

**AGENDA**  
**OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, July 2, 2013, 9:00 a.m.**  
**Guajome Conference Room**

1. 9:00 a.m. - 10:00 a.m. Discussion to amend an approved entitlement that permits the development of a residential care facility known as The Villa at Mission San Luis Rey. This amendment will allow a reduction in unit count and an overall redesign of the project.

**Zoning: PS-H (Public and Semi-public – Historic Overlay)**  
**Land Use: OS (Open Space)**  
**Neighborhood Area: San Luis Rey**  
**Assessor Parcel Number:**  
**Contact Person: Tyler Parks**  
**Tel.: 714-824-6012**  
**Email: [tparks@burkegroup.net](mailto:tparks@burkegroup.net)**

2. 10:00 a.m. - 11:00 a.m. Discussion of a estate lot (1 acre minimums) residential subdivision proposed on a 35-acre parcel at the north end of Stallion Drive (near Stallion at North River Road).

**Zoning: A (Agricultural)**  
**Land Use: EA-R (Estate A Residential)**  
**Neighborhood Area: North Valley**  
**Assessor Parcel Number: 122-081-30**  
**Contact Person: Dan Niebaum**  
**Tel.: 760-692-1924**  
**Email: [dann@lightfootpg.com](mailto:dann@lightfootpg.com)**

**Attachments:**

1. Maps
2. Project Description Letter
3. Proposed Elevations



# THE VILLA AT MISSION SAN LUIS REY OCEANSIDE, CA

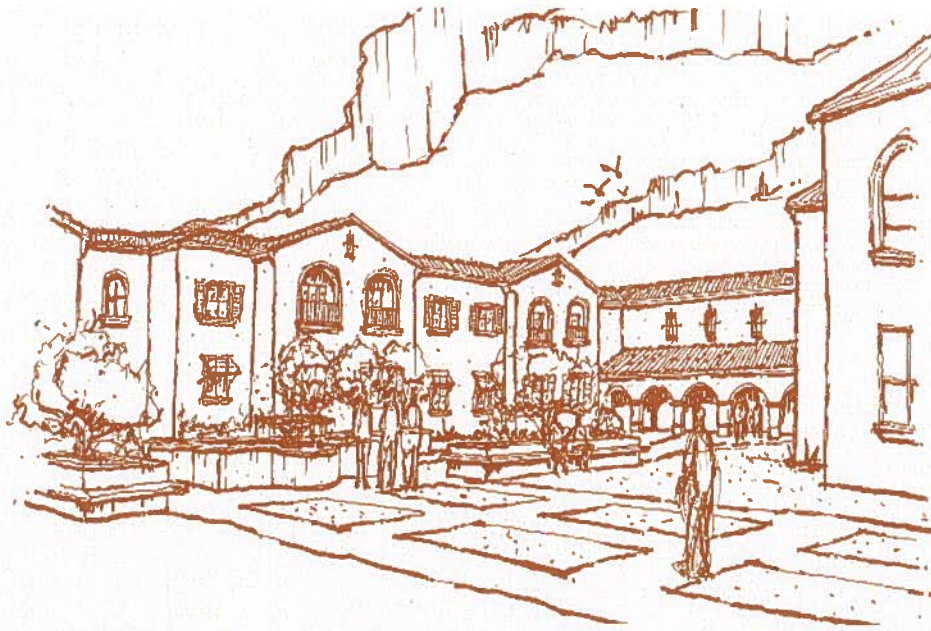
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## **PROJECT DESCRIPTION AND EXECUTIVE SUMMARY**

**Prepared For:  
THE CITY OF OCEANSIDE**

**Prepared By:  
BURKE REAL ESTATE GROUP ("APPLICANT")**

**JUNE 2013**



## **APPLICANT INFORMATION**

Burke Real Estate Group, Inc.  
260. E. Baker Street, Suite 100  
Costa Mesa, CA 92626  
Ph. (714) 824-6000  
Fx. (714) 824-6001

### **Applicant's Representative:**

Tyler Parks  
V.P. – Development  
714-824-6012  
[tparks@burkegroup.net](mailto:tparks@burkegroup.net)

## **PROPERTY DESCRIPTION**

**Land Owner:** Old Mission San Luis Rey

**APN No.:** 158-065-11

**Location:** Adjacent to the Old Mission San Luis Rey (4050 Mission Avenue), North of Mission Avenue, East of Mission Manor senior's community, south of Peyri Road (vacated).

**Land Area:** 8.01 acres

### **Designated Planning / Zoning:**

Open Space (OS)  
Planned Development – Historic Overlay (PD-H)  
Plan Area 9 of the Mission San Luis Rey Planned Development (PD) Plan (PD-19-Plan)

**Locator Map and the Regional City Map:** See the attached Exhibits

## **EXISTING ENTITLEMENT**

Pursuant to Planning Commission Resolution No. 2009-P36 (and related approvals), the subject property was entitled to permit the development of a 4-story, 348,896 square foot, 235-unit continuing care retirement center containing 439 beds and offering independent living, assisted living, memory care and skilled nursing services.

### **Related Approvals:**

OHPAC Resolution 2009-H02  
Development Plan (D-5-07)  
Historic Permit (H-2-07)

## **APPLICANT'S INTENT**

Burke Real Estate Group is seeking approval to amend the existing entitlement to reduce the overall size of the proposed development to a 2-story, 202,283 square foot, 210-unit residential care facility containing 246 beds and offering independent living, assisted living and memory care services.

# EXECUTIVE SUMMARY

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## INTRODUCTION

The Villa at Mission San Luis Rey (the "Villa") is a project that was approved in 2009 as a continuing care residential community ("CCRC") to be constructed on an approximately 8-acre ground leased portion of the 55-acre Old Mission San Luis Rey in Oceanside, California. The project received all applicable government and agency approvals but the original applicant/developer (Bruce Russell – Senior Partners West, LLC – Idaho Springs, Colorado) was unable to secure the necessary financing (HUD) to break ground on the project.

Old Mission San Luis Rey, Inc. is the corporate entity consisting of the Mission Friars that owns and operates Mission San Luis Rey. The Friars have been seeking a new developer to carry the project forward as a means to achieving the Franciscan fundamental ethic of caring for the elderly while ensuring the fiscal sustainability of the Mission San Luis Rey property.

Burke Real Estate Group and the Mission Friars have negotiated a 99-year ground lease whereby Burke will develop and own (leasehold interest) the proposed residential care facility discussed herein.

Founded in 1968, Burke Real Estate Group is a southern California based team of experts in the field of development, land entitlement, construction, asset management, marketing and financing of office and industrial business parks and residential care facilities.

Burke has spent the last 10-months performing initial due diligence and feasibility analysis in an effort to determine the viability of the proposed project. Burke has conducted numerous site and market tours and met with the Mission representatives, consulted with the original project's professional consultants including The Lightfoot Planning Group (Project Planner), Integral Senior Living (Project Operator / Manager) and the Valuation & Information Group (Project Feasibility Analysis Consultant). As a result of Burke's initial investigations, we have arrived at the following conclusions:

## THE PROBLEMS

1. The project as originally designed and approved was simply oversized and proposed construction methods and materials (used shipping containers) that were both unconventional and cost prohibitive to construct and inefficient to operate.
2. The original developer's financing source (HUD) did not favor the Independent Living component of the project.
3. The original developer proposed a project with a wide range of levels of care, services and unit mixes that were inconsistent with market demand and in conflict with the recommendations of the project's proposed operator/manger.
4. The project needs to be redesigned to meet two primary objectives:
  - A. Meet the Market - provide levels of care and unit mixes that the market will support and the community can afford.
  - B. Keep it Simple – Design the project to be constructed at a reasonable cost and one that provides function and form while embracing the historical importance of the property.

## **THE OPPORTUNITIES**

1. The Mission is the City of Oceanside's historical crown jewel and is the primary religious, cultural and educational draw in northern San Diego County. The Mission attracts nearly 65,000 visitors a year and is a fully operating mission and cemetery.
2. The Mission is in the early stages of a revitalization project that will enhance the Mission facilities with the goal of attracting new members and increasing annual visitors. A successful residential care facility is an important economic component of the Mission's endeavors.
3. The synergy with the Mission as your neighbor is unique to most any other care facility and provides potential benefits to The Villa:
  - A. Marketing exposure to The Mission's 65,000 annual visitors of all faiths and approximately 6,000 families that attend services and receive The Mission Newsletter.
  - B. The Mission's grounds are a natural extension to the Villa's property for Villa residents and families to enjoy.
  - C. The Mission operates an "all faiths" cemetery that is in the process of expanding.
  - D. The Mission's partnership initiatives with the University of San Diego could be expanded to include various educational and mentoring programs with The Villa and its residents.
4. Based on prior feasibility studies, the market appears to be able to support a redesigned project incorporating changes to the levels of care and unit mixes at price points below what the prior developer proposed.

