls, fences or other structures at or near intersections must conform to sight distance requirements and must be submitted to and approved by the City Engineer prior to the issuance of building permits and prior to the implementation of any landscape improvements.

22. Traffic control during the construction of streets which have been opened to public travel shall be in accordance with construction signing, marking and other protection as required by the State Department of Transportation (CalTrans) Traffic Manual.

23. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with standard plans and specifications of the City of Oceanside and subject to the approval of the City Engineer.

24. Development shall be in accordance with City Floodplain Management Regulations.

25. This project is subject to payment of Master Plan of Drainage acreage fees, to be paid prior to approval of the building permit. All storm drains and appurtenances shall 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.

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.

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.

28. All drainage picked up in an underground system shall remain in underground system until outlet into an approved channel.

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

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.

////////////////////

38. Fire hydrants shall be located as indicated on a map filed in the Fire Prevention Bureau.

39. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 10.301(c) and (d) Uniform Fire Code.

40. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City Vehicle Code Section 22500.1.

41. All security gates shall have "Knox-box" system override and an approved Strobe (Opticom) system.

42. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

43. Fire extinguishers are required and shall be included on the plans submitted for plan check.

44. Show all existing fire hydrants within 400 feet of the project on the plot plan submitted for plan check.

45. Widen fire lanes to 28 feet minimum.

46. Cul-de-sacs shall be 40 foot radius minimum.

47. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit application.

48. Install an approved fire hydrant at the "neck" of the proposed turnaround cul-de-sac (2-1/2" x 2-1/2" x 4").

49. Access shall be provided adjacent to at least two sides of buildings which exceed 150 feet in length or width, or are interconnected in such a manner to prohibit access by fire department vehicle(s).

Planning:

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

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

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.

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.

////////////////////

////////////////////

////////////////////

////////////////////

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

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

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

NAYES: None

ABSENT Bockman

ABSTAIN: None

ADOPTED on this 28th day of June, 1993.

Roy B. Miller, Chairperson

ATTEST:

Sandra L. Holder for
Michael J. Blessing, Secretary

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

Dated: 6-28-93

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

Notice of Completion

Appendix F

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

See NOTE below

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 Pers

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-publ Historic District Overlay)/Private Institutional

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 Cente 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.

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 Preparatic or previous draft document) please fill it in.

Revised October 198

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

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

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

Revised October 1989

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, parkin landscap

FINDING: Pursuant to the provisions of Ordinance No. 88-31 pertaining to procedures and guidelines to 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:	Contact Person:
Tim Cox	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

Timothy Cox — May 12, 1993
SIGNATURE — DATE
For: Michael Blessing, Planning Director

vnm

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?			X	
[ ] 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?			X	
c. Change in topography or ground surface relief features?			X	
d. The destruction, covering or modification of any unique geologic or physical features?			X	
[ ] 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?			X	
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?			X	
[ ] 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:

	YES	MAYBE	NO	MAJOR
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:

	YES	MAYBE	NO	MAJOR
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?			X	
h. Substantial reduction in the amount of water otherwise available for public water supplies?			X	
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			X	

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)?			X	
b. Reduction of the numbers of any unique, rare or endangered of plants?			X	
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?			X	
d. Reduction in acreage of any agricultural crop?			X	

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)?			X	
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X	
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X	
d. Deterioration to existing fish or wildlife habitat?			X	

DISCUSSION: Refer to response to item number 4.

6. **NOISE.** Will the proposal result in:

a. Increases in existing noise levels?			X	
b. Exposure of people to severe noise levels?			X	

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?			X	
8.	**LAND USE.** Will the proposal result in a substantial alteration of the present or planned land use of an area?			X	

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?			X	
	b. Depletion of any non renewable resource such as fuel for energy generation or mineral extractions?			X	
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?			X	
11.	**POPULATION.** Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?			X	
12.	**HOUSING.** Will the proposal affect existing housing, create a demand for additional housing?			X	
13.	**TRANSPORTATION/CIRCULATION.** Will the proposal result in:				
	a. Generation of substantial additional vehicular movement?		X		
	b. Effects on existing parking facilities, or demand for new parking?			X	
	c. Substantial impact upon existing transportation systems?		X		
	d. Alterations to present patterns of circulation or movement of people and/or goods?			X	
	e. Alterations to waterborne, rail or air traffic?			X	
	f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			X	

