



INITIAL STUDY City of Oceanside California

1. **PROJECT:** El Corazon Temporary Sports Fields
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Richard Greenbauer, Senior Planner
(760) 435-3519
4. **PROJECT LOCATION:** El Corazon is an approximately 465-acre property located in the geographical center of the City of Oceanside (Figure 1). It is bounded by Mesa Drive on the north, Rancho del Oro Drive on the east, Oceanside Boulevard on the south, and El Camino Real on the west (Figure 2). The site for the proposed temporary sports fields is located within the El Corazon property (Figure 2). A Specific Plan has been done for the El Corazon property (Figure 3).
5. **APPLICANT:** Sudberry Development, Inc.
5465 Morehouse Drive
San Diego, CA 92121
(858) 546-3000
6. **GENERAL PLAN DESIGNATION:** El Corazon Specific Plan
7. **ZONING:** El Corazon Specific Plan
8. **PROJECT DESCRIPTION:** This project proposes the construction of a temporary Sports Fields Project on approximately 103 acres of the approximately 465-acre El Corazon property. The major components of the project are twenty grass fields, a parking area, a public trail, a reservoir for irrigation water, and a park area (Figures 4 and 5).

The El Corazon property is a portion of an area formerly owned and mined by the U.S. Silica Mining Company. After mining the site for approximately 60 years, the Mining Company closed mining operations in 1994. After the sand mining operation closed, title for the larger area of the mine, primarily the eastern area, went to a private developer and subsequently the western area, the El Corazon portion of the overall U.S. Silica Mining Company property, went to the City of Oceanside, with some funding to reclaim the former mine site.

The property is presently being reclaimed per its Reclamation Plan and Amendments. Since 1994, the City-owned portion of the mine has continued to undergo mine reclamation. The reclamation work consists of erosion control on the property, using composted material, as well as stabilizing the former mining ponds. Almost all of the property was disturbed over the more than half-century of mining. The major objective of the reclamation is to make the area safe and stable. The earth work necessary to do so has resulted in appreciably all of the old mining area being disturbed.

Following its acquisition of the property, the City of Oceanside has planned the development of El Corazon with a Land Use Master Plan and a subsequent El Corazon Specific Plan

(Figure 3), as evaluated in the El Corazon Specific Plan Environmental Impact Report in 2009. The Specific Plan calls for development of six general uses:

- Parks and Recreation
- Habitat
- Civic Services
- Hotel
- Village Commercial
- Oceanside Boulevard Commercial

To date the El Corazon property has seen the relocation of the green waste facility to the southwest corner, and the construction of the Senior Center along the eastern border, with access off Rancho del Oro Drive (Figure 4). The existing site operation of recycling construction waste material to an aggregate product by Moody's Environmental Reclamation and Recycling will continue. The operation will be maintained in its present location, northeast of this proposed project area. Access to the Moody's facility is from Oceanside Boulevard, near the southwestern corner of the property. The dirt access road presently runs through the area of the proposed project. This road will be relocated to the north to run outside of the project area (Figures 4 and 5), separating any traffic to and from the Moody's site from the project and its traffic.

At this time the economic climate is not conducive to the further development of El Corazon, as detailed in the El Corazon Specific Plan. Until such time as conditions improve to allow the planned development, the City wishes to utilize a 103-acre portion of the property for temporary recreational facilities. Approximately 63 acres of this will be enclosed by a fence, with the remaining 40 acres having public access.

The western portion of the project contains the approximate 63-acre fenced area, which will also be enclosed by a berm on the north, west, and south. This area will contain the following components (Figure 5):

- Twenty Sports Fields. Each of these is sized to contain a full-size soccer field (330 feet x 225 feet). The field layout (Figure 5) proposes no permanent markings, as the proposed use at any given time will dictate field size and location. Flexibility of layout will allow for better care and maintenance of the grass. Another advantage of no permanent field markings is the opportunity to use the complex for a variety of events. It is anticipated the property will host a multitude of sporting events, which may include soccer, field hockey, lacrosse, football, rugby, Special Olympics, and other community events.
- Reservoir Area. The existing Reclamation Plan includes a basin located just north of the proposed fields (Figure 5), incorporated into the Reclamation Plan to help control runoff volumes, and to maintain water quality in that runoff. The fields will be irrigated with water from this basin. The lined basin will be filled with the output of a well on El Corazon, located to the north of the basin (Figure 4). The well will be pumped using electric motors; the location has an existing electrical power line running to it. Water will be delivered from the well to the basin in a below-ground six-inch-diameter pipeline. The pipeline will be installed using a directional drilling rig. As such, surface disturbance will occur only at the entry and exit points, one associated with the well and one with the basin. The directional rig will drill a "tunnel" from the entry point to the exit point, and then will pull the pipeline back through the tunnel from the exit point to the entry point. The well water has concentrations of total

dissolved solids in excess of what is recommended for irrigation. To remedy this, some potable water will be mixed with the well water in the basin to reduce the concentration of total dissolved solids. A potable water line will be extended west from its existing terminus at the stub of the paved road north of the Senior Center. The line will run west and then north, under the parking area described below (Figure 5). Water from the basin would be moved into the irrigation system with an electrical pump. Electrical service will be extended from an existing pole at the southeastern corner of the project.