## **OUR PLAN**

Burke Real Estate Group proposes to amend the existing entitlement for the 8.01 acre Mission parcel to develop a single, free-standing 1 and 2-story, 202,283 square foot, 210-unit residential care facility containing 246 beds and offering independent living, assisted living and memory care services.

The project architect is Douglas Pancake Associates, one of the country's leading residential care facility design experts. The building shall be designed in a Mission Bible style of architecture that would complement, but not compete with the regional vernacular of the adjacent Mission San Luis Rey while meeting regional market expectations. The program and design of The Villa will intentionally address all resident's needs for enriched, intellectual, physical and spiritual wellness. We foresee healthy and active aging as one major design and programming theme and the nurturing of mind, body and soul will be implemented across all aspects of design and programming. This is achieved through the prosthetic and therapeutic memory care environment and a multiplex site design, which can address a variety of simultaneous and sometimes conflicting psychological needs.

The site design concept will emulate the mission style architecture with all of the expected imagery of the plazas, arcades and water features. We have proposed an outdoor pedestrian paseo that connects the campus together and provides fitness opportunities for residents and staff and connectivity to the Mission. During the experience of walking along the paseo, we provide a multitude of experiences. This paseo will pass through or alongside a variety of gardens, site furnishings, conversation spaces or spaces designed for reflection, meditation and prayer. The entire loop will function as one circulation/communication path, but it will also offer a variety of different individual experiences designed to oblige several psychological, emotional, intellectual and spiritual needs any individual may be presenting.

Many of the prior site design elements previously approved by the city have been incorporated into our proposed plan. They include ingress and egress locations at Mission Avenue, full vehicle circulation

around the entire site perimeter, emergency access/exiting at the north end of the property to El Camino Real and improved setbacks.

The interior of the residential care facility would be designed to incorporate three "neighborhoods." The southern-most portion of the property (adjacent to Mission Avenue) will be a single-story building providing memory care services. Adjacent to memory care will be a 2-story assisted living neighborhood. The northern-most portion of the building will be the independent living neighborhood. The central core of the building will provide a number of resident amenities including the primary dining areas and a bistro, both with indoor and outdoor seating, fitness room, swimming pool, spa and beauty parlor, theater, lounges and arts and crafts rooms. Each neighborhood includes access to and views of landscaped courtyards with water features.

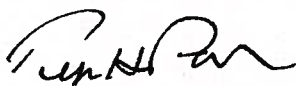
### **THE BURKE TEAM**

Burke is proud of its long history and our success has been made possible by the quality employees, partners and professional consultants that comprise our team:

- Brian Burke, Principal, Burke Real Estate Group, Inc.
- Tyler Parks, Vice President – Development
- Mike Coady, Vice President – Development
- Abdo Kouhry – Development Partner, former Executive VP, Chief Financial & Portfolio Officer at Nationwide Health Properties, Newport Beach, CA
- Sue Farrow - Integral Senior Living – Senior Living Community Management, Carlsbad, CA
- Valuation & Information Group – Market Feasibility Analysts, Culver City, CA
- Douglas Pancake Architects – Architect, Newport Beach, CA
- O'Day Consultants – Civil Engineering, Carlsbad, CA
- Conceptual Design & Planning Company – Landscape Architect, Newport Beach, CA

Thank you very much for the opportunity to present our development proposal. We look forward to any follow up questions and input from city staff.

Sincerely,  
**BURKE REAL ESTATE GROUP, INC.**



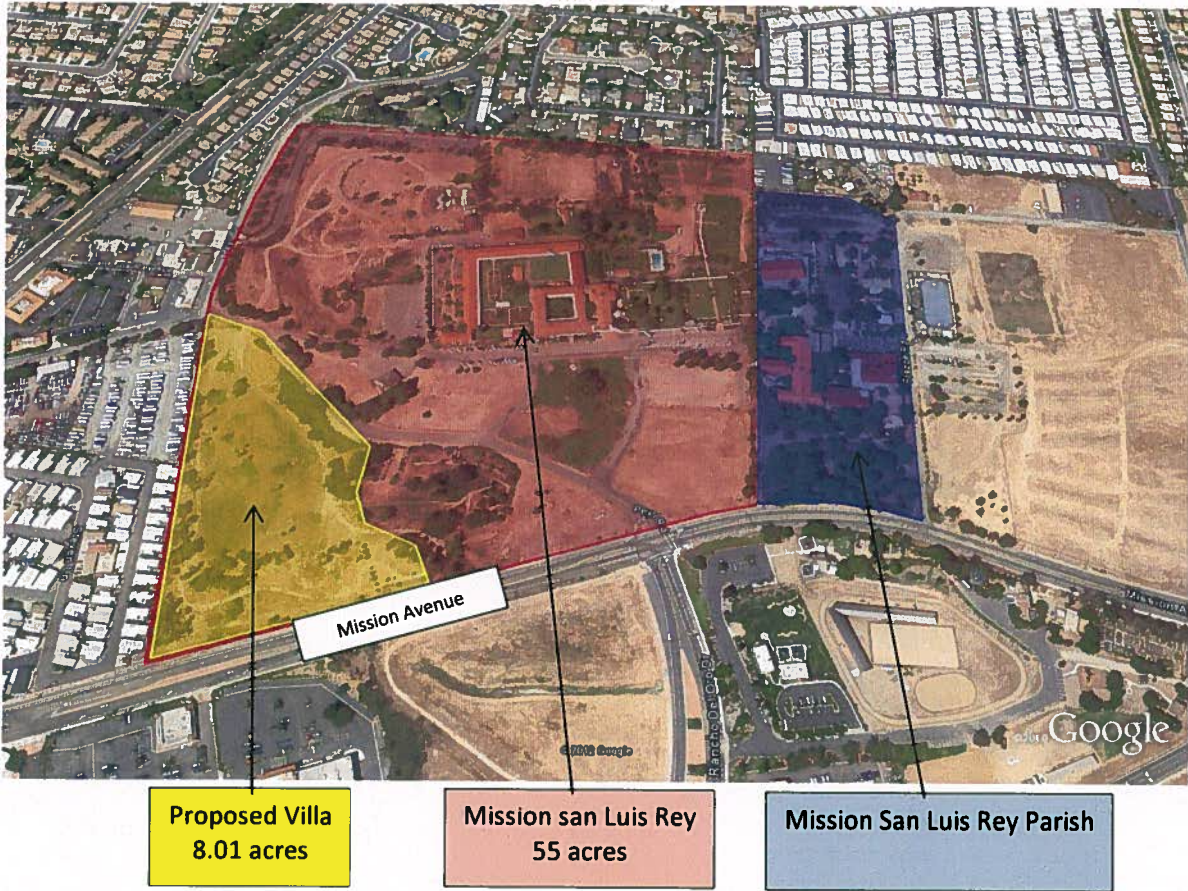
Tyler Parks  
V.P. - Development

## **EXHIBITS**

1. **Locator Map**
2. **Regional City Map**
3. **Existing Entitlement vs.**
4. **Conceptual Site Plan**
5. **Conceptual Elevations**

