

## **4.9 LAND USE AND PLANNING**

This section describes the existing land use and planning setting of the project site, identifies associated regulatory requirements, evaluates potential land use impacts, and identifies mitigation measures related to implementation of the proposed project.

### **4.9.1 Methodology**

The existing land uses on and in the vicinity of the project site were analyzed based on a review of aerial photographs and comparison of relevant planning documents. In order to analyze the consistency of the proposed project with City of Oceanside (City) planning documents and policies, research into each applicable plan and policy was conducted. Research included a review of all elements in each plan. A consistency analysis was the performed for each relevant policy.

### **4.9.2 Relevant Plans, Policies, and Ordinances**

Several local and regional plans regulate development of the project area. Plans pertaining to the proposed project are identified below.

#### **City of Oceanside General Plan**

The State of California requires each city to have a General Plan to guide its future, and mandates that the plan be updated periodically to assure relevance and utility. The Oceanside General Plan is the primary source of long range planning and policy direction that is used to guide development within the City and serves as a policy guide for determining the appropriate physical development and character of Oceanside. The General Plan is founded on the community's vision for Oceanside and expresses the community's long-range goals. The document was last reformatted in 2002 to rearrange the text and include introductory material. The General Plan contains 10 elements: Land Use (amended 1989), Circulation (updated in 2012), Recreational Trails (adopted 1996), Housing Element (2013-2020 Housing Element adopted in August 2013), Environmental Resources Management (adopted 1975), Public Safety (adopted 1975), Noise (adopted 1974), Community Facilities (adopted 1990), Hazardous Waste Management (adopted 1990), and Military Reservation (adopted 1981). Each of the General Plan elements contains goals for the future of Oceanside. In addition, the General Plan contains a Land Use Map, which depicts the planned land uses within Oceanside and the land use designation are described through policies.

### ***Land Use Element***

The Land Use Element and Land Use Map identify the type of land uses that have been planned for within the City. The purpose of the Land Use Element is to describe present and planned land use activity that has been designed to achieve the community's long-range objectives for the future. The Land Use Element and Map identify the proposed general distribution, location, and extent of land uses such as industrial, commercial, residential, institutional, agricultural, open space, and community facilities. The element contains goals, objectives, policies, and implementation programs, along with maps and diagrams that outline the future land uses within the City. The element also provides direction related to how future development will occur, such as the intensity/density and character of new development. The proposed project site is currently designated as two zones. The portion of the site east of Academy Road is designated as Single Family Detached – Residential (SFD-R). The portion of the site west of Academy Road is designated as Private Institutional (PI).

### ***Circulation Element***

The purpose of the Circulation Element is to ensure that the City's Master Transportation Plan and its implementation policies and programs will safely and efficiently accommodate the growth envisioned in the Land Use Element. The City's Master Transportation Plan has been incorporated as a subsection to the Circulation Element and serves as the main policy tool, designating future road improvements, extensions, and special intersection design treatments.

### ***Recreational Trails Element***

The Recreational Trails Element, a sub-element to the Circulation Element, provides provisions and maintenance of pedestrian, bicycle, and equestrian trail systems throughout the City. The purpose of the Recreational Trails Element is to provide goals and objectives that would improve the operation and design of the City's trail system for bicycles, pedestrians, and equestrians.

### ***Housing Element***

The Housing Element is intended to identify and analyze the City's housing needs, establish reasonable goals, objectives, and policies based on those needs, and set forth a comprehensive five-year program of actions to achieve the identified goals and objectives.

### ***Environmental Resources Management***

The Environmental Resources Management Element is a program designed to conserve natural resources and preserve open space. The Environmental Resource Management Element contains goals, objectives, and implementation strategies related to water, soil, erosion, and drainage;

coastal preservation; minerals; vegetation and wildlife habitats; air quality; agricultural resources; cultural sites; and recreation and scenic areas.

### ***Public Safety Element***

The purpose of the Public Safety Element is to serve as a safety guide in the planning process to reduce loss of life, injury, property damage, and economic and soils dislocation resulting from fire hazards, flooding hazards, seismic and geologic hazards, and civil disaster preparedness.

### ***Noise Element***

The Noise Element is comprised of goals, objectives, and policies that serve as guides for reducing or avoiding adverse noise effects on residents. Policies and plans in the Noise Element are designed to protect existing and planned land uses identified in the Land Use Element from excessive noise.

### ***Community Facilities Element***

The purpose of the Community Facilities Element is to provide overall direction for the provision of adequate public facilities necessary to serve the existing and future developed areas of the City in a coordinated and cost effective manner. The Element provides (1) a comprehensive and current inventory of the City's community facilities and a system of objectives, policies and standards to be utilized by the City for programming its primary public facilities.

### ***Hazardous Waste Management Element***

The Hazardous Waste Management Element provides health and safety measures that are necessary to protect citizens from the siting of hazardous waste facilities as required by Health and Safety Code Section 25199 et seq in coordination with the San Diego County Hazardous Waste Management Plan, and to reduce the need for such facilities through the minimization of hazardous materials and wastes.

### ***Military Reservation***

The purpose of the Military Reservation Element is to acknowledge the direct physical, soil, and economic linkages between Oceanside and Camp Pendleton and to proposed policies that would strengthen the bond between the community and the Base.

### **City of Oceanside Zoning Ordinance**

The City of Oceanside Zoning Ordinance provides a guide to physical development within the City as per the Land Use Element of the General Plan. According to the Zoning Ordinance

Map, the proposed project site currently has two zoning designations. The portion of the proposed project site east of Academy Road is designated as Single Family Residential – Historical Overlay (RS-H). The portion west of Academy Road is designated as Public and Semipublic – History Overlay (PS-H).

### **Mission San Luis Rey Historic Area Development Program and Design Guidelines**

Adopted by City Council in 1986, the Mission San Luis Rey Historic Area Development Program and Design Guidelines provides long range planning goals, specific design criteria, and guidelines for development proposal reviews within the Historic Area surround Mission San Luis Rey. The document “is intended to provide a flexible design framework that will respect and compliment the Mission’s historic setting as well as to encourage high quality new development in San Luis Rey” (City of Oceanside 1986). The Historic Area encompasses approximately a one-half mile radius around the Mission San Luis Rey property. Within the Historic Area is the Historic Area Core; this core contains more specific design and development guidelines intended to protect and reinforce its existing historical character. The portion of the project site to the west of Academy Road is within the Historic Area Core.

### **Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan**

As set forth by the Federal Endangered Species Act and the State of California Natural Community Conservation Planning Act, the Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan (Subarea Plan) addresses how the City will conserve natural communities and sensitive species within its jurisdiction.

The Subarea Plan is the City’s contribution to the Multiple Habitat Conservation Program (MHCP) and the subregional Natural Community Conservation Plan (NCCP) that includes the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. The Subarea Plan is consistent with the goals of the MHCP and NCCP for the larger region.

## **4.9.3 Existing Conditions and Project Description**

### **Site Location and Surrounding Areas**

The proposed project is located in the north-central portion of the City of Oceanside within the Mission San Luis Rey Historic Area. The 35.59 acre site is bound by Mission Avenue and State Route 76 (SR-76) to the south, a mobile home community and residential development to the north, additional residential development to the east, and Mission San Luis Rey and associated facilities to the west. Academy Road generally bisects the proposed project site in a north-south orientation. The land west of Academy Road is located within the Historic Area Core.