- **Maintenance Area.** The project will include a maintenance area in the northwest corner (Figure 5). The area will be surfaced with Class II base (popularly referred to as decomposed granite or DG). Class II base is an aggregate material of crushed rock, with particle diameters less than 0.75". A spur line will bring potable water to the Maintenance Area (Figure 5). The Class II base will be from the Moody's facility, so no off-site truck traffic is necessary. A service road will completely circle the 63-acre area (Figure 5), allowing access to the playing fields for maintenance vehicles, setup for athletic events (portable toilets, tables) and emergency medical vehicles. This service road will be surfaced with Class II base as well.
- **Tournament Operation Parking Area.** A separate parking area, also surfaced with Class II base, will also be located in the northwest corner. This area will take its main access off the existing road leading southwest to Oceanside Boulevard (Figures 4 and 5). Since it is also connected to the service road, this area will also provide a second access route for emergency vehicles, in addition to the main access off Rancho del Oro Road.

The approximately 40-acre area is immediately adjacent to and east of the 63-acre fenced area (Figure 5), and will contain the following components, all with public access:

- **City Fields.** A playing field area. (Access may be limited during major tournaments.) (Figure 5).
- **Park Area.** This area and the City Fields will have grass and will be irrigated.
- **Parking Area.** This area will be surfaced with Class II base, and take access from Rancho del Oro Road, along the eastern border of El Corazon. Access will be via the two existing stubbed-out paved streets located north and south of the Senior Center (Figure 4). A Class II base surface road will extend west from the northern paved road stub to the northeast corner of parking lot; a similar road will exit the parking lot at its southeast corner to connect to the southern paved road. Use of a Class II base will help control dust and will minimize sediment and runoff. The parking area will supply in excess of 2,500 standard parking spaces and 40 accessible parking spaces. Estimated peak parking demand is calculated at 2,300 spaces (LLG, 2013).
- **Public Trail.** A Public Trail will run west from the northeast corner of the Parking Area for approximately one-half mile, along the high ground to a lookout point near the northwestern corner of the Reservoir (Figure 5). The trail will be fifteen feet wide, and with a Class II base.

The project area has been contoured with the grading activities of the Reclamation Plan. The project will install a temporary irrigation system, and will set up the grass playing surface with a combination of seeding and sod. The Class II base for the parking area,

maintenance area, and service road will be set down, and will include a dust suppressant. No permanent improvements or impervious surface areas are proposed. As a temporary facility, the project site will not have any permanent lighting fixtures. Restroom facilities will be portable toilets.

Most of the project area drains to the north and northwest; the extreme southeastern corner of the parking area drains to the south and southeast (Figure 5). The playing fields area is generally level, with a slope of only 0.5 percent. Any sheet flow from large storms would move to the northwest across the playing fields, to be collected and moved to the reservoir discussed above. Runoff from most of the parking area would flow to the northwestern corner of the parking area, where it would enter a drainage channel running along the south side of the trail, to eventually enter the reservoir (Figure 5).

Access to the project would be from Rancho del Oro Drive, with incoming traffic moving onto the existing paved road running north of the Senior Center and then onto the Class II base road to the parking area. Traffic exiting the parking area would return to Rancho del Oro Drive via the Class II base road at the southeastern end of the parking area, onto the existing paved road running south of the Senior Center, and onto Rancho del Oro Drive south (right-turn) to Oceanside Boulevard.

The Sports Fields would be used several times each year for sports tournaments such as soccer. The largest of these (Surf Cup) would use all of the fields and would be expected to be attended by 20,000 people the first day. It is projected that approximately three of these events would occur each year. Major events (using at least ten of the fields) would occur no more than 20 times during the year. These would be expected to attract 12,500 people. Minor events would be expected to attract up to 5,000 people per day.