# EXHIBIT 1

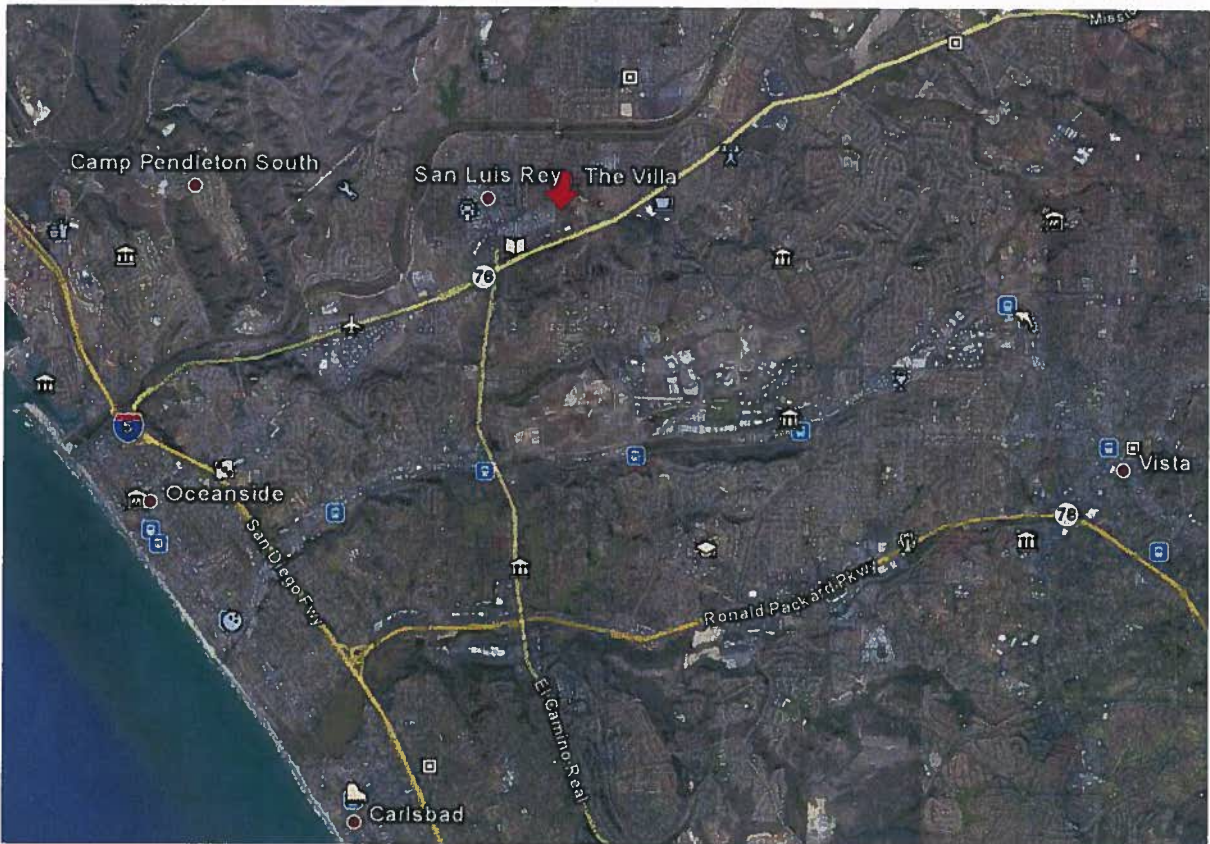
## Locator Map



The Villa would be constructed on an 8-acre portion of the 55-acre Old Mission San Luis Rey property with access from Mission Avenue.

## EXHIBIT 2

### Regional City Map



The subject property is located at 4050 Mission Avenue, in Oceanside, California four miles east of I-5 with immediate access to the San Luis Rey Mission Expressway (Hwy. 76). Surrounding cities include Carlsbad, Encinitas, San Marcos, Vista and Camp Pendleton.

### EXHIBIT 3

## Existing Entitlement vs. Proposed Entitlement Amendment

Unit Mix	Existing Entitlement		Proposed Entitlement Amendment		Significant Highlights
	Proposed Rates (2011)	# of Units	# of Units	Proposed Rates (2015)	
<b>Independent Living</b>					
1bd - 1ba	\$3,700	29	68	\$3,700	
2bd - 1ba	\$4,995	108			
2 or 3bd/Den	\$5,950	43			
2bd - 2ba			20	\$4,895	
<b>Subtotal</b>		<b>180</b>	<b>88</b>		<b>Fewer Independent Living Units</b>
<b>Assisted Living</b>					
Studio	\$3,600	5	38	\$3,100	
1bd - 1ba	\$4,475	15	38	\$3,700	
2bd - 1ba	\$4,975	2			
2bd Shared	\$6,500	2	6	\$4,790	
5 bd Suite		1			
<b>Subtotal</b>		<b>25</b>	<b>82</b>		<b>More Assisted Living Units</b>
<b>Memory Care/Skilled Nursing</b>					
Skilled Nursing	\$6,000	15			
Studio	\$5,000	14			
1bd Delux	\$6,750	1	30	\$4,300	
2bd			10	\$7,000	
<b>Average Rates</b>	<b>\$5,195</b>			<b>\$4,498</b>	<b>More Affordable</b>
<b>Subtotal</b>		<b>30</b>	<b>40</b>		
<b>Total All Units</b>		<b>235</b>	<b>210</b>		<b>25 Fewer Units</b>
<b>Total Bed Count</b>		<b>439</b>	<b>246</b>		<b>193 Fewer Beds</b>
<b>No. of Stories</b>		<b>4</b>	<b>2</b>		<b>2 Fewer Stories</b>
<b>Building Square Feet</b>		<b>348,896</b>	<b>202,283</b>		<b>48% reduction in building sq. ft.</b>
<b>Floor Area Ratio (F.A.R.)</b>		<b>100%</b>	<b>58%</b>		<b>Less Overall Mass and Density</b>

**Parking Spaces Required**      82  
**Parking Spaces Provided**      139  
**Excess Parking Spaces**          57

**Excess Parking**

**EXHIBIT 4**

**Conceptual Site Plan**

**Following pages.**



**PROJECT INFO**

GROUP BUILDING AREA (PHASE I)	Area (SF)	Occupancy
ASSISTED LIVING	36,901	36,901
INDEPENDENT LIVING	36,348	36,348
MEMORY CARE	75,408 S.F.	18,811
<b>Total Floor Area</b>	<b>148,657</b>	
ASSISTED LIVING	36,901	36,901
COMMON	4,738	4,738
INDEPENDENT LIVING	36,348	36,348
<b>Total Floor Area</b>	<b>78,000</b>	

GROUP BUILDING AREA (PHASE II)	Area (SF)	Occupancy
ASSISTED LIVING	14,082	14,082
INDEPENDENT LIVING	37,481 S.F.	37,481
MEMORY CARE	18,811	18,811
<b>Total Floor Area</b>	<b>70,374</b>	
ASSISTED LIVING	14,082	14,082
COMMON	21,884	21,884
INDEPENDENT LIVING	37,270 S.F.	37,270
<b>Total Floor Area</b>	<b>73,236</b>	

GROUP BUILDING AREA (PHASE I & II)	Area (SF)	Occupancy
ASSISTED LIVING	50,983	50,983
INDEPENDENT LIVING	73,829	73,829
MEMORY CARE	18,811	18,811
<b>Total Floor Area</b>	<b>143,623</b>	
ASSISTED LIVING	50,983	50,983
COMMON	5,815	5,815
INDEPENDENT LIVING	86,884 S.F.	86,884
<b>Total Floor Area</b>	<b>143,682</b>	

PARKING SUMMARY	Count
PHASE I	150
PHASE II	188
<b>Total</b>	<b>338</b>

**OVERALL SITE PLAN**  
**01**  
 PROJECT NO. P-2023-001  
 PLOT DATE: 4/10/23



THE VILLAS  
 MISSION SAN LUIS REY DE FRANCIA  
 Burio Real Estate Group, Inc.  
 Mission Avenue, Oceanside, CA

**Douglas Pancake**  
 ARCHITECTS  
 101 W. 10th Street, Suite 200  
 Oceanside, CA 92054  
 P: 760.732.3414 | F: 760.732.3415 | WWW.DPGARCHITECTS.COM



**FIRST FLOOR PLAN**  
02

PROJECT NO. Project Number  
FL01 DATE: 4/1/2013

**UNIT MIX (PHASE I)**

Unit Name	Unit Type	Units	Area (SF)	Total (SF)
A-0	ASSISTED LIVING - STUDIO	13	448	448
A-1A	ASSISTED LIVING - 1 BED	7	701	1,492
A-1B	ASSISTED LIVING - 1 BED	3	675	2,225
A-2A	ASSISTED LIVING - 1 BED	4	649	2,686
A-2B	ASSISTED LIVING - 1 BED	1	711	3,397
B-1A	INDEPENDENT LIVING - 1 BED	13	711	8,129
B-1B	INDEPENDENT LIVING - 1 BED	1	804	4,000
B-2A	INDEPENDENT LIVING - 2 BED	2	804	1,608
B-2B	INDEPENDENT LIVING - 2 BED	1	804	1,608
Z-0A	ALPHEMBER - 1 BED	2	418	836
Z-0B	ALPHEMBER - 2 BED	2	418	836
Z-0C	ALPHEMBER - 2 BED	2	418	836
<b>Second Floor</b>		<b>36</b>	<b>82</b>	<b>4,468</b>
<b>Total</b>		<b>159</b>	<b>158</b>	<b>71,006 sq ft</b>