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?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks or other recreational facilities?			X	
e. Maintenance of public facilities, including roads?			X	
f. Other governmental services?			X	
15. **ENERGY.** Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?			X	
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			X	
16. **UTILITIES.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?			X	
b. Communications systems?			X	
c. Water?			X	
d. Sewer or septic tanks?			X	
e. Storm water drainage?			X	
f. Solid waste and disposal?			X	
17. **HUMAN HEALTH.** Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?			X	
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?			X	
19. **RECREATION.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			X	

	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 climinate 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 b y 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.

[x] 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

Timothy Cox
Resource Officer

Richard Greenbauer

From: Nadia <nadia550@sbcglobal.net>
Sent: Wednesday, April 25, 2012 1:18 PM
To: Richard Greenbauer; Holly Trobaugh
Subject: Fwd: Historic Preservation Advisory Commission Documents - File Upload

Hi Rich, (Holly for Official Record please) Mission San Luis Rey Parish Parking Lot Application

I am opposed to granting this variance from landscape requirements. This new parking lot of black asphalt will be a huge heat sink and shade trees must be required . It seems they can be placed in such a way that a dual use sporting area can also be accomplished. Wrought iron fencing, while lovely, does nothing to reduce the heat footprint from this large area of asphalt and will not conform with AB32 and other anti-climate change requirements of the state. Shade trees would actually enhance the usefulness of this parking lot overall.
Kindly include in the official comments to the various commissions.
Thanks,
Nadine Scott
550 Hoover St.
Oceanside CA 92054
760-803-68913

-------- Original Message --------
Subject: Historic Preservation Advisory Commission Documents - File Upload
Date: Wed, 25 Apr 2012 11:47:48 -0700
From:<customercare@ci.oceanside.ca.us>
To: Undisclosed recipients:;

To ensure the delivery of **City of Oceanside Newsletter e-mails** to your inbox,
please take a moment to add **customercare@ci.oceanside.ca.us** to your e-mail Address Book or Safe List.

You have subscribed to receive Historic Preservation Advisory Commission Agenda/Minutes/Staff Reports for the City of Oceanside. A new document has been posted, which you may view here http://www.ci.oceanside.ca.us/civica/filebank/blobdload.asp?blobid=28508

City of Oceanside
Customer Care

Privacy Policy - **Subscribe/Unsubscribe** - **Forward To A Friend**

Richard Greenbauer

From: John Hack <jhack@cox.net>
Sent: Wednesday, August 17, 2011 1:21 PM
To: Richard Greenbauer
Subject: LADY OF GUADALUPE SPORT COURT/PARKING

Mr. Greenbauer
All parties in the proximity of this project are in agreement that a location for this project should on the Parish property south or west of the roller hockey facility. The sport/court component of the project causes the most concern. The noise generated twelve hours a day by the presence of a few hundred school children in such close proximity to area residents is unacceptable. I received a call from one of the parties in contention with this project to inform me that construction workers are already on site of this project. I was under the impression that approval for the project was necessary to begin construction. The halfway house for released convicts is within a hundred feet of the proposed playground. It is my understanding the individuals there have been convicted of crimes not related to child molestation or abuse. This is not to say they have not been involved in these crimes and not been caught, had their records expunged of these crimes, or have propensities to crimes related to children. I question why a facility to house convicted criminals was approved next to a school with young children present. The maintenance and house keeping of the roller hockey facility is deplorable. Can area residence expect the maintenance of the sport court/parking area will be the same. Will I be notified of the date and time the meeting regarding this project is to take place?

John Hack

Richard Greenbauer

From: John Hack <jhack@cox.net>
Sent: Tuesday, June 05, 2012 12:57 PM
To: Richard Greenbauer
Subject: Re: Sportcourt

Mr. Greenbauer
I would also like to add that the surface of the sport court could become contaminated with gas or oil and that playing sports on this type of materials could result in injury to the players.

From: Richard Greenbauer
Sent: Tuesday, June 05, 2012 7:28 AM
To: 'John Hack'
Subject: RE: Sportcourt

Mr. Hack

Yes, I have your comments and will submit them as part of the public record next Monday during the hearing.