The site is largely surrounded by urban development including single family residential development, a mobile home community, Old Mission Montessori School, a hockey rink, Mission San Luis Rey, the Alano club, Ivey Ranch Park, and commercial centers. In addition to the urban development, the San Luis Rey River and trail is located approximately 0.5 miles north of the proposed project site.

**Existing Uses**

The proposed project as it exists currently is largely undeveloped except for Academy Road, and Frazee Road. The majority of the site has been disturbed with fill soils related to the roadways found within and adjacent to the site.

**Project Description**

The proposed PD Plan would establish medium to high density residential development with a maximum of 420 dwelling units permitted within the project site. The site would be divided into four planning areas comprised of different housing types and densities. Figure 4.9-1 shows the spatial distribution of the planning areas. Figures 4.9-2 and 4.9-3 show existing versus proposed General Plan land use designations and zoning, respectively. Tables 4.9-1 and 4.9-2 below outline the proposed land uses and residential housing types for each planning area on the proposed project site.

**Table 4.9-1  
Planning Area Land Use Summary**

Land Use	Gross Acres	Existing Land Use <sup>(1)</sup>	Proposed Land Use <sup>(1)</sup>	Existing Zoning <sup>(3)</sup>	Proposed Zoning <sup>(3)</sup>	Proposed Density (du/ac)	Allocated Unit Count
Planning Area 1	10.19	Single Family Detached - Residential (SFD-R)	Medium Density - A - Residential (MDA-R)	Single Family Residential - Historic Overlay (RS-H)	Planned Development – Historic Overlay (PD-H)	6.0-9.9	62
Planning Area 2	4.04 <sup>(2)</sup>	Single Family Detached - Residential (SFD-R)	High Density Residential (HD-R)	Single Family Residential - Historic Overlay (RS-H)	Planned Development – Historic Overlay (PD-H)	21.0-28.9	100
Planning Area 3	7.30	Private Institutional (PI)	Medium Density - B - Residential (MDB-R)	Public and Semipublic-Historic Overlay (PS-H)	Planned Development – Historic Overlay (PD-H)	10.0-15.0	86

**Table 4.9-1  
Planning Area Land Use Summary**

Land Use	Gross Acres	Existing Land Use <sup>(1)</sup>	Proposed Land Use <sup>(1)</sup>	Existing Zoning <sup>(3)</sup>	Proposed Zoning <sup>(3)</sup>	Proposed Density (du/ac)	Allocated Unit Count
Planning Area 4	10.70	Private Institutional (PI)	Medium Density - C - Residential (MDC-R)	Public and Semipublic-Historic Overlay (PS-H)	Planned Development – Historic Overlay (PD-H)	15.1-20.9	172
Streets	3.36	-	-			-	-
<b>Totals</b>	<b>35.59</b>	<b>-</b>	<b>-</b>			<b>-</b>	<b>420</b>

(1) Land use designations correspond with the City of Oceanside General Plan

(2) Planning Area 2 contains 0.08 acres of wetland area. Wetland areas are defined as Undevelopable Land by the City of Oceanside General Plan and Zoning Ordinance as applicable to density calculations. As such, Planning Area 2 contains 4.04 acres of land area, but only 3.96 gross acres of land allocable to development densities. Impacts regarding the 0.08 acres of wetland area within Planning Area 2 are discussed in Section 4.3, Biological Resources.

(3) Zoning per Articles 10, 16, 17, and 21 of the 1992 City of Oceanside Zoning Ordinance.

du/ac = dwelling unit per acre

Source: Lightfoot Planning Group 2014

**Table 4.9-2  
Planning Area Proposed Development**

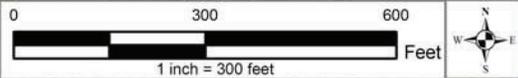
Planning Area	Proposed Development
Planning Area 1	Two story single family detached homes ranging in size from 2,200 - 2,700 sf on a minimum 4,000 sf lot.
Planning Area 2	Three story multi-family townhomes with attached garages ranging in size from 1,100 - 1,900 sf. Private balconies would be provided for each home and the community would share common green space amenities.
Planning Area 3	Two story single family or multi-family detached cluster homes ranging in size from 1,800 - 2,200 sf with 2-car garages. Homes would share a common drive aisle and have guest access off green courts.
Planning Area 4	Two story single family or multi-family attached townhomes from 1,400 - 1,900 sf.

Note: sf = square foot

#### 4.9.4 Thresholds of Significance

The significance criteria used to evaluate the project impacts to land use and planning are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to land use and planning would occur if the project would:

- A. Physically divide an established community.
- B. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- C. Conflict with any applicable habitat conservation plan or natural community conservation plan.



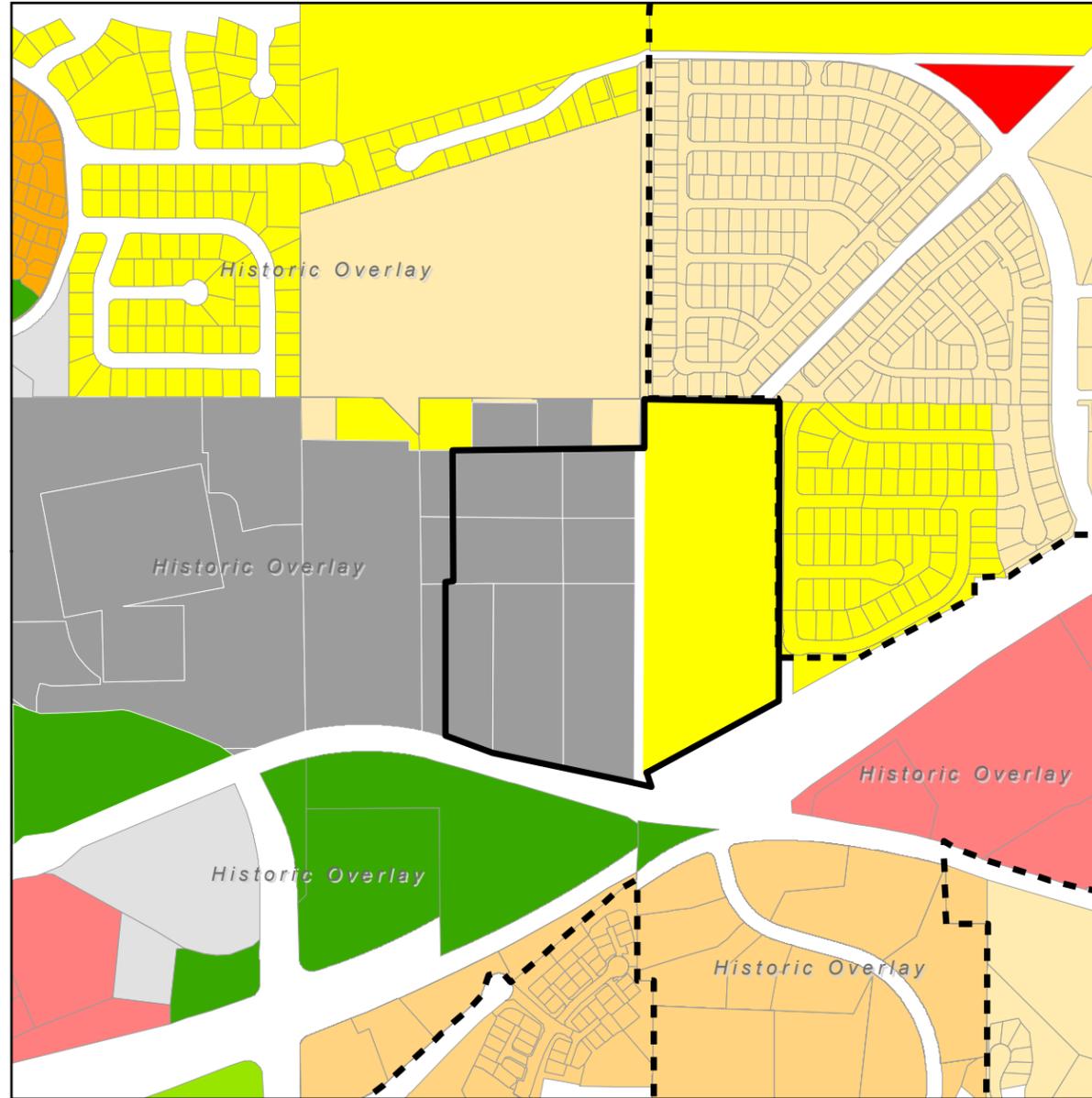
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SOURCE: LIGHTFOOT PLANNING GROUP 2014