**UNIT MIX (PHASE I)**

Unit Name	Unit Type	Units	Area (SF)	Total (SF)
A-0	ASSISTED LIVING - STUDIO	13	448	448
A-1A	ASSISTED LIVING - 1 BED	7	701	1,322
A-1B	ASSISTED LIVING - 1 BED	3	649	5,008
A-2A	ASSISTED LIVING - 1 BED	4	711	1,388
A-2B	ASSISTED LIVING - 1 BED	1	711	1,508
B-1A	INDEPENDENT LIVING - 1 BED	17	711	13,088
B-1B	INDEPENDENT LIVING - 1 BED	1	800	13,888
B-2A	INDEPENDENT LIVING - 2 BED	2	804	3,878
B-2B	INDEPENDENT LIVING - 2 BED	2	804	4,682
<b>Second Floor</b>		<b>48</b>	<b>43</b>	<b>28,401 sq ft</b>
<b>Total</b>		<b>7</b>	<b>448</b>	<b>2,122</b>
A-1A	ASSISTED LIVING - 1 BED	7	701	5,008
A-1B	ASSISTED LIVING - 1 BED	3	649	1,508
A-2A	ASSISTED LIVING - 1 BED	2	709	1,508
B-1A	INDEPENDENT LIVING - 1 BED	15	711	10,008
B-1B	INDEPENDENT LIVING - 1 BED	1	800	1,500
B-2A	INDEPENDENT LIVING - 2 BED	2	804	3,878
B-2B	INDEPENDENT LIVING - 2 BED	2	804	4,682
<b>Second Floor</b>		<b>47</b>	<b>49</b>	<b>28,038 sq ft</b>
<b>Total</b>		<b>94</b>	<b>82</b>	<b>47,006 sq ft</b>

**UNIT MIX (PHASE I & II)**

Unit Name	Unit Type	Units	Area (SF)	Total (SF)
A-0	ASSISTED LIVING - STUDIO	18	428	8,472
A-1A	ASSISTED LIVING - 1 BED	15	701	2,046
A-1B	ASSISTED LIVING - 1 BED	3	649	2,046
A-2A	ASSISTED LIVING - 1 BED	3	709	2,387
A-2B	ASSISTED LIVING - 1 BED	1	711	2,019
B-1A	INDEPENDENT LIVING - 1 BED	29	711	20,819
B-1B	INDEPENDENT LIVING - 1 BED	2	804	5,804
B-2A	INDEPENDENT LIVING - 2 BED	2	804	1,608
B-2B	INDEPENDENT LIVING - 2 BED	2	804	1,608
Z-0A	ALPHEMBER - 1 BED	1	418	836
Z-0B	ALPHEMBER - 2 BED	2	418	836
Z-0C	ALPHEMBER - 2 BED	2	418	836
<b>Second Floor</b>		<b>145</b>	<b>134</b>	<b>70,811 sq ft</b>
<b>Total</b>		<b>19</b>	<b>448</b>	<b>8,472</b>
A-1A	ASSISTED LIVING - 1 BED	15	701	7,019
A-1B	ASSISTED LIVING - 1 BED	3	675	2,025
A-2A	ASSISTED LIVING - 1 BED	3	649	3,084
A-2B	ASSISTED LIVING - 1 BED	1	711	1,917
B-1A	INDEPENDENT LIVING - 1 BED	27	711	19,197
B-1B	INDEPENDENT LIVING - 1 BED	1	800	4,000
B-2A	INDEPENDENT LIVING - 2 BED	2	804	9,346
B-2B	INDEPENDENT LIVING - 2 BED	2	804	9,346
<b>Second Floor</b>		<b>141</b>	<b>80</b>	<b>68,889 sq ft</b>
<b>Total</b>		<b>340</b>	<b>219</b>	<b>128,799 sq ft</b>

**TOTAL FINAL BUILDING AREA**

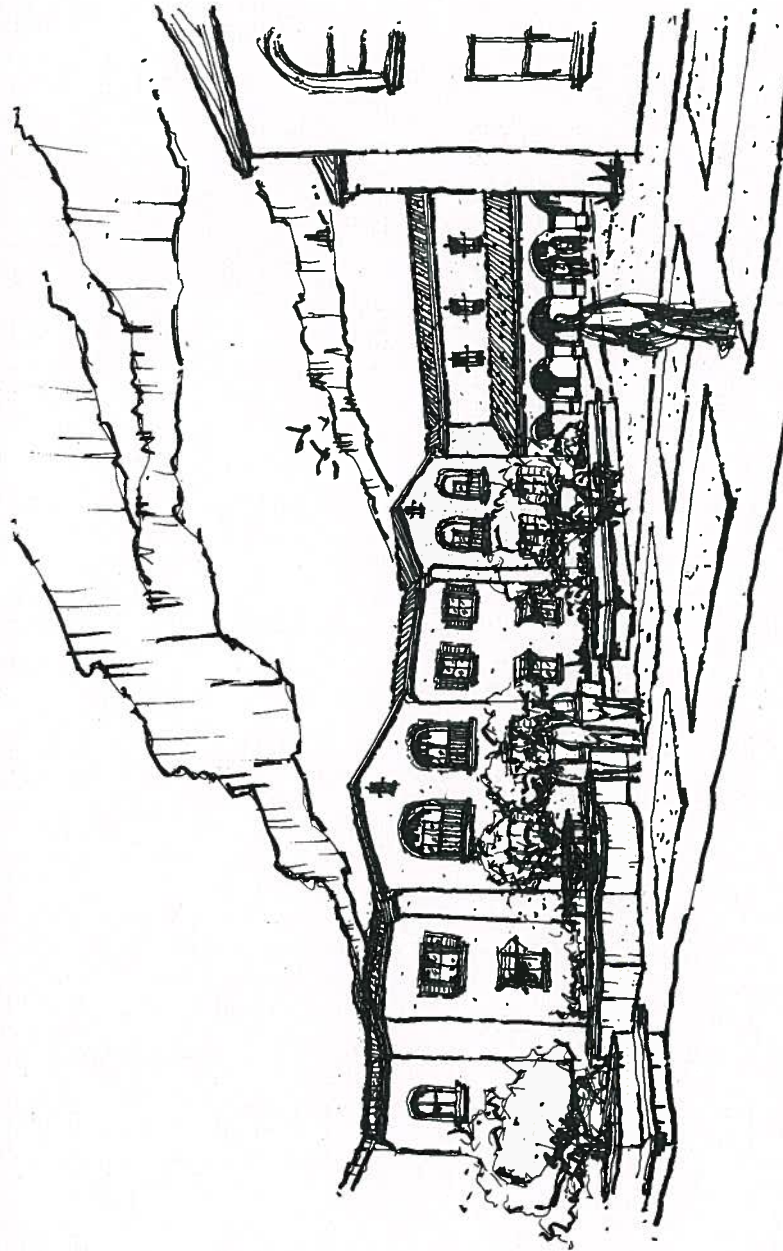
Category	Area (SF)
ASSISTED LIVING	35,443
COMMON	15,366
INDEPENDENT LIVING	43,855
SECURITY GARAGE	10,841
<b>Total</b>	<b>105,505</b>
<b>Second Floor</b>	<b>35,483</b>
COMMON	15,418
INDEPENDENT LIVING	47,657
<b>Total</b>	<b>108,568</b>
<b>Second Floor</b>	<b>282,283</b>



THE VILLAS  
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VIEW OF THE INDEPENDENT LIVING COURTYARD



THE VILLAS  
MISSION SAN LUIS REY DE FRANCIA  
Burke Real Estate Group, Inc.  
Mission Avenue, Coonamoo, CA

Douglas Pancake  
ARCHITECTS  
11100 23rd Street, Suite 100, San Diego, CA 92123  
Tel: 619.594.2888 Fax: 619.594.2889 www.douglaspancake.com