Richard Greenbauer, Senior Planner
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: 760-435-3519
Fax: 760-754-2958
rgreenbauer@ci.oceanside.ca.us
Please be advised that all e-mails and phone messages are maintained on the City's server for 90 days and are considered public information when requested.

From: John Hack [mailto:jhack@cox.net]
Sent: Monday, June 04, 2012 6:18 PM
To: Richard Greenbauer
Subject: Sportcourt

Mr. Greenbauer
I had previously submitted comments regarding the proposed sport court. I wanted to know if you had the comments on file.

Thank You,

Application for Discretionary Permit

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

STAFF USE ONLY	
ACCEPTED 7/12/11	BY SN.

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D11-00009
C.U.P.	CUP11-00014
VARIANCE	V12-00001
COASTAL	
O.H.P.A.C.	H11-00002

PART I – APPLICANT INFORMATION

1. APPLICANT MISSION SAN LUIS REY PARISH C/O ALLEN HARTMAN	2. STATUS OWNER
3. ADDRESS 4070 MISSION AVENUE OCEANSIDE, CA 92057	4. PHONE/FAX/E-mail (760)757-3299
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) BILL STRAND (ENGINEER)	
6. ADDRESS 232 AVENIDA FABRICANTE STE. 112 SAN CLEMENTE, CA 92672	7. PHONE/FAX/E-mail (949)361-7950

PART II – PROPERTY DESCRIPTION

8. LOCATION MISSION SAN LUIS REY PARISH 4070 MISSION AVENUE, OCEANSIDE, CA 92057	9. SIZE 1.98 AC.

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
PRIVATE INSTITUTIONAL	PD-19-H	PARKING LOT	158-070-25

14. LATITUDE 33°13'57.2082"N	15. LONGITUDE 117°19'12.6336"W

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

CONSTRUCTION OF A SPORTS COURT / PARKING LOT

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
———	———	———	———	———

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
———	139	33%	0%

PART IV – ATTACHMENTS

	26. DESCRIPTION/JUSTIFICATION		27. LEGAL DESCRIPTION		28. TITLE REPORT
	29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS
	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGAES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
MISSION SAN LUIS REY Parish Allen B. HARTMAN BUS. MGR	7-8-11	MISSION SAN LUIS REY Parish Allen B. HARTMAN BUS. MGR	7-8-11
Sign:		Sign:	

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTAND THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN C AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AN COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACC ADMINISTRATION.

RECEIVED
JAN 13 2012
CITY OF OCEANSIDE
BUILDING DEPARTMENT

PROJECT DESCRIPTION/JUSTIFICATION

Mission San Luis Rey Parish
Our Lady of Guadalupe Sports Court – Parking Lot

The site is currently a gravel parking lot which is used once a week for mass and on weekdays for recreation by students at the parish school. The parish is seeking to provide a play area that is available for use year round for a variety of sports. The projects primary purpose is to provide sports courts. The secondary purpose is to provide a parking lot on Saturday and Sunday. The site is developed on all sides and needs to accommodate the current athletic needs and current parking spaces.

The project is located in the northeast portion of Oceanside, CA adjacent to the Mission San Luis Rey, north of the intersection of Mission Avenue and Frazee Road. The existing adjacent land uses: trailer park, parish buildings, cemetery. Existing onsite land use: gravel parking lot. Project size is 1.98 AC. The existing site is 0% impervious and the existing ground cover is bare with B type soils.

The site drains via surface release to the adjacent property and there is no downstream storm drainage system to connect to. A series of vegetated swales in combination with a retention/infiltration basin is proposed to handle storm drainage. Infiltration testing onsite indicates favorable conditions.

An archeological element review has been prepared. The review indicated no additional investigations were needed. The project will have qualified archeological and Native American monitoring during construction.

Due to the nature of the project it is not practical to comply with the Mission Historical Development Program and Design Guidelines requirement for landscape breaks in the parking lots. A Variance Request has been prepared.