- 9. SURROUNDING LAND USE(S) & PROJECT SETTING:** Within El Corazon, current uses include the ongoing active mining reclamation. Moodys Environmental Reclamation and Recycling is located northeast of the project (Figure 4). Moodys processing facility accepts concrete, asphalt, and dirt, and processes these to an aggregate product. The relocated Green Waste Facility operates to the southwest of the project. The City has built a Senior Center in the eastern portion of El Corazon. The area north of the project, the slopes down to Garrison Creek, support native upland habitats, non-native grassland, and non-native vegetation. Garrison Creek runs along the northern border of El Corazon, south of Mesa Drive. The creek supports wetland habitats and an extensive riparian corridor.

El Corazon overall is surrounded by a variety of land uses, including residential to the north (north of Mesa Drive), commercial and industrial uses to the east and south (Rancho del Oro Drive and Oceanside Boulevard), and a mix of commercial and residential to the west (El Camino Real).

- 10. OTHER REQUIRED AGENCY APPROVALS:** N/A

ITEM NO. 4
Cont.



Economic Impact Report - 2012

San Diego Surf Cup, Inc. annually publishes an Economic Impact Report for the San Diego Surf Cup youth soccer tournaments **held at the San Diego Polo Club**. This report provides information of concern to local government and sponsors, and details the amount of money spent in the San Diego area as a result of our tournaments. **This report represents actual statistical information gathered from the participants.**

Consider the following when reading this report:

- ◆ The three events detailed for this report are:
 - ECNL San Diego (March 31 & April 2, 2012)
 - San Diego Surf Cup XXXII (July 28-30 and August 4-6, 2012), and
 - San Diego Surf College Cup 2012 (November 23-25, 2012)
- ◆ The economic impact of these three events has been totaled to provide an aggregate for the year.

The Economic Impact for the San Diego area from our three events in 2012 is:

ECNL San Diego 2012	\$5,308,956
San Diego Surf Cup XXXII:	\$18,527,223
San Diego Surf College Cup 2012:	\$11,202,844
Total Economic Impact:	\$35,039,023

The methodology for this report includes the compilation of actual numbers from our audited tournament accounting as well as questionnaires completed by each soccer team participating in the tournament. **Note air fare expenditures are not part of this economic impact** as the expenditures for airline tickets occur outside of our economic area.

Review of this report methodology by personnel at the **San Diego Convention and Visitors Bureau** indicates the accuracy of this report is better than most associated with the travel industry since it relies on verifiable data collected at and after the tournaments and not industry averages.

San Diego Surf Cup, Inc., is a non-profit organization incorporated in the State of California as a qualified amateur sports organization, organized and operated exclusively to foster local, state, national and international sports competition.

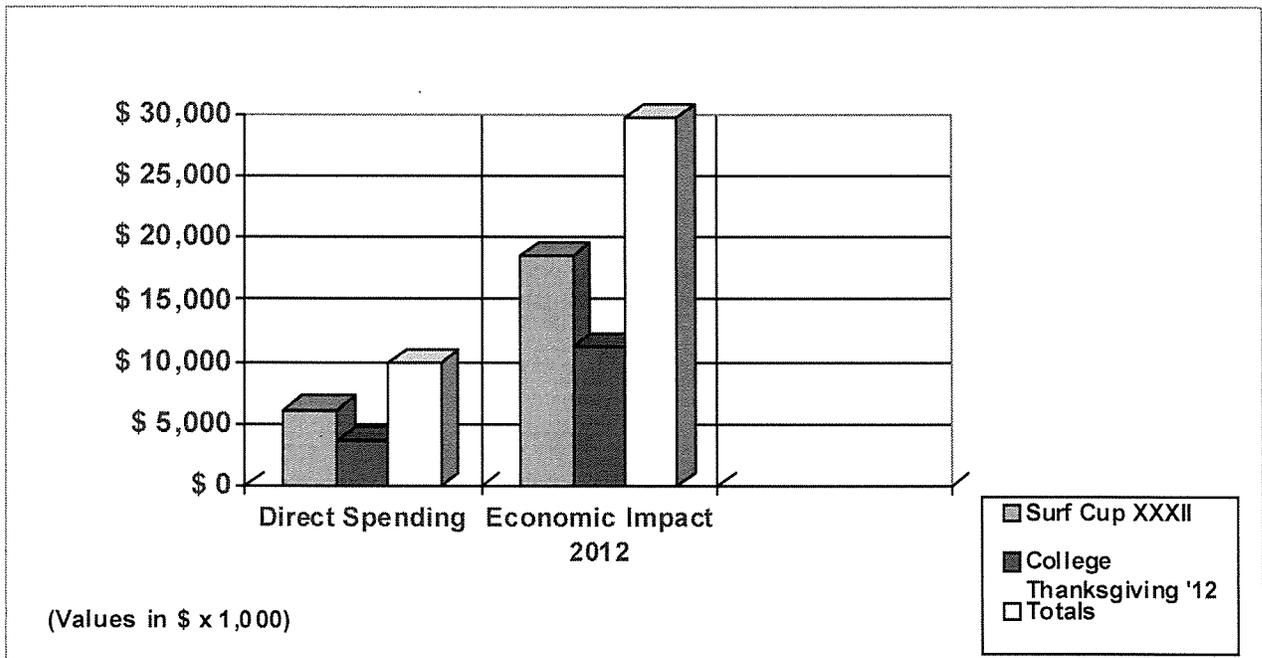
Please contact Mike Connerley at (760) 944-7176 or by e-mail at surfmike@surfcup.com should you have any questions or require further information.