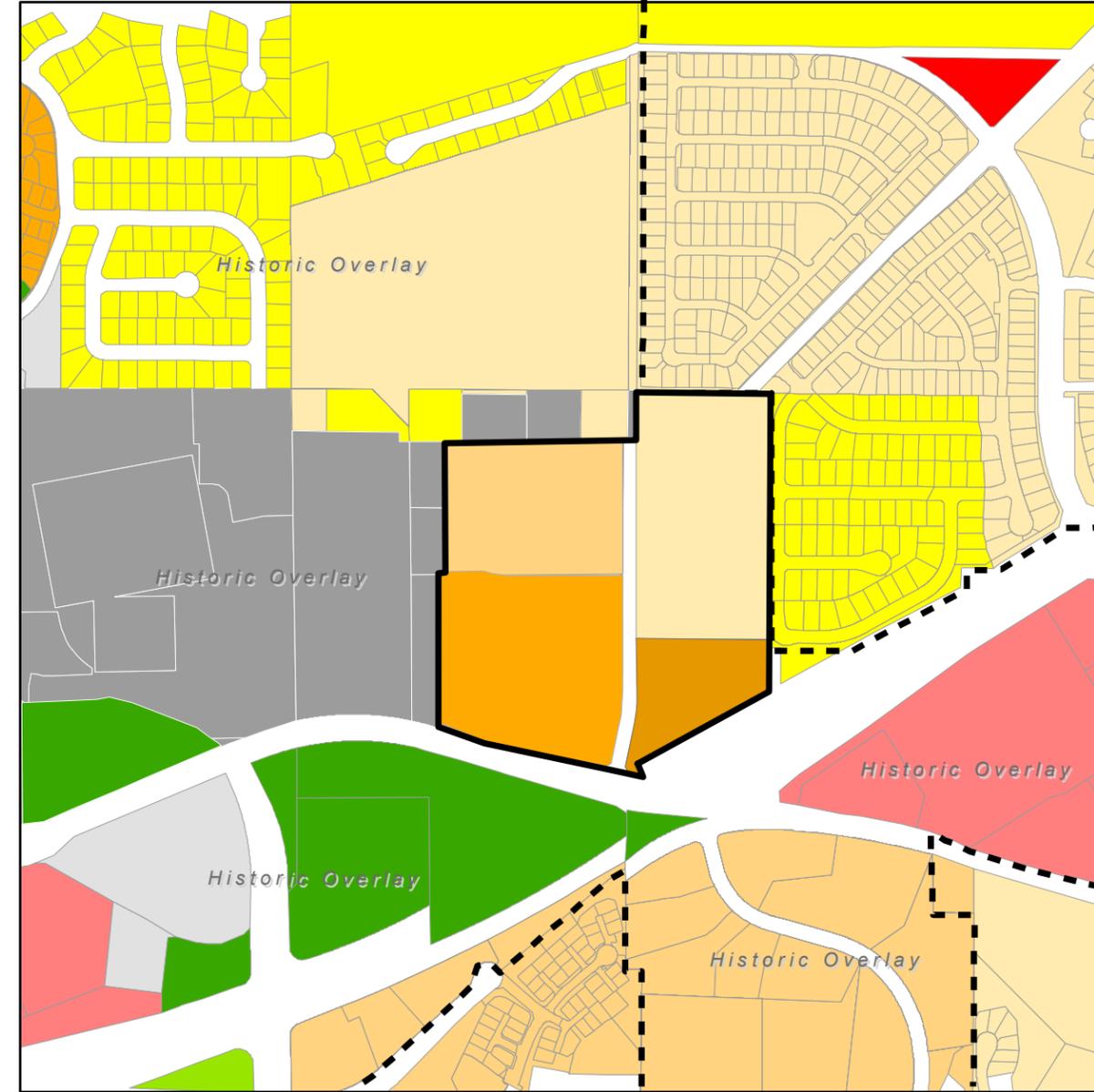
**FIGURE 4.9-1  
Planning Areas**

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Existing Land Use



Proposed Land Use



Legend

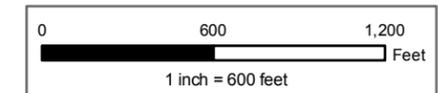
Land Use

- Site Area
- Historic Overlay
- Single Family Detached Residential
- Medium Density - A Residential
- Medium Density - B Residential
- Medium Density - C Residential
- Special Commercial
- General Commercial
- Civic Institutional
- Private Institutional
- Cal-Trans
- Open Space