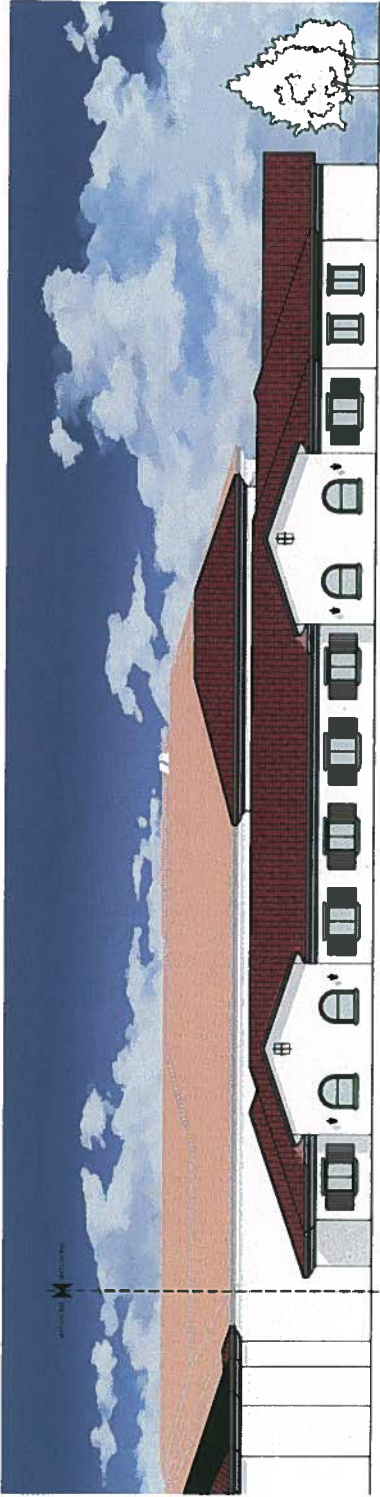
CONCEPT SKETCHES  
05  
PROJECT NO. Pankat 10/04  
PLOT DATE: 4/1/2013

## **EXHIBIT 5**

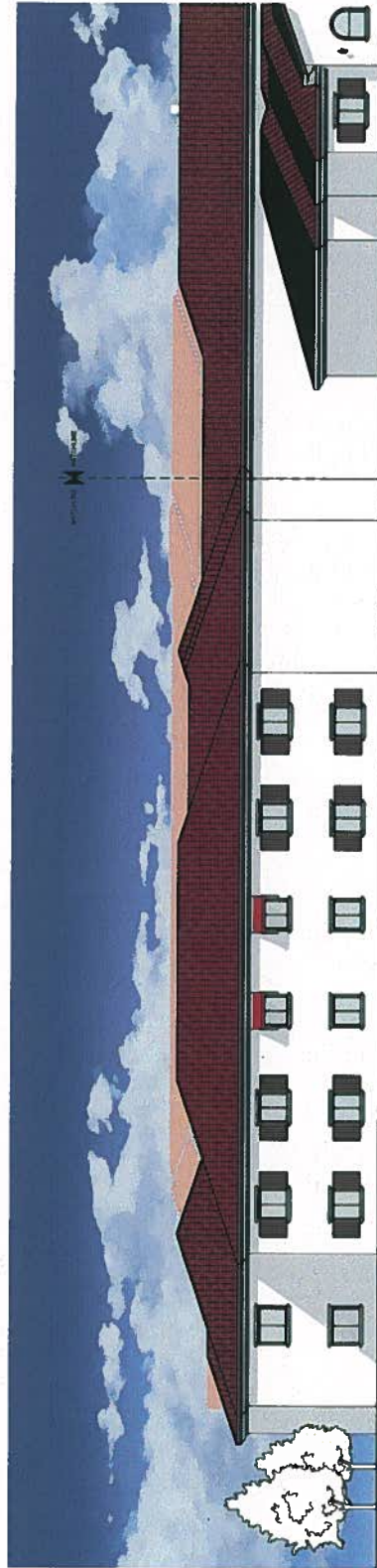
### **Conceptual Elevations**

**To be provided under separate cover.**

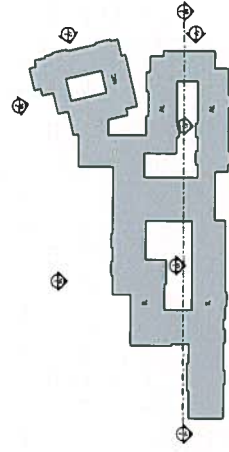




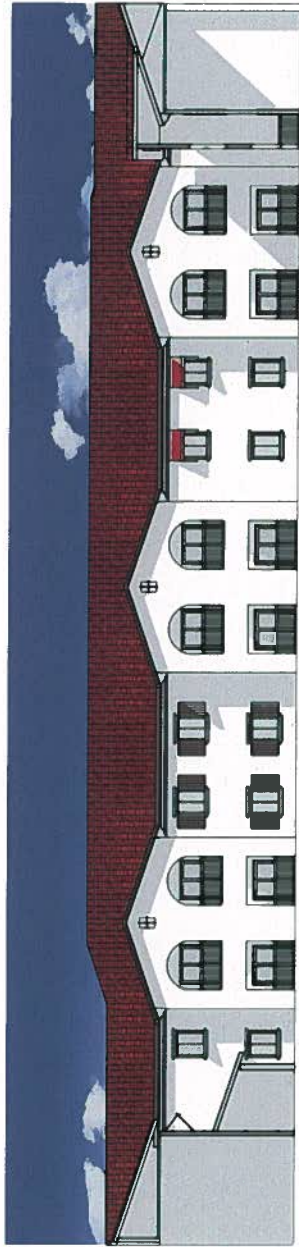
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SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION AL  
SCALE: 1/8" = 1'-0"



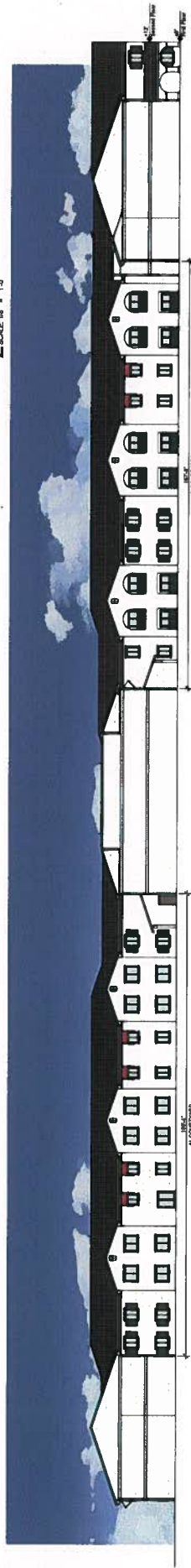
KEYPLAN



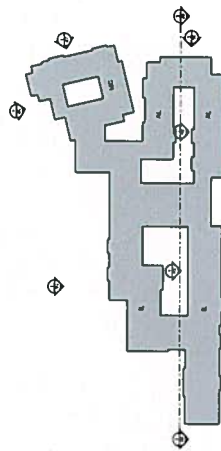
**1** COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