Mike Connerley
President

Economic Impact Report - 2012

Summary

Category	Surf Cup XXXII	College Cup 2012	Totals - 2012
Contributions from Travel (See pages 2 & 3)	\$4,595,456	\$2,983,955	\$7,579,411
Soccer Fields & Rental Expenditures	\$93,626	\$48,157	\$141,783
Support Activities	\$92,855	\$67,995	\$160,850
Parking Fees	\$124,590	\$59,732	\$184,325
On-site Retail Sales	\$382,012	\$123,907	\$505,919
Concessions Sales	\$239,198	\$55,458	\$294,656
Tournament Payroll	\$44,818	\$21,323	\$66,141
Referees Expense	\$62,200	\$26,700	\$88,900
Tournament Hotel Expenditures	\$32,090	\$27,999	\$60,089
Taxes Paid	\$508,896	\$319,056	\$827,952
Total Direct Spending	\$6,175,741	\$3,734,281	\$9,910,022
Economic Multiplier x 2	<u>\$12,351,482</u>	<u>\$7,468,562</u>	<u>\$19,820,044</u>
Economic Impact	\$18,527,223	\$11,202,844	\$29,730,067

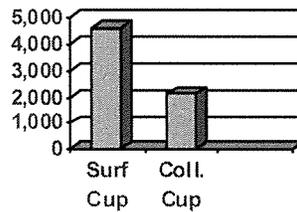


Contributions to Economic Impact:

Visitor's Travel Tendencies and Expenditures

Item	Surf Cup XXXII			College Thanksgiving '12	Totals
	Youngers	Olders	Total		
Total Number of Teams	200	176	376	445	821
Number Teams Traveling	171	122	293	353	646
Number of Participants	3,220	3,168	6,388	7,735	14,123
Ave. Number Participants Per Team	16.1	18	17	17.1	17.26
Number Traveling From Outside SD	6,840	2,196	9,036	13,414	22,450
Average Number Traveling Per Team	40	34.8	37.4	38	37.6
Number Registered Hotel Rooms	2,248	2,066	4,314	3,893	8,207
Number Hotel Room-Nights	8,544	7,851	16,395	10,512	26,907
Average Length Hotel Stay (Nights)	3.8	3.8	3.8	2.7	3.25
Total Spent on Hotels (excluding tax)	\$1,298,688	\$1,193,352	\$2,492,040	\$1,419,120	\$3,911,160
Average Hotel Room Rate	\$152	\$152	\$152	\$135	\$143.50

Airline Tickets



Item	Surf Cup XXXI			College Thanksgiving '11	Totals
	Youngers	Olders	Total		
Per Diem Expense	\$1,026,164	\$636,942	\$1,663,106	\$1,429,876	\$3,092,982
Number Teams Traveling by Air	83	54	137	24	161
Number Airline Tickets *	2,145	1,916	4,061	1,448	5,509
Number Rental Car Days	2,836	1,848	4,684	1,450	6,134
Amount Spent on Rental Cars	\$140,520	\$70,260	\$210,780	\$65,250	\$276,030

* Note: Airline ticket expenditures are not included in Economic Impact as the charges originate outside of our area.

Item	Surf Cup XXXII			College Thanksgiving '12	Totals
	Youngers	Olders	Total		
Visitors to Legoland	447	39	489	38	505
Amount Spent at Legoland	\$37,995	\$3,315	\$41,310	\$2,280	\$43,590
Visitors to Sea World	1,443	517	1960	513	2,473
Amount Spent at Sea World	\$89,466	\$32,054	\$121,520	\$31,806	\$153,326
Visitors to Zoo	760	399	1,159	682	1,841
Amount Spent at Zoo	\$38,000	\$19,950	\$57,950	\$34,100	\$92,050
Visitors to Safari Park	63	112	175	76	251
Amount Spent at Safari Park	\$3,150	\$5,600	\$8,750	\$3,800	\$12,550

Average Amount Spent by Each Team Traveling (In San Diego)