Legend

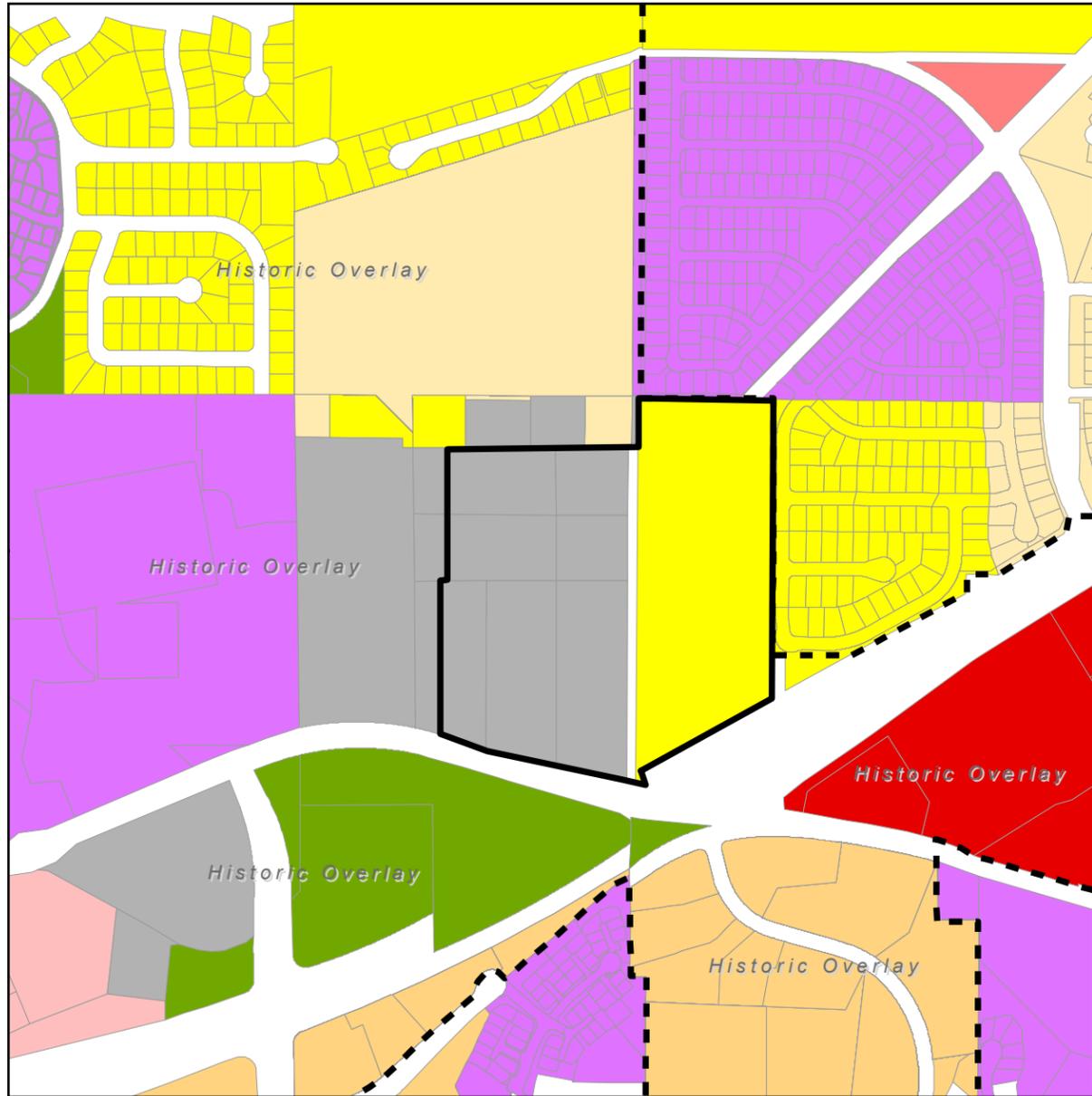
Land Use

- Site Area
- Historic Overlay
- Single Family Detached Residential
- Medium Density - A Residential
- Medium Density - B Residential
- Medium Density - C Residential
- High Density Residential
- Special Commercial
- General Commercial
- Civic Institutional
- Private Institutional
- Cal-Trans
- Open Space

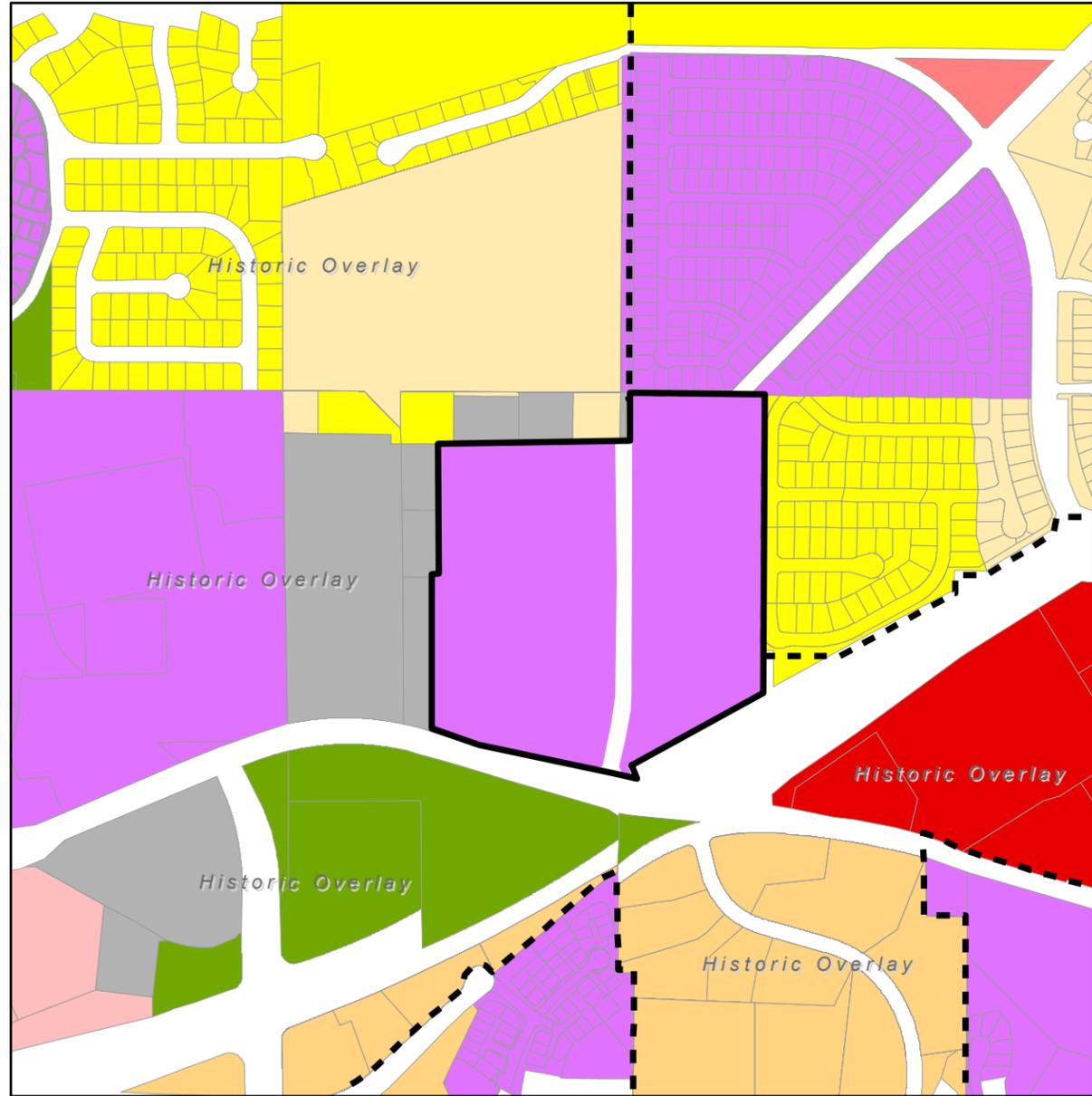


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Existing Zoning



Proposed Zoning



**Legend**

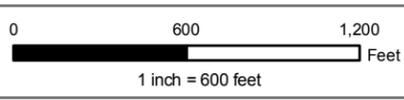
**Zone District**

Site Area	Special Commercial Limited
Historic Overlay	Limited Commercial
Single Family Residential	Special Commercial Highway Oriented
Medium Density Residential - A	Open Space
Medium Density Residential - B	Public and Semipublic
Planned Development	