**2** COURTYARD ELEVATION  
SCALE: 1/8" = 1'-0"



**3** NORTH-SOUTH BDLG SECTION  
SCALE: 1/16" = 1'-0"



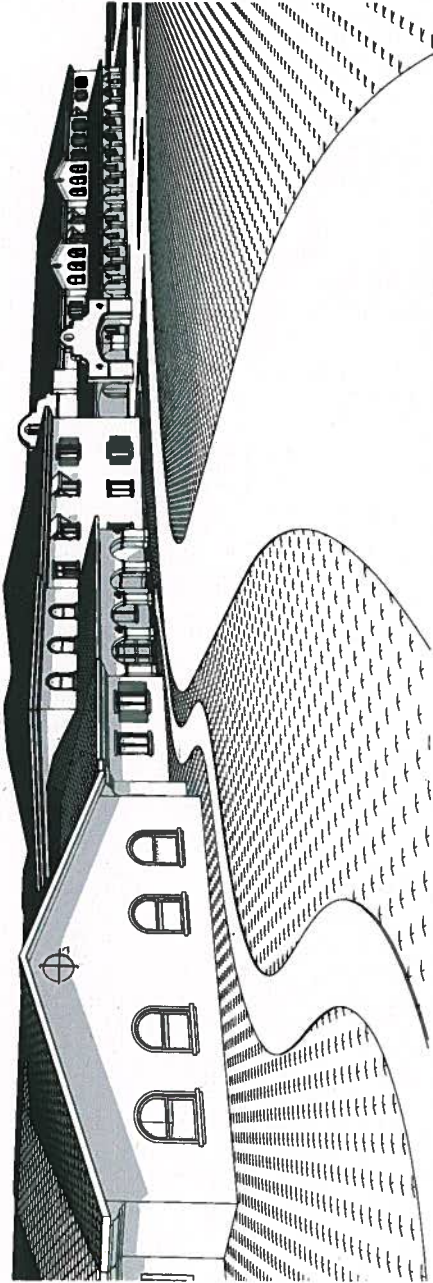
KEY PLAN



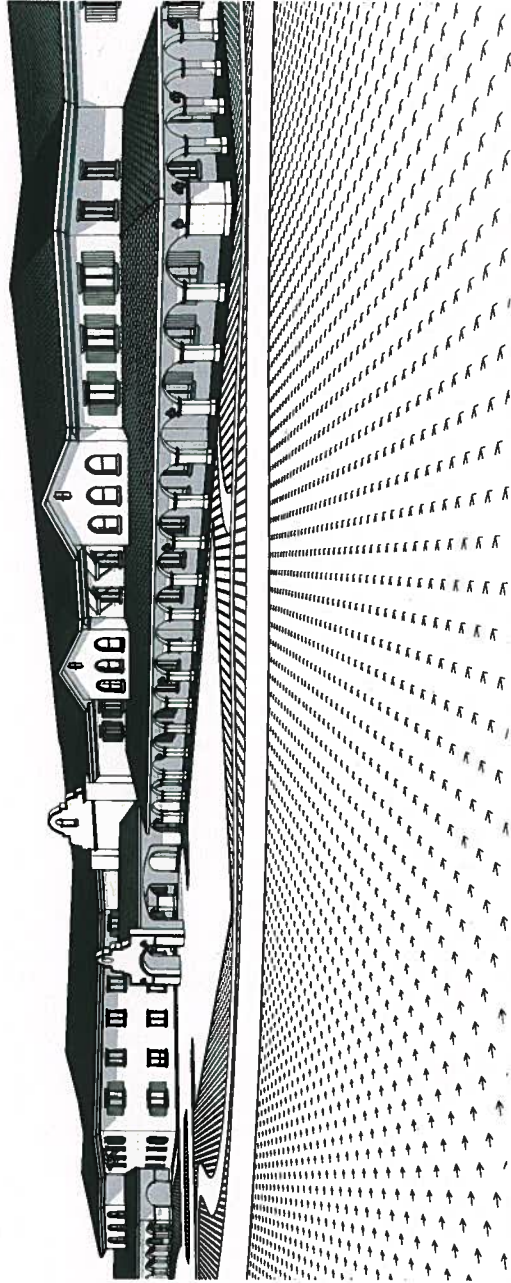
THE VILLAS  
MISSION SAN LUIS REY DE FRANCIA  
1000 N. MISSION BLVD.  
SAN LUIS REY, CALIFORNIA 92073

COURTYARD ELEVATIONS & BDLG SECTION  
08

PROJECT NO: Project Number  
PLOT DATE: 01/12/13



1 NORTHWEST VIEW



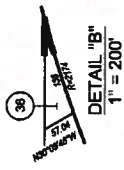
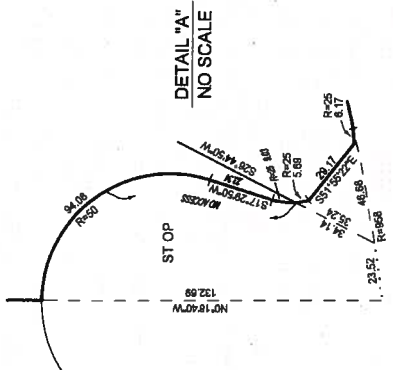
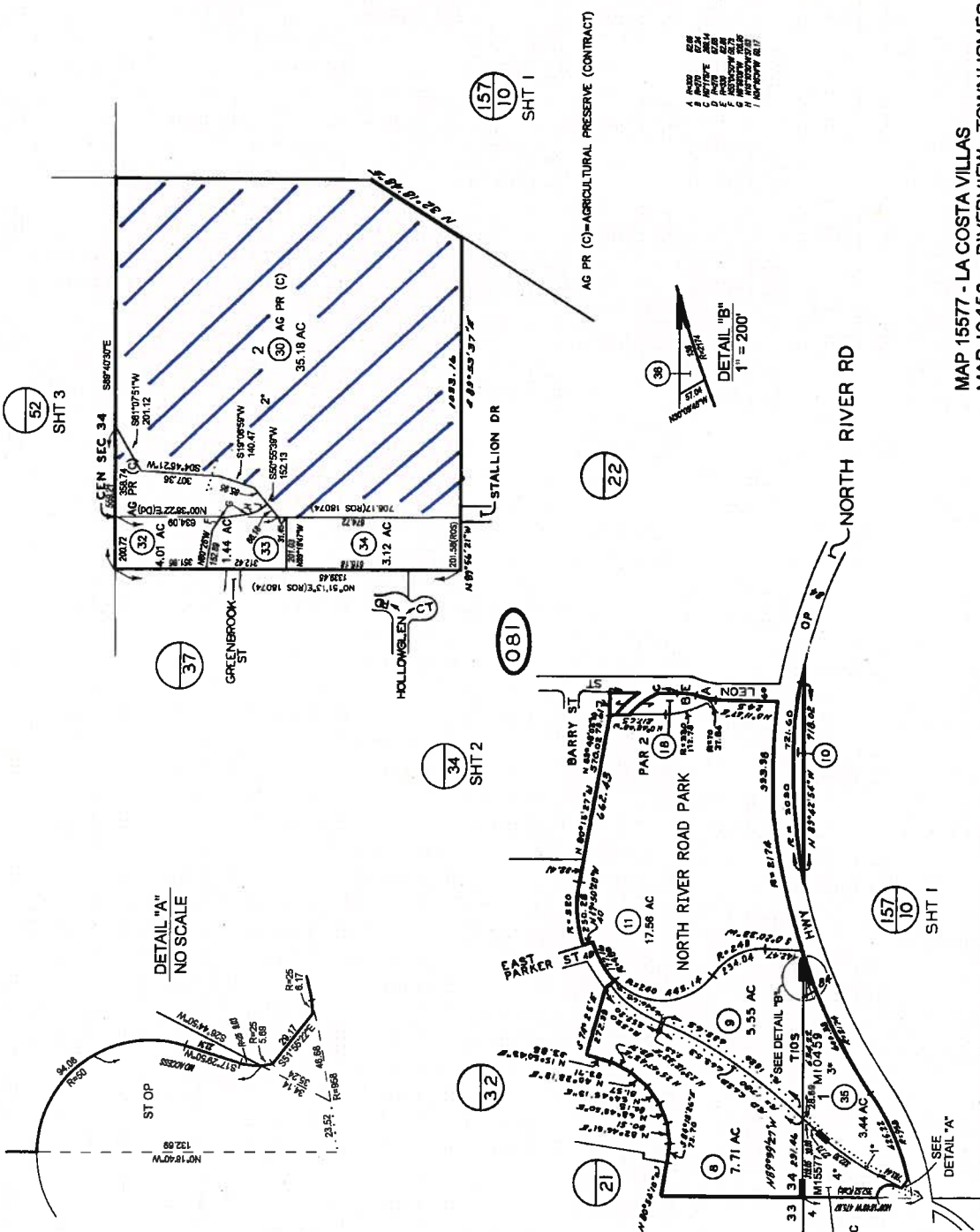
2 SOUTHWEST VIEW



122-08  
SHT 2 OF 4  
1"=400'

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 122 PAGE 08 SHT 2 OF 3

MAP 15577 - LA COSTA VILLAS  
MAP 10459 - RIVERVIEW TOWNHOMES (CONDM)  
SEC 34-T10S -R4W -POR S 1/2  
SEC 3 - T11S- R4W-POR LOT 2  
ROS 6265,18074

ITEM 2

**Project Description**

**201 Wilshire Road / APN: 122-081-30**

**Existing Conditions**

The subject property is a 35.18-acre parcel located at 201 Wilshire Road (APN 122-081-30). The property is generally located north of North River Road and west of Wilshire Road at the existing terminus of Stallion Drive. It is bordered on the north by the Morro Hills Master Plan development. Currently, a large single family residence and several out buildings exist on the property. The site also has been historically utilized for agricultural uses, including greenhouses, poultry farming, and recently as a small ranch property.

The subject property is one of the larger parcels appropriate for large-lot single family development in this portion of northeast Oceanside. The Arrowood Golf Course development is located to the north, with low density residential parcels adjacent to the south, active agricultural fields are located to the east, and a large residential subdivision exists to the west. The property is accessed via a private drive extending west from Wilshire Road and crossing adjacent agricultural uses in its path. A road easement is also located at the southwest corner of the property and could allow for the extension of Stallion Drive, which currently terminates at the property's south boundary.

The topography of the site is dominated by a centrally located knoll occupied by an existing single family residence with accessory buildings, landscaping, and a tennis court area. Various other accessory buildings are located to the north and east downgrade of the existing residence. Downward slopes ranging from steep to moderate are located across the remainder of the property, with the exception of the northeast quadrant which contains a gradual slope area. Elevations range from approximately 218 feet to 120 feet above mean sea level. A north-south seasonal drainage area is present along the eastern boundary of the property, but is not channelized. The flow path and any riparian vegetation is better established on adjacent parcels. A detention basin and riparian revegetation area is located adjacent to the northwest corner of the property and is presumed to be associated with the golf course development to the north and the residential subdivision to the west. Storm drainage for the site appears to sheet flow generally to the southwest. A septic system is currently utilized for the residential use on the property and water is supplied by the municipal system.