Surf Cup - **\$17,306.91**

Surf College Thanksgiving - **\$9,332.72**

Taxes Paid

Tax	Surf Cup XXXII	College Thanksgiving '12	Totals
Transit Occupancy Tax	\$311,505	\$177,390	\$488,895
Sales Tax (Meals)	\$145,522	\$125,114	\$270,636
Sales Tax (Rental Cars)	\$18,443	\$5,709	\$24,152
Sales Tax (Retail)	\$33,426	\$10,842	\$44,268
Total Taxes Paid	\$508,896	\$319,056	\$827,952

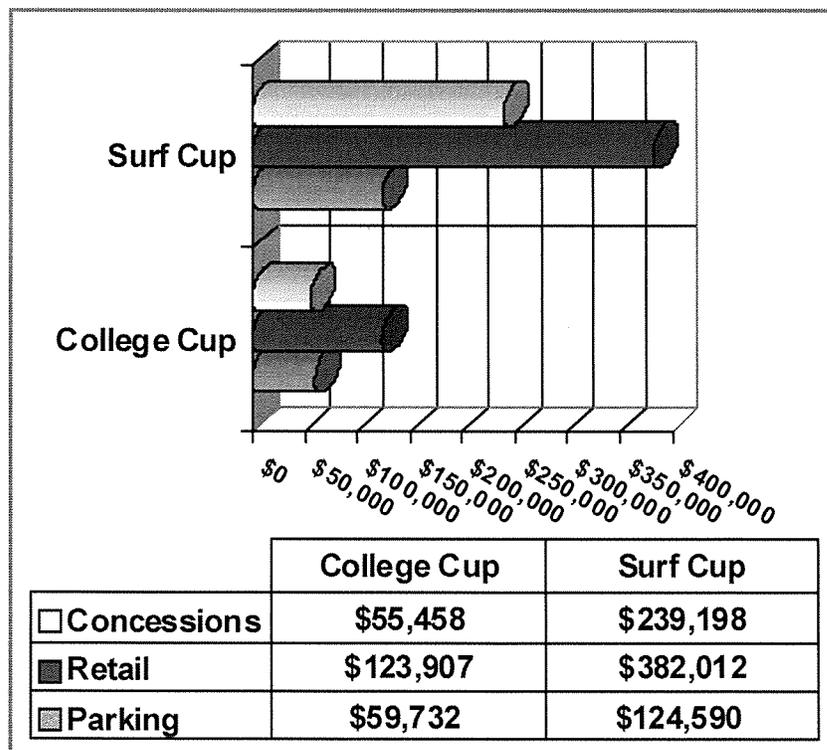
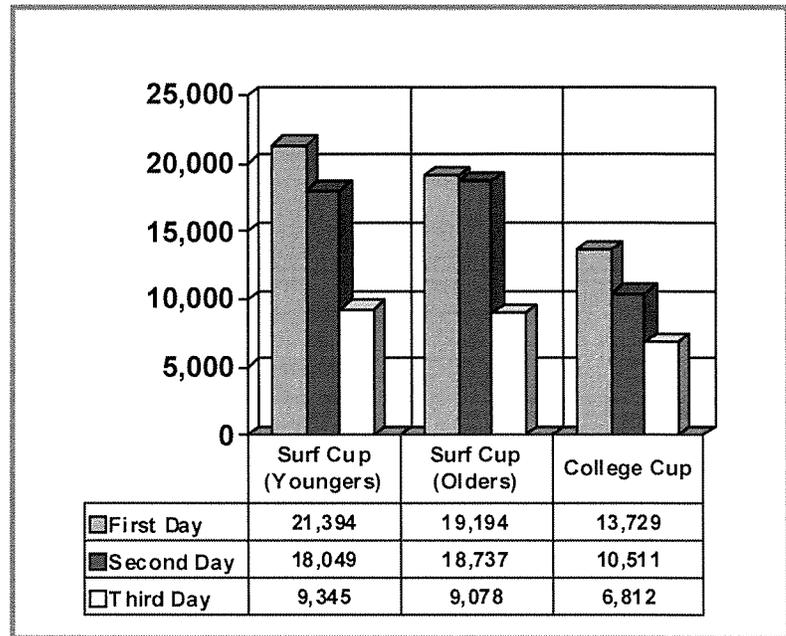
Attendance and On-Site Spending

Attendance (Turnstile Count):