**Legend**

**Zone District**

Site Area	Special Commercial Limited
Historic Overlay	Limited Commercial
Single Family Residential	Special Commercial Highway Oriented
Medium Density Residential - A	Open Space
Medium Density Residential - B	Public and Semipublic
Planned Development	



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**FIGURE 4.9-3**  
**Existing Versus Proposed Zoning**

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## 4.9.5 Impacts Analysis

### A. *Would the project physically divide an established community?*

The proposed project would establish a residential community in a largely urban area, generally surrounded by similar or compatible land uses. The project site is currently vacant with no existing development within the proposed project boundaries, other than roadways. Off-site improvements to the surrounding circulation network would not encroach upon, or divide, any of the surrounding and established communities. The proposed project would remove two barricades on Frazee Road in the northeastern portion that currently prohibit access to Academy Road from Frazee Road. The construction and operation of the proposed project would thereby establish new linkages between residential communities resulting in improved circulation and safety. Specifically, San Luis Rey Homes (the mobile home development north of the project site) and River Ranch Homes (the residential subdivision east of the project site) would no longer be denied access to Frazee Road at Academy Road. Additionally, the implementation of Pedestrian Priority Project #19 (as identified in the City's Pedestrian Master Plan of the General Plan Circulation Element) and improvements to the Mission Avenue frontage (refer to Section 3.3.3) would substantially improve pedestrian access within the project's vicinity and remove an existing gap in pedestrian access. Such improvements include the installation of a five foot pedestrian sidewalk along Mission Avenue south of the project site, crosswalks, curb ramps, and relocation of obstacles. Therefore, impacts would be less than significant.

### B. *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

#### **City of Oceanside General Plan**

As discussed above, the General Plan as it currently exists has the portion of the proposed project site east of Academy Road designated as SFD-R and the portion west of Academy Road designated as PI. SFD-R is defined as a detached structure that contains one dwelling units and serves as the only dwelling unit on the property with a land use density of 3.6-5.9 dwelling units/acre (du/ac). PI is defined as private use institutional facilities including, but not limited to, religious institutions, private schools, cemeteries, and medical facilities. These land use designations proposed by the project are Medium Density -A- Residential (MDA-R), Medium Density -B- Residential (MDB-R), Medium Density -C- Residential (MDC-R), and High Density Residential (HD-R). Tables 4.9-1 and 4.9-2 above outline the proposed land use designations, their allowable densities, and the proposed housing types compared to existing land use designations. Figure 4.9-1 shows the proposed spatial distribution of each land use designation within the proposed project site.

The proposed project would conflict with the current General Plan land use designations as described above. However, an amendment to the General Plan changing the existing land use designations to the proposed designations would be processed concurrently with the development of the proposed project.

The concurrent process of amending the General Plan designations does not necessarily equate to consistency with the document. However, the proposed project would be consistent with General Plan policies that guide development within the City. Below are the applicable General Plan Land Use Element policies, followed by a consistency analysis for each policy.

**1.11 - Balanced Land Use – Objective:** To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

- **Policy A:** The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.
- **Policy B:** The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.
- **Policy C:** The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City’s circulation system is not overburdened beyond design capacity.

The proposed residential land use densities for Planning Areas 1 and 3 would be consistent with adjacent residential land uses to the north (San Luis Rey Homes) and northeast, which both have land use designations of MDA-R. Additionally, the residential land uses directly to the east of the project site have a land use designation of SFD-R (River Ranch Homes along Spring Canyon Way). Relative to the other planning areas, the lower density Planning Areas 1 and 3 (proposed as MDA-R and MDB-R, respectively) would be nearest the surrounding residential land uses providing for compatibility between the two. Planning Area 1, which has a proposed land use designation of MDA-R (the lowest relative to the other planning areas), would be located nearest and adjacent to the existing SFD-R designated land to the east. MDA-R allows for the next level of allowable residential land use density of 6.0 to 9.9 dwelling units per acre as compared to the allowable density of 3.6 to 5.9 dwelling units per acre under SFD-R. Single-family detached units are proposed within Planning Area 1, which are similar in type as the existing residential within River Ranch Homes under the SFD-R land use designation. Additionally, the two land use designations of SFD-R and MDA-R can be found located adjacent to each other throughout the City.

It should be noted that Planning Area 2, which has a proposed land use designation of HD-R (the highest relative to other planning areas), is also located near the existing SFD-R to the east.

Unlike Planning Area 1, Planning Area 2 would not have similar residential unit types as the land to the east. While the proposed project would introduce a large difference in relative densities between Planning Area 2 and the residential land uses to the east (21.0- 28.9 dwelling units per acre for HD-R and 3.6 to 5.9 dwelling units per acre under SFD-R), Planning Area 2 would not be located immediately adjacent to Spring Canyon Way and River Ranch Homes. Rather, Planning Area 2 would be set back from River Ranch Homes by a roughly triangular shaped parcel of land outside of the project site that would remain undeveloped which would be in addition to any proposed setbacks within the project site. Additionally, Planning Area 2 would be buffered from the majority of River Ranch Homes by the single-family detached residential development within Planning Area 1. As such, the location of high density residential development within Planning Area 2 would be compatible with the nearby existing single-family residential to the east.

Residential development on the project site would introduce a new population that would support existing nearby commercial uses such as the Old Grove Marketplace and Mission-Douglas Center. Additionally, with the proposed improvements to the Mission Avenue frontage and implementation of Pedestrian Priority Project #19 (as identified in the City's Pedestrian Master Plan of the General Plan Circulation Element), which would remove a significant gap in pedestrian access and improve walkability in the area, the residents of the proposed project would have safe and efficient pedestrian access to these nearby commercial centers. Such improvements would encourage the use of nearby commercial centers.

As discussed in Chapter 3, Project Description, the project proposed multiple elements to contribute to an overall sense of neighborhood and community. Such elements include the Community Paseo within Planning Area 4 that connects the roundabout neighborhood parks with the Community Park in the southwest corner of the project site and monumentation to signify the entrance to Villa Stora. Further, the proposed PD Plan includes community design guidelines to ensure an overall aesthetic sense of neighborhood within the project site.

Finally, as part of this EIR, a Traffic Impact Analysis prepared by Linscott, Law & Greenspan, Engineers, has been completed and utilized for Section 4.14, Traffic and Circulation (see also Appendix J). As discussed in Section 4.14, the project proposes multiple roadway improvements to accommodate project generated traffic as well as existing users, such as manufactured home delivery to San Luis Rey Homes to the north. The project would be consistent with these policies.

**1.12 - Land Use Compatibility - Objective:** To minimize conflicts with adjacent land uses.

- **Policy A:** Adequate setbacks, buffering, and/or innovative site design shall be required for land uses that are contiguous to and incompatible with existing land uses.