**Proposed Development**

Based on the Preliminary Site Plan, the application would consist of a Zone Change Request, Tentative Subdivision Map, Development Plan (including a Hillside Development Plan), and two Conditional Use Permits (for density and to allow flag lots). Proposed development of the property would consist of 27

residential estate lots. All lots are a minimum of one-acre in size. As the project will propose custom lots, residential development standards will be prepared in lieu of specific architectural designs for each lot. With 27 lots on 31.3 acres of developable land, the resulting density is 0.86 du/ac. The plan has been designed to consider the large knoll at the center of the site and minimize impacts on the existing topography. As such, the plan show access from Stallion Drive which would be extended north along the west site boundary. Public streets are proposed with cul-de-sacs that curve to the northeast and southeast portions of the site to provide access to the lots. Several lots located along the eastern portion of the property range to just over two acres in size in order to accommodate existing terrain and potential riparian area setbacks. These lots will be accessed via a private road or drive easements. Lot 27 shown on the preliminary plan preserves the main residence in its current location. The design also accounts for the option that Lot 27 could be cleared and marketed as a new custom lot.

A summary of property data is presented on the following table:

<b>Current Property Data</b>	
Location	201 Wilshire Road Oceanside, CA 92057
Property Size	35.18 acres
Developable Land	31.30 acres
Parcel Number	122-081-30
General Plan Designation	EA-R (Estate A Residential)
Current Zoning District	A (Agriculture)
Proposed Zoning District	RE-A (Residential Estate A)
Community Plan Area	A
Neighborhood Plan Area	North Valley

#### **Access and Street Improvements**

Access to the site is proposed via Stallion Drive. The existing Stallion Drive would be extended to the north approximately 660 feet along the property's west boundary. An existing Irrevocable Offer of Dedication (IOD) to the City of Oceanside is recorded on this portion of the property (recorded 8/4/2004 as Instrument No. 2004-0099784). The extension of Stallion Drive would allow for access to the project's interior streets and provide for location of wet utilities (water and sewer lines) to serve the project. The proposed development on the subject property would be required to put in typical curb, gutter and road improvements.

#### **Sewer and Sewer District**

Our research has confirmed that the property is a part of the North Valley Sewer Improvement District, Assessment District No. 1-1971. This district was approved by the Oceanside City Council in 1974 and

established specific sewer improvements that serve properties in this portion of Oceanside. With the subject property included in a sewer district the consideration of the one-acre lot product can be allowed. The site design proposes that the property sewer to the west and connect to an existing 8" PVC sewer line that currently terminates at the property boundary near the adjacent detention basin / riparian area. The sewer line then connects into the Greenbrook Estates subdivision sewer. The use of individual ejector pumps is proposed for the lots that are located beyond the end of the cul-de-sacs. A sewer study will be prepared with the initial tentative map application to verify adequate capacity in the existing nearby system.

#### **Storm Drain**

The preliminary site plan shows inlets and storm drain features located near the west end of the site. The curb and gutter system designed for the project will accommodate drainage flows from the streets to the inlets. The storm drain system is shown to outfall to the neighboring detention basin and into the associated 66-inch Storm Pipe shown by improvement plans for the neighboring property. A hydrology study and a storm water management plan will be prepared to accompany the initial tentative map application in order to verify the drainage conditions on the site.

#### **Water**

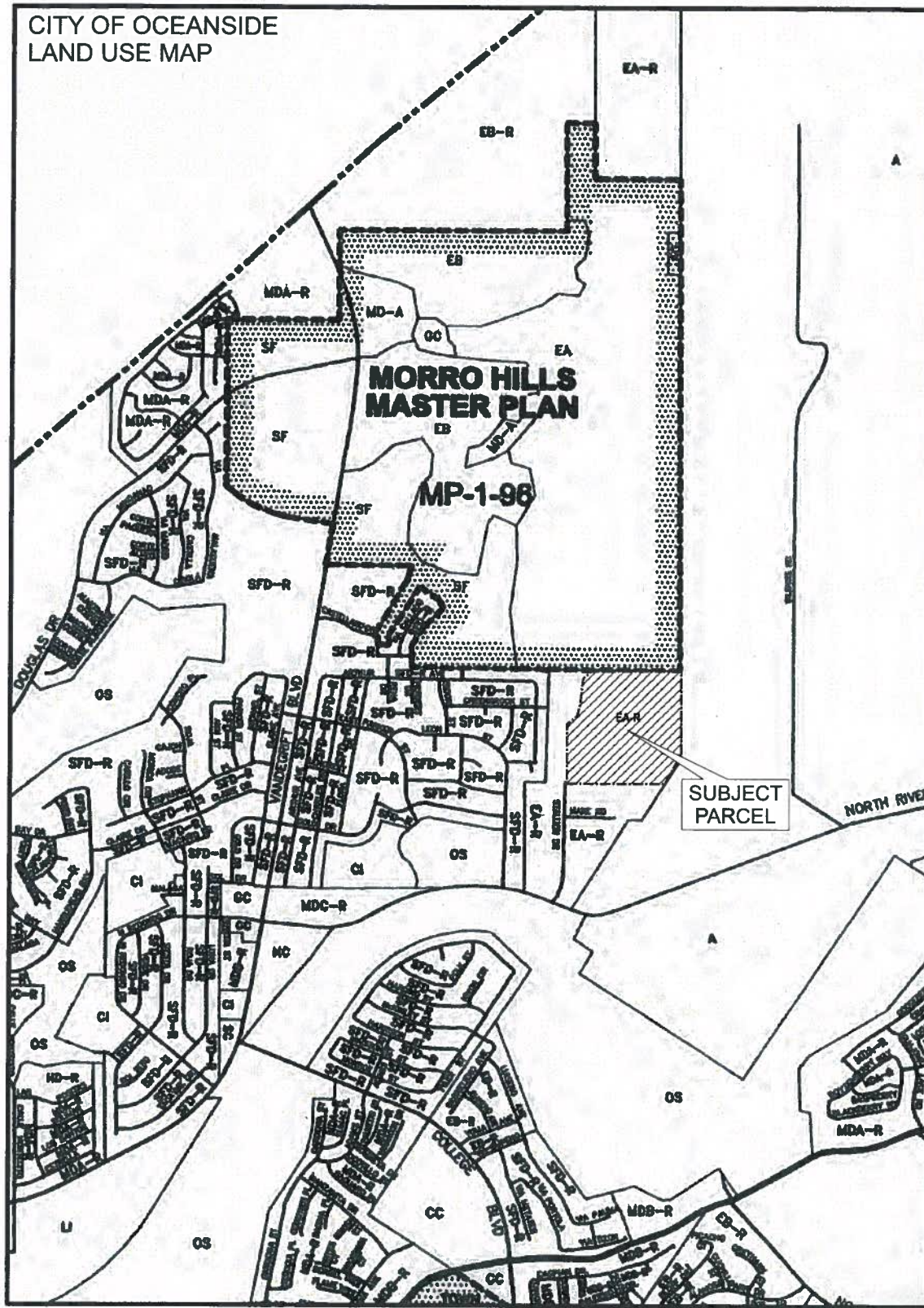
Water service is available to serve the project via an existing 8" water line in Stallion Drive at the southwest corner of the site. The water system will be designed as necessary to meet domestic service and fire requirements. This preliminary design anticipated a single connection point for the water system; however, it is anticipated that a "loop" water system will be required in conjunction with the project.

#### **Dry Utilities**

Electrical and telephone lines exist on the subject property in the form of overhead lines originating from Wilshire and the SDG&E line to north. Existing overhead electric lines on the subject property will be removed and installed underground for the proposed project. The large SDG&E easement and 69kv lines will remain along the property's northern boundary. Dry utility improvements are based on connecting to an available source in Stallion Drive near the south boundary of the project site.