Surf Cup XXXII – 95,797

College Thanksgiving '12 – 31,052

Total for 2012: 126,849

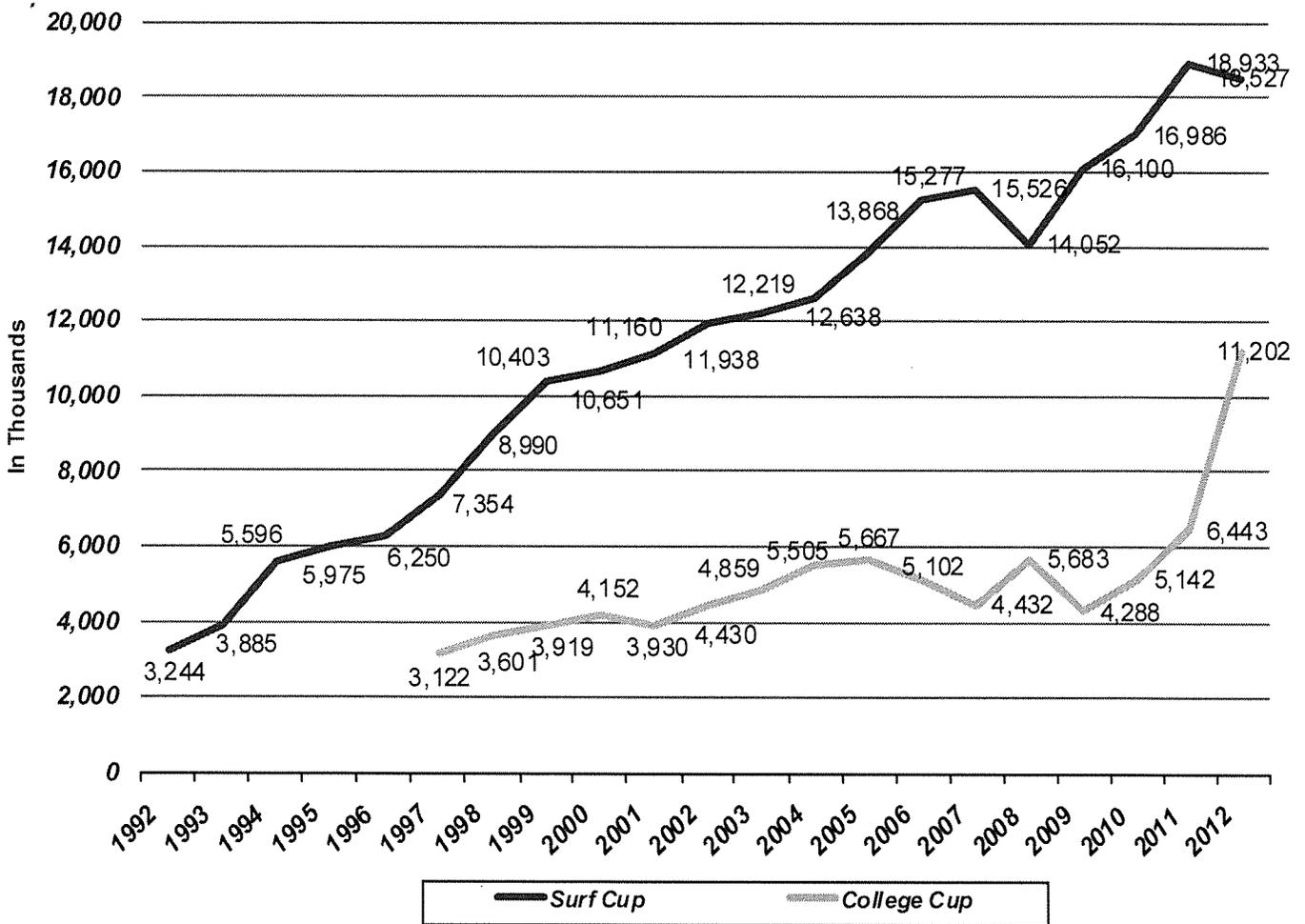


Total On-Site Spending for 2012: \$ 984,897

Trends

Economic Impact Reports have been compiled for the San Diego Surf Cup tournament since 1992. San Diego Surf Girls Cup economic impacts were calculated beginning in 1997 and the College Cup since 2007.

Economic Impact Trends



Team Information and Profile

Team participation in Surf Cup XXXII for 2012 included:

Canada – 5		
Germany - 1		
Mexico - 3		

Arizona – 19	Kansas – 1	Oregon – 8
Cal North - 81	Kentucky - 1	Pennsylvania East - 1
Cal South - 146	Maryland – 3	Rhode Island - 1
Colorado – 6	Massachusetts - 1	Texas-North – 3
Florida - 3	Nebraska – 3	Texas-South - 11
Georgia – 5	Nevada – 13	Utah – 9
Hawaii – 15	New Jersey – 2	Virginia – 3
Illinois – 2	New York-East – 6	Washington – 33

Team participation in Surf College Cup for 2012 included:

Canada – 4	Florida - 1	Oregon – 1
Guatemala - 3	Hawaii - 2	Texas – North - 3
-----	Idaho – 4	Texas – South - 1
Arizona – 12	Kansas -1	Utah – 6
California (North) – 36	Nebraska -2	Washington – 7
California (South) – 52	Nevada – 4	
Colorado - 4		

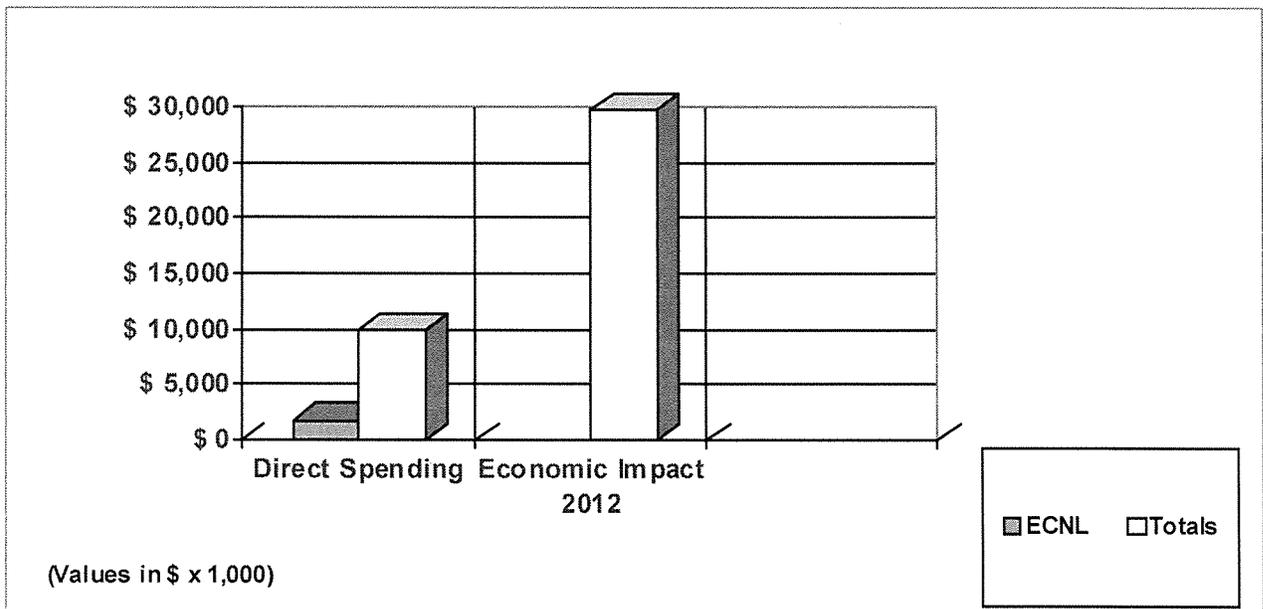
Item	Surf Cup XXXII		College Thanksgiving '12
	Youngers	Olders	
Number of Teams	200	176	445
Average Roster Size	16.1	18	17
San Diego County Teams	24	54	78
Orange & LA County Teams	63	35	98
International Teams	5	3	8
Out of State Teams	113	87	93
Farthest Traveler	Massachusetts	Germany	Guatemala

Economic Impact Report

ECNL – 2012

Summary

Category	Totals - 2012
Contributions from Travel (See pages 2 & 3)	\$7,579,411
Soccer Fields & Rental Expenditures	\$35,000
Support Activities	\$20,300
Parking Fees	\$34,000
On-site Retail Sales	\$30,600
Concessions Sales	\$40,735
Tournament Payroll	\$23,560
Referees Expense	\$26,700
Tournament Hotel Expenditures	\$115,798
Taxes Paid	\$137,259
Total Direct Spending	\$1,769,652
Economic Multiplier x 2	<u>\$3,539,304</u>
Economic Impact	\$5,308,956



**Contributions to Economic Impact:
Visitor's Travel Tendencies and Expenditures**

Item	Totals
Total Number of Teams	154
Number Teams Traveling	134
Number of Participants	2,772
Ave. Number Participants Per Team	18
Number Traveling From Outside SD	5,215
Average Number Traveling Per Team	17
Number Registered Hotel Rooms	1,646
Number Hotel Room-Nights	5,103
Average Length Hotel Stay (Nights)	3.1
Total Spent on Hotels (excluding tax)	\$688,905
Average Hotel Room Rate	\$135.00

Item	Totals
Per Diem Expense	\$492,000
Number Teams Traveling by Air	109
Number Airline Tickets *	3,815
Number Rental Car Days	1,376
Amount Spent on Rental Cars	\$61,920

* Note: Airline ticket expenditures are not included in Economic Impact as the charges originate outside of our area.