- **Policy B:** The use of land shall not create negative impacts to surrounding land uses.
- **Policy C:** The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions nor to exposure of toxic, radioactive, or other dangerous materials.

The proposed project includes appropriate edge conditions (as described in Chapter 3, Project Description) that provide adequate buffering and setbacks to adjacent land uses such as a separation of over 100 feet between proposed structures in Planning Area 1 and River Ranch Homes to the east.

Impacts to neighboring land uses are analyzed throughout various sections of this EIR including Section 4.1, Aesthetics, Section 4.2, Air Quality, Section 4.7, Hazards and Hazardous Materials, Section 4.10, Noise, and Section 4.14, Traffic and Circulation.

As discussed in Section 4.1, Aesthetics, all lighting fixtures would comply with the City of Oceanside light pollution regulations which are intended to minimize light encroachment upon other properties. Additionally, it was determined that the proposed project would not impede key views of Mission San Luis Rey or of the Peninsular Range to the east.

As discussed in Section 4.2, Air Quality, the proposed project would not result in the creation of pollutant hotspots or objectionable odors that may negatively affect surrounding sensitive land uses.

As discussed in Section 4.7, Hazards and Hazardous Materials, the project site was determined to not have significant soil contamination from previous agricultural use and all handling of hazardous materials would be in compliance with applicable regulations that are intended to minimize risk to the public.

As discussed in Section 4.10, Noise, construction and operation of the proposed project (including project buildout and cumulative traffic noise) would not result in adverse noise impacts to surrounding land uses.

As discussed in Section 4.14, Traffic and Circulation, mitigation and roadway improvements would ensure that the surrounding roadway network operates at an adequate level of service. Additionally, the project would not hinder the ability for mobile homes to be delivered to San Luis Rey Homes via Academy Road.

Within these sections of the EIR, impacts to surrounding land uses were found to be less than significant or less than significant with mitigation incorporated. Therefore, the project is consistent with these policies.

**1.16 - Housing - Objective:** To ensure that decent, safe and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of Oceanside.

- **Policy A:** The City shall strive to maintain a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encourage a variety of individual choices of tenure, type, and location of housing throughout Oceanside.
- **Policy B:** The City shall strive to produce opportunities for decent and affordable housing in a pleasant environment for all of Oceanside’s citizens.
- **Policy C:** The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities, and public services.
- **Policy D:** The City shall encourage development of a variety of housing opportunities, with special emphasis on providing:
  1. A broad range of housing types, with varied level of amenities and number of bedrooms;
  2. Sufficient rental stock for all segments of the community, including families with children; and
  3. Housing which meets the special needs of the elderly and the handicapped.
- **Policy E:** The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income.

Due to the infill nature of the proposed project, fire, police, and emergency medical services are currently provided to the area due to existing service to surrounding land uses. With the payment of development impact fees as required by the City, public service providers would continue to adequately serve the area in addition to the project. The proposed project would be consistent with the portions of these policies that speak to safe housing and public services. The proposed PD Plan includes provisions for affordable housing. While no specific number of units is provided, portions of Planning Area 2 are planned as a standalone area for affordable housing units. In addition to the broad range of housing types already proposed (single and multi-family, attached, detached, etc), the proposed project would provide housing for a range of income types. While the majority of the housing proposed on-site would be for-sale units, it is likely that a percentage of the proposed housing would be for rent. The current percentage of rental units is unknown. However, in the context of the City of Oceanside, approximately 38% of occupied housing units are renter-occupied (City of Oceanside 2013). Therefore, the proposed project would be consistent with these policies.

**1.2 - Site Design - Objective:** To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy

conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

- **Policy A:** The placement of all proposed structural components, landscaping, accessways, etc. shall be oriented on site in such a manner to maximize:
  1. Interior building absorption and retention of solar energy during appropriate seasons and times of day, and the access to sunlight for potential solar energy collection; and
  2. The even circulation of natural breezes between and through all buildings; and
  3. The quality of views and vistas from the site to the surrounding environment; and
  4. The quality of views and vistas of the site from surrounding land uses; and
  5. The public safety by eliminating designs that may harbor or hide detrimental activities.
- **Policy B:** A combination of deep, landscaped setback areas, berms, and decorative sound attenuation walls shall be required where developments abut major or intense transportation corridors.
- **Policy C:** New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.
- **Policy D:** Street hardware including but not limited to:
  - a. Mailboxes or multiple box units
  - b. Bus shelters, bike racks, benches, etc.
  - c. Fire hydrants
  - d. Utility poles and boxes
  - e. Street lighting
  - f. Parking meters
  - g. Road signage
  - h. And other ancillary facilities

Shall not detract, but shall enhance, the streetscape and adjoining land uses and community.

- **Policy E:** The City shall encourage the use of multiple mailbox units in attractive landscaped settings.
- **Policy F:** The City shall encourage plans that maximize convenient, safe, and efficient design features for future residents of the project.

- **Policy G:** All developments shall design parking areas to maximize efficiency, safety, convenience, and open space.

The proposed project is a PD Plan which provides for general design guidelines for circulation, open space, landscaping, public services/utilities, and architecture. While a Tentative Map for Planning Areas 1, 3 and 4 and master lots for Planning Area 2 are included as part of the proposed project, future development plans for individual Planning Areas would be required. These future development plans would contain specific mapping and design considerations that would undergo additional review for consistency with the proposed PD Plan to the satisfaction of the City. Therefore, specific discussion regarding placement of mailboxes, fire hydrants, bicycle racks, and final building design would occur during future review. The proposed PD Plan does, however, include sample site amenities that include bollards, common trash receptacles, and benches. The final style and aesthetic of these amenities would reflect the anticipated landscaping and architectural style of the proposed project to ensure visual integration and cohesiveness.

A discussion and analysis regarding impacts to views, lighting, signage, and other visual issues is found in Section 4.1, Aesthetics. The design of the proposed project accounts for neighboring land uses. As discussed in Section 4.14, Traffic and Circulation, improvements to Academy Road, Frazee Road, and portions of Chapter Lane would allow for greater safety and circulation for both future and current residents of the area. These improvements include traffic calming measures such as a roundabout and provision of pedestrian sidewalks and bicycle lanes to promote safety. The proposed Community Park would be located in the southwest corner of the project site for ease of public access and proximity to the Mission San Luis Rey property and Mission San Luis Rey Parish property. Finally, the proposed project includes parking standards requiring garage or carport spaces for each dwelling unit (up to three spaces depending on square footage of the unit) as well as guest parking accounting for 20% of total dwelling units. Therefore, the proposed project would be consistent with these policies.

**1.21 - Open Space - Objective:** To provide and maintain common open areas for a wide range of uses.

- **Policy A:** Common open space must be accessible and usable by potential users of the common open space.
- **Policy B:** Common open spaces within a project site shall be contiguous, unless it is found that the segregations of the area and type of open space uses better serve the purposes of the General Plan and the project site.
- **Policy C:** Where feasible, common open space shall be integrated with adjacent common or public open spaces, trails, or bicycle transit systems to promote and open space or trail network throughout the City.