CITY OF OCEANSIDE  
LAND USE MAP



SUBJECT  
PARCEL



**THE LIGHTFOOT PLANNING GROUP**

**PLANNING  
SITE DESIGN  
LANDSCAPE  
ARCHITECTURE**

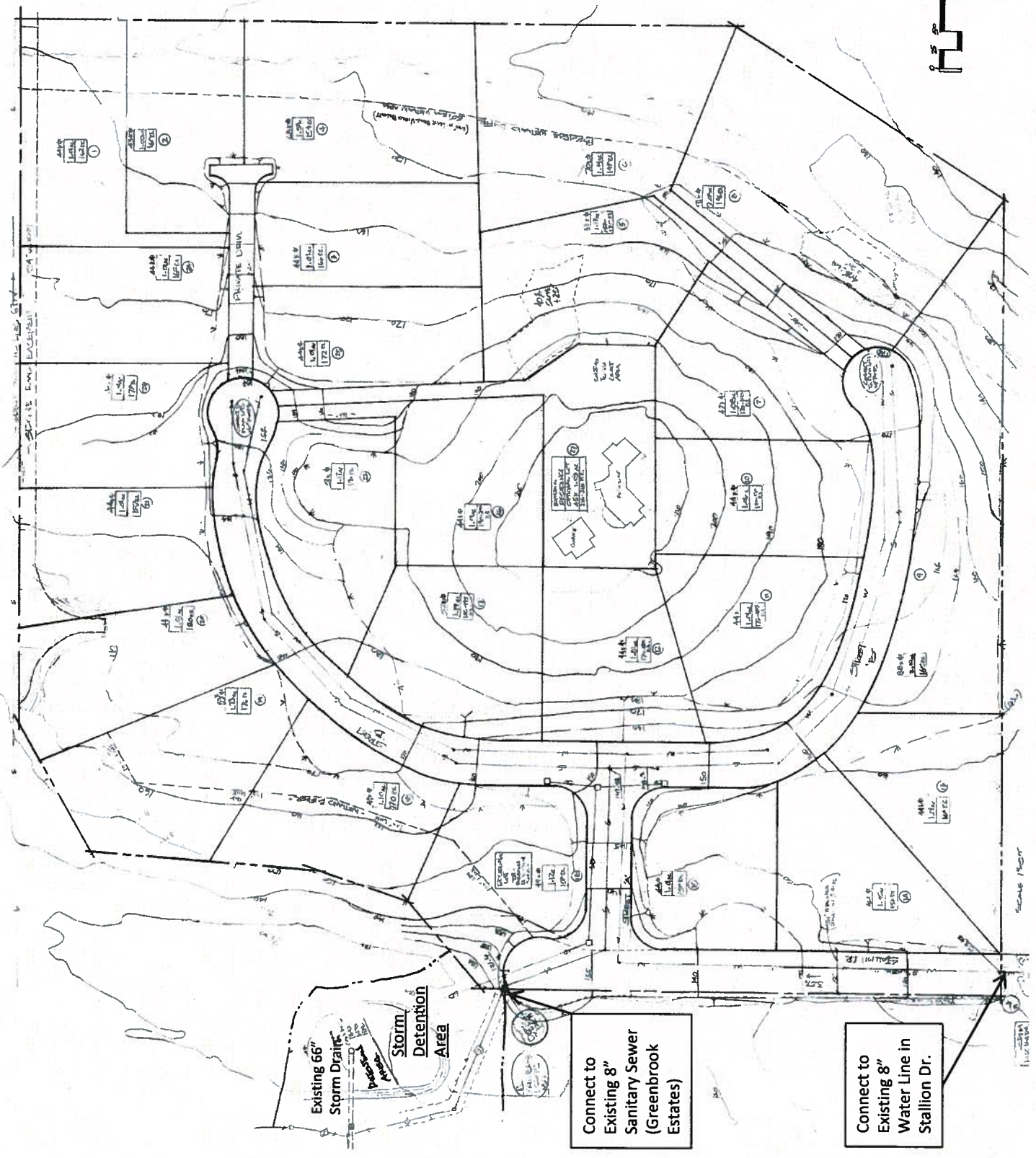
510 MAIN STREET, SUITE 100  
OCEANSIDE, CA 92054  
TEL: (760) 434-1111  
WWW.LIGHTFOOTPG.COM

**201 WILSHIRE ROAD**  
21.3 Acres of Developing Land  
Density = 0.68 units/acre

**Green Property Investigation**  
201 WILSHIRE ROAD  
Oceanside, California

Prepared by: [Name]  
Date: 2/1/11  
Scale: 1" = 40'  
Sheet: 1 of 1

**PRELIMINARY SITE PLAN**  
12/21/11



Connect to Existing 8" Sanitary Sewer (Greenbrook Estates)

Connect to Existing 8" Water Line in Stallion Dr.

Existing 66" Storm Drain  
Storm Detention Area

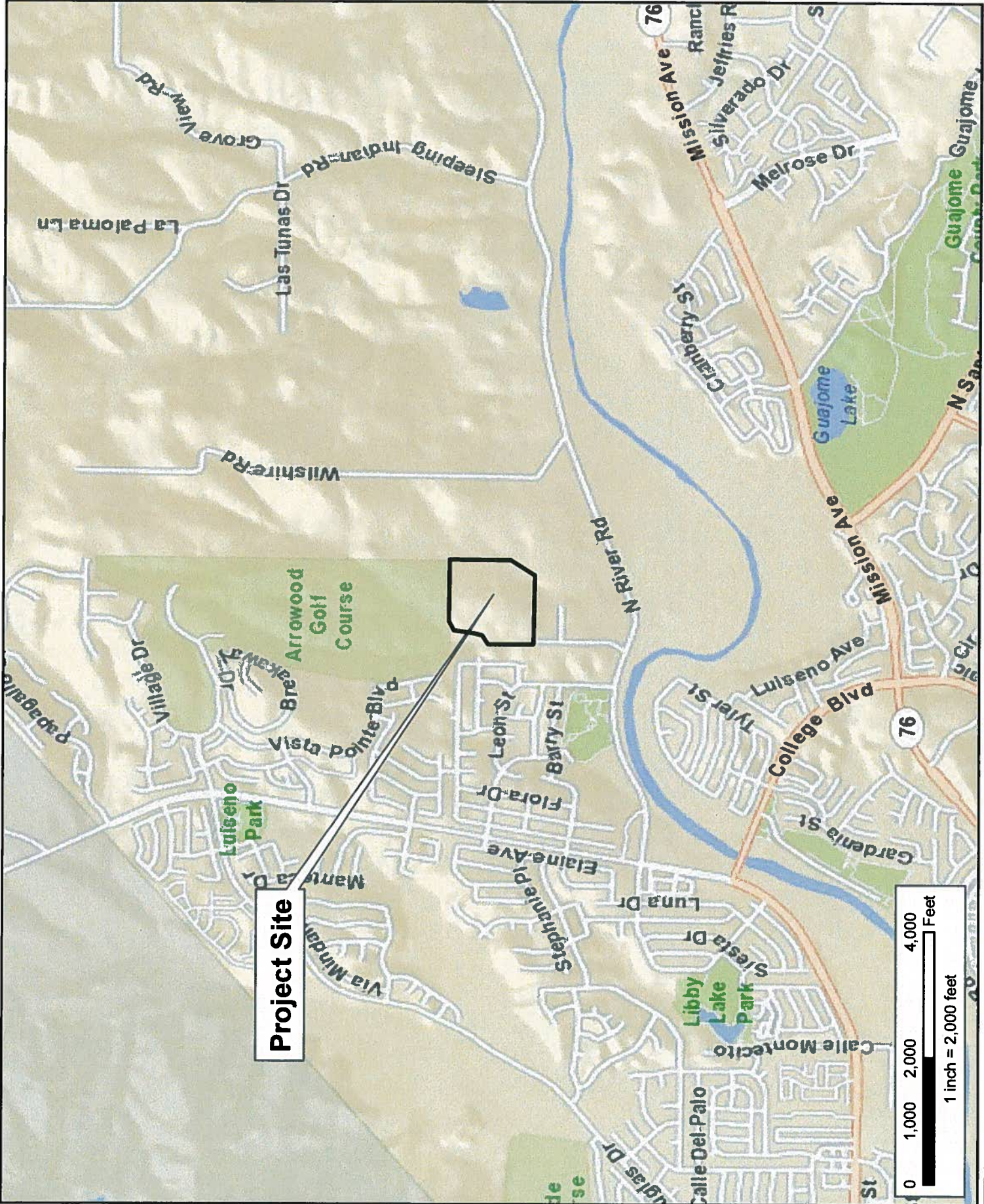


APN: 122-081-30

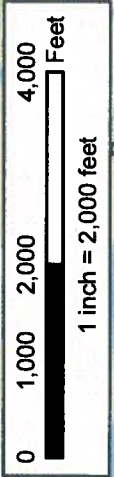


LOCATOR MAP

Source: SanGIS 1:15 Aerial Ortho Street Map



**Project Site**





THE LIGHTFOOT PLANNING GROUP

201 WILSHIRE RD  
APN: 122-081-30



AERIAL EXHIBIT

Source:  
SanGIS 4/07  
Esri/Aerial 11/06