Item	Totals
Visitors to Legoland	31
Amount Spent at Legoland	\$1,860
Visitors to Sea World	498
Amount Spent at Sea World	\$30,876
Visitors to Zoo	579
Amount Spent at Zoo	\$28,950
Visitors to Safari Park	61
Amount Spent at Safari Park	\$3,050

**Average Amount Spent by Each Team Traveling
(In San Diego)**

ECNL - \$10,762.25

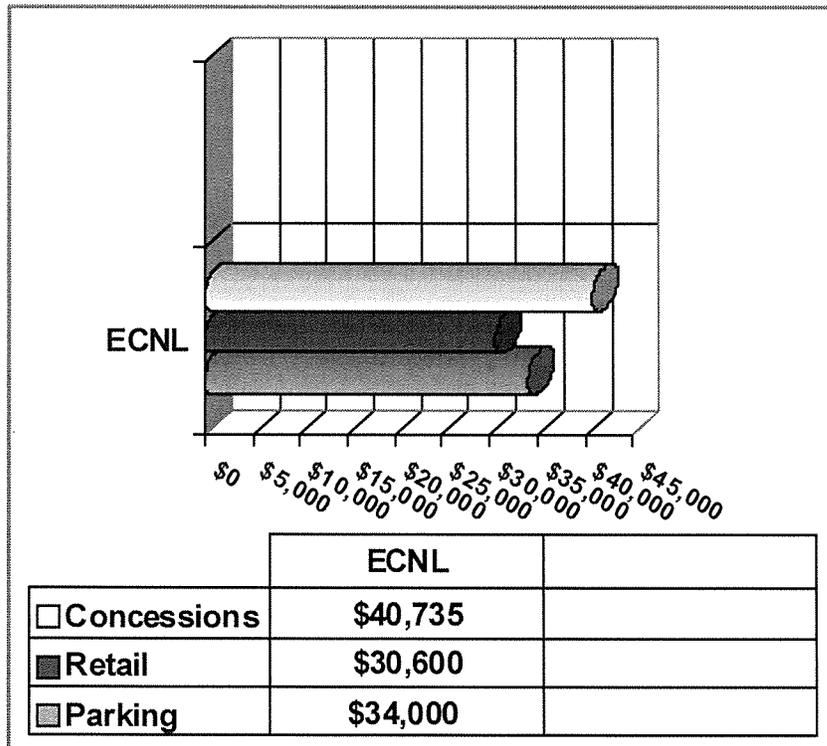
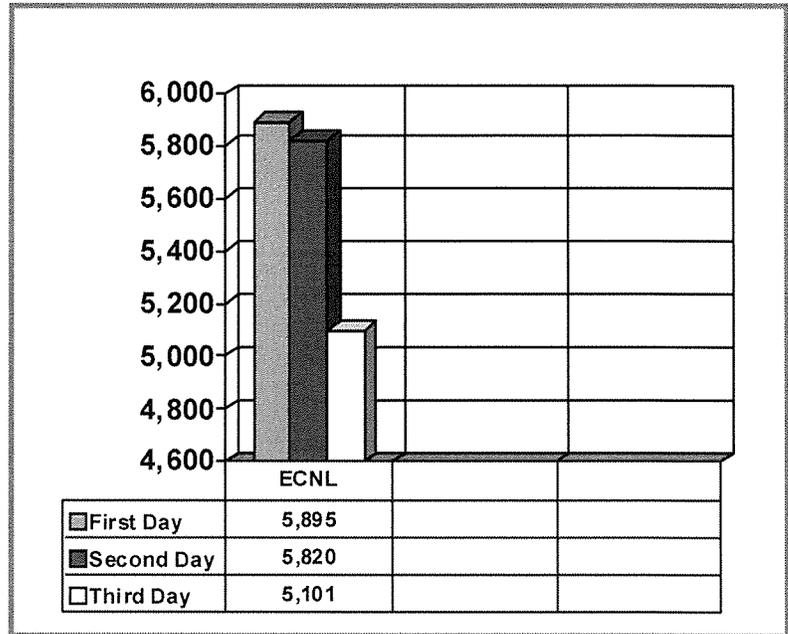
Taxes Paid

Tax	Totals
Transit Occupancy Tax	\$86,113
Sales Tax (Meals)	\$43,050
Sales Tax (Rental Cars)	\$5,418
Sales Tax (Retail)	\$2,678
Total Taxes Paid	\$137,259

Attendance and On-Site Spending

Attendance (Turnstile Count):

ECNL – 16,816



Total On-Site Spending for 2012: \$ 105,335