The project proposes a variety of common open space as described in Chapter 3, Project Description. An 8,500 square foot private common area with a tot lot is proposed within Planning Area 1 and a 16,000 square foot recreation area with a community pool is proposed within Planning Area 3. These areas would be accessible by future residents of Villa Stora. The Community Park would be located corner of the project site within Planning Area 4. As discussed in Section 4.12, Public Services, and Section 4.13, Recreation, the Community Park would be a public park maintained by a Homeowners Association. The location with direct access to Mission Avenue and nearby Mission San Luis Rey and Parish properties would allow for public utilization of the Community Park. Further, the Community Paseo would provide a direct pedestrian connection to the Community Park from the center of the project site (roundabout and neighborhood parks), allowing for ease of access to future residents and current residents to the north. Additionally, all proposed open space areas and related amenities would comply with the applicable open space standards identified in the City's Zoning Ordinance. Therefore, the proposed project would be consistent with these policies.

**1.22 - Landscaping - Objective:** The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

- **Policy A:** Existing mature trees shall be retained wherever possible.
- **Policy B:** Mature trees removed for developments shall be mitigated by replacement with an appropriate type, size, and number of trees.
- **Policy C:** Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.
- **Policy D:** The City shall preserve, enhance, and perpetuate the positive historic landscapes of Oceanside as identified in the City's "Comprehensive Historic and Architectural Resources Survey".
- **Policy E:** The City shall encourage the inclusion of green belts and common open space for pedestrian use in residential developments.
- **Policy F:** A buffer of landscaping shall be required between the built environment and lands left in a natural or open state. The landscape buffer shall be of sufficient size and shall use plant materials that will retard the spread of wild fire.

As discussed in Section 4.3, Biological Resources, development of the proposed project would impact mulefat scrub, developed land, disturbed land, and ornamental plantings. The only trees that would be removed are considered ornamental and are associated with landscape plantings along Frazee Road; these existing trees do not require mitigation as they are not considered special-status species, per California Department of Fish and Wildlife and U.S. Fish and Wildlife

Service. However, the project proposes a landscaping plan that includes native, drought-tolerant plant species throughout the project area that would substantially increase the number of trees on the project site (refer to the proposed PD Plan for a complete list of plants). The project's consistency with the City's historic guidelines and policies, as articulated in the Mission San Luis Rey Historic Area Development Program and Design Guidelines is discussed below. As discussed above, the project includes improvements to the circulation network that include pedestrian sidewalks along Academy Road, Frazee Road, and portions of Chapter Lane as well as the Community Paseo within Planning Area 4 connecting to the Community Park. Finally, the project does not propose to leave any portion of the project site undeveloped; the entire 35.59-acre site would be developed for streets, parks, residential, and other developed open space. The project site is not adjacent to areas of natural open space where there is potential for wildfires to occur. Therefore, the proposed project would be consistent with these policies.

**1.23 - Architecture - Objective:** The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

- **Policy A:** Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.
- **Policy B:** Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.
- **Policy C:** Elevations, floor plans, perspective, lines-of-sights, material boards, and other such displays and exhibits shall be provided as necessary to ensure compliance with General Plan policies.

The proposed PD Plan includes overall community design guidelines that reflect the historic mission architecture; these include Early California/Mission, Spanish Ranch, Monterey, and Irving Gill. As discussed in Section 4.1, Aesthetics, and below, overall community design guidelines would conform to the Mission San Luis Rey Historic Area Development Program and Design Guidelines and would not substantially degrade the surrounding visual quality. As the proposed PD Plan only provides overall community design guidelines and allowable dwelling unit types, specific building designs would be proposed with future development plans for individual Planning Areas. These future plans would be subject to additional review for consistency with the proposed PD Plan and would be required to adhere to City policies regarding architecture. Therefore, the proposed project would be consistent with these policies.

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

The project site is located with the Mission San Luis Rey Historic Area with the portion west of Academy Road located within the Historic Area Core. The project site is separated from Mission San Luis Rey by the Mission San Luis Rey Parish property; no portion of the project site is located on the Mission San Luis Rey grounds. As discussed in Section 4.1, Aesthetics, the project would conform to the Mission San Luis Rey Historic Area Development Program and Design Guidelines.

As discussed in Section 4.3, Cultural Resources, a portion of a known cultural resource site, CA-SDI-5422, exists within the project site. However, the areas of known significance are located outside the development boundaries of the proposed project. No other known historical or cultural resources exist on the project site.

**2.02 - Residential Subdivision - Objective:** To assure residential subdivisions of land shall be of sufficient size, dimensions, and topography to promote overall community enhancement, and the aesthetic and efficient functioning of the particular residential unit.

- **Policy A:** Individual residential parcels shall provide building pad areas of sufficient size and dimensions to accommodate an aesthetically pleasing and efficient dwelling unit.
- **Policy B:** Individual residential parcels shall be organized or laid out in a fashion that promotes functional and aesthetically pleasing neighborhoods.
- **Policy C:** Individual residential parcels shall provide building pad areas that are reflective of the minimum lot area established for the area.
- **Policy D:** Individual residential parcels that have large unusable areas shall be discouraged.

As discussed above, the proposed project includes a Tentative Map for Planning Area a Tentative Map for Planning Areas 1, 3 and 4 and master lots for Planning Area 2. The Tentative Map for Planning Area 1 shows the development of 62 residential lots on 10.19 acres resulting in a density of 6.08 dwelling units per acre. This density is within the land use designation requirements for MDA-R, as shown in Table 4.9-1. Future development plans for individual Planning Areas would be required to comply with the zoning ordinance and other provisions of the City's Municipal Code for residential subdivision layouts. Each Planning Area would be developed within the appropriate density ranges associated with each proposed land use designation: MDA-R, MDB-R, MDC-R, and HD-R (see Table 4.9-1 above). Therefore, the proposed project would be consistent with these policies.

**2.31 - Residential Designations - Policy A:** The City's residential land shall be designated as shown in Table LU-1 (of the General Plan Land Use Element).

Table LU-1 of the General Plan Land Use Element shows the different land use designations and their respective allowable density ranges. As shown in Table 4.9-1 above, the project proposes the

following land use designations: Planning Area 1 - MDA-R (6.0 - 9.9 dwelling units per acre), Planning Area 2 - HD-R (21.0-28.9 dwelling units per acre), Planning Area 3 - MDB-R (10.0-15.0 dwelling units per acre), and Planning Area 4 - MDC-R (15.1-20.9 dwelling units per acre). As discussed above, the Tentative Map for Planning Area 1 shows a proposed density of 6.08 dwelling units per acre. The future development plans for each individual Planning Areas would also conform to the proposed land use designations as shown in Table LU-1 of the General Plan Land Use Element. Further, a concurrently proposed General Plan Amendment would ensure that the proposed project is consistent with land use designations of the project site. Therefore, the proposed project would be consistent with this policy.

### ***2.33 - Residential Unit Types Consistent with Residential Designations:***

- **Policy A:** The Residential Land Use designations shall reflect residential unit (or building) types of a residential development, not simply the overall number of dwelling units per acre.
- **Policy B:** Certain existing residential developments contain large open space areas that result in densities below the base density of their land use designations. Therefore, it shall be recognized that the land use designation reflects the density of the developed sections of these projects and that open space areas shall be preserved as such.
- **Policy C:** Within developments that provide open space areas, the density of the minimum lot area shall not exceed the maximum allowable density within its land use designation (i.e., the minimum lot area shall not be less than that which would otherwise have been permitted if open spaces were not provided).
- **Policy D:** To assure residential land use designations accurately reflect residential unit types, residential unit types shall be allowed in the various residential land designations according to Table LU-2 (of the General Plan Land Use Element).