PROJECT DESCRIPTION

Mission San Luis Rey Parish
Our Lady of Guadalupe Sports Court – Parking Lot

The site is currently a gravel parking lot which is used once a week for mass and on weekdays for recreation by students at the parish school. The parish is seeking to provide a play area that is available for use year round for a variety of sports. The sports courts are to serve a secondary purpose of a parking lot on Sundays. The site is developed on all sides and needs to accommodate the current athletic needs and current parking spaces. The site contains potential archeological concerns and excavations should be kept to a minimum. The site drains via surface release to the adjacent property and there is no downstream storm drainage system to connect to limiting the depth of potential onsite storage.

The project is located in the northeast portion of Oceanside, CA adjacent to the Mission San Luis Rey, north of the intersection of Mission Avenue and Frazee Road. The existing adjacent land uses: trailer park, parish buildings, cemetery. Existing onsite land use: gravel parking lot. Project size is 2.0 AC. The existing site is 0% impervious and the existing ground cover is bare with B type soils.

rrmdesigngroup
creating environments people enjoy®

RECEIVED
JAN 13 2012
CITY OF OCEANSIDE
BUILDING DEPARTMENT

RRM Design Group
232 Avenida Fabricante, Ste. 112
San Clemente, CA 92672
P: (949) 361-7950
F: (949) 361-7955
www.rrmdesign.com

December 8, 2011

City of Oceanside
Engineering Department
300 N. Coast Highway
Oceanside, CA 92054
Attn: Richard Greenbauer

Re: Mission San Luis Rey Parish – Our Lady of Guadalupe Sports Court/Parking Lot (Historical Guidelines Variance Request)

Dear Mr. Greenbauer,

Thank you for considering this request for a variance of the Mission San Luis Rey Historical Development Program and Design Guidelines requirement for landscape breaks in parking lots. Our project is proposing to construct sports courts for use by the Mission San Luis Rey Parish School. The secondary use will be for parking for the Serra Center on Sundays.

Due to the nature of the sports courts (running track, kickball field, volley ball courts, a basket ball court, and four square courts) placing breaks for landscaping is impractical and would create a hazard for the children.

Landscape breaks have been incorporated around the perimeter of the sports courts and north of the active court areas.

Thank you again for your consideration of this variance request.

Sincerely,
RRM DESIGN GROUP

William F. Strand, PE
Manager of Engineering

cc: Allen Hartman, Mission San Luis Rey Parish

EXHIBIT B

That portion of the Northeast quarter of the Southeast quarter of Section 8, Township 11 South, Range 4 West, San Bernardino Base and Meridian, in the City of Oceanside, in the County of San Diego, State of California, according to the official plat thereof.

Beginning at a 1/2 inch iron pin set for the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 8; thence North 1°04' West along the West line of said Northeast quarter of the Southeast quarter 69.58 feet to a point in a 1050 foot radius curve, concave Southerly in the Northerly line of the California State Highway as said highway is described in deed to the State of California, recorded March 12, 1952, Document 31011, Book 4400, Page 501, Official Records said point being the true point of beginning; thence 1°04' West along the West line of said quarter quarter to an intersection with the Southerly line of the land conveyed to Alphonse Miller by deed recorded November 9, 1946, Document 120273 in Book 2282, Page 176 Official Records said Southerly line being distant 162.65 feet Southerly from the Northerly line of said Southeast quarter; thence South 89°58' East along the Southerly line of the land so conveyed to Miller to an intersection with a line drawn parallel with and distant 417.53 feet Easterly from the West line of said Northeast quarter of Southeast quarter; thence South 1°04' East along said parallel line 47.35 feet more or less, to a point distant South 1°04' East 210 feet from said Northerly line of the Southeast quarter; thence South 89°58' East 30 feet, more or less, to a point distant South 01°04' East 210 feet from a point in said North line distant South 89°58' East 447.53 feet from the Northwest corner of said Northeast quarter of the Southeast quarter; thence parallel with the Westerly line of said Northeast quarter of the Southeast quarter South 1°04' East to the Northerly line of the land described in deed to the State of California, recorded January 9, 1952, in Book 4338, Page 480 of Official Records, being a point in the arc of a 1050 foot radius curve, concave Southerly; thence along said Northerly line to and along the Northerly line of first said land described in deed to the State of California, Westerly along said curve to the true point of beginning.