### ***2.34 - Residential Unit Types - Policies:***

- **Policy A:** Residential dwelling unit types shall be defined as follows:

#### Single Family Detached Dwellings

*Single Unit - Conventional (SU-C)* - A detached structure containing one dwelling unit. The structure is constructed to fixed development standards established by the City policy and the Zoning Ordinance and serves as the only dwelling unit on the property. The property is a legally subdivided lot with the minimum lot area and dimensions established by the Zoning Ordinance.

*Single Unit - Variable (SU-V)* - A detached structure containing one dwelling unit. The structure is constructed to development standards established by City policy and a Development Plan or a Master Development Plan and serves as the only dwelling unit on the property. The property is a legally subdivided lot with the minimum lot area and dimensions established by a Development Plan or a Master Development Plan. The property generally holds an interest in common areas and facilities.

*Single Unit - Manufactured (SU-M)* - A detached structure containing one dwelling unit that is constructed elsewhere and transported or assembled on the site. The site is any area or tract of land where two or more lots are rented or leased or held out for rent or lease to accommodate mobile homes or manufactured units used for human habitation. This category is controlled by State law (Title 25).

#### Single Family Attached Dwelling

*Two Unit - Conventional (TU-C)* - A structure consisting of two dwelling units attached by a common wall. Each unit is constructed on a legally subdivided lot and attached to its companion unit on the common property line. Development and lot standards are established by City policy and the Zoning Ordinance.

*Two Unit - Variable (TU-V)* - A structure consisting of two dwelling units attached by a common wall. Each unit is constructed on a legally subdivided lot and attached to its companion unit on the common property line. Development and lot standards are established by City policy and a Development Plan or Master Development Plan and properties generally hold an interest in common areas and facilities.

*Multi Plex (MP)* - A structure consisting of three or more dwelling units attached by common walls. Each unit is constructed on a legally subdivided lot and attached to one or more companion units on a common property line or lines. Development and lot standards are established by City policy and a Development Plan or Master Development Plan and properties generally hold interest in common areas and facilities.

#### Multiple Family Dwellings

*Multiple Unit Structures (MUS)* - A structure or group of structures containing two or more dwelling units on a single property. Subdivision of the property may exist to permit ownership of air space in the form of a dwelling unit with an undivided share in common elements. The property may also be divided for the purpose of ownership in the form of a stock cooperative.

*Group Quarters (GQ)* - A structure or group of structures containing three (3) or more units rented or leased or held out for rent or lease for the purpose of human occupancy in excess of thirty (30) consecutive calendar days. Such units provide only sleeping and bathroom facilities and are served by centralized dining and kitchen facilities.

According to Table LU-2 and policies found in 2.34, Residential Unit Types, in the General Plan Land Use Element, the following unit types are allowable within each Planning Area:

- Planning Area 1: Single Unit - Variable (SU-V), Single Unit - Manufactured (SU-M), Two Unit - Conventional (TU-C), Two Unit - Variable (TU-V), and Multi Plex (MP)
- Planning Area 2: Multiple Unit Structures (MUS)
- Planning Area 3: Multi Plex (MP) and Multiple Unit Structures (MUS)
- Planning Area 4: Multiple Unit Structures (MUS)

As described in Table 4.9-2 above, the project includes unit types within each Planning Area. Planning Area 1 would have two story single family detached homes on individual lots, which is consistent with the Single Unit - Variable type. Planning Area 2 would have three story multi-family attached townhomes, which is consistent with the Multiple Unit Structures type. Planning Area 3 would have two story single or multi-family cluster homes, which is consistent with the Multiple Unit Structures type. Planning Area 4 would have two story single or multi-family attached villas and townhomes, which is consistent with the Multiple Unit Structures type. Finally, the Community Park in Planning Area 4 is proposed to be one-acre in size. Creation of future development plans for each planning area would ensure that the proposed open space and recreational amenities do not result in exceedances of permitted residential densities, in accordance with Policy C. Therefore, the proposed project would be consistent with these policies.

With future approval and adoption of the General Plan amendment by City Council, the proposed project would no longer conflict with the General Plan with regard to allowable land uses. These proposed uses would be consistent and would not conflict with the applicable General Plan Land Use Policies as analyzed above. Therefore, impacts would be less than significant.

### **Oceanside Zoning Ordinance**

The Zoning Ordinance is a guide to physical development in the City that outlines acceptable land use types to ensure proper management of growth, conservation, and preservation as it relates to development. As described in Existing Conditions above, the proposed project site has two land use designations under the Zoning Ordinance. The land east of Academy Road is designated as RS-H and the land west of Academy Road is designated as PS-H. RS districts

allow for single family dwelling units with a density of 3.6-5.9 du/ac. PS districts allow for development of public and semipublic facilities such as airports, cemeteries, day cares, hospitals, parks, religious institutions, schools, hotels, and agriculture. H, or Historic Overlay, attached to these districts designate the land as part of an Overlay Zone that also guides type of development that is allowable in the land use districts. A Historic Overlay Zone acts to conserve and protect historic areas and to ensure development is compatible with historic resources.

As discussed above, the proposed project would establish medium to high density residential development. The proposed project would conflict with the current land use designations under the Zoning Ordinance. However, the PD Plan proposes a Zoning Ordinance Amendment to avoid conflicts with established designations. Similar to amending the General Plan designation, the Zoning Ordinance amendment would be proposed concurrently with the proposed project. The PD Plan proposes the entire site be designated as Planned Development - Historic Overlay (PD-H). PD districts facilitate the development on designated land and require a minimum 4 acre area, conformity to the General Plan density designation, and performance standards. Rezoning to a PD district requires the inclusion of a development plan (e.g., PD Plan) that outlines the proposed development with maps, patterns, and other items necessary to assess the proposed development.

The City's zoning is consistent with the General Plan Land Use Designations; as analyzed above, the proposed amendments to the General Plan altering the land use designations would be consistent with General Plan Land Use Element Policies. Section 3024 of the Zoning Ordinance outlines the required performance standards that apply to all zoning districts. These standards include the following: compliance with the City's Noise Regulations, minimizing vibration at the property line, minimizing of dust and odors at the property line, minimizing reflective glass visible from a street, handling, storage, transport, and disposal of combustibles, radioactive materials, and hazardous materials in compliance with applicable local, state, and federal laws, preventing unnecessary emissions of heat and humidity at the property line, and preventing electromagnetic interference. Prior to issuance of the propose Zoning Ordinance Amendment, the project would be required to comply with the above listed performance standards to the satisfaction of the City. As described throughout this EIR, the proposed project would comply with these performance standards; additionally, the proposed project would not introduce a land use that would typically result in heat emissions and electromagnetic interference. With the future approval and adoption of the rezone RS-H and PS-H to PD-H, the proposed project would not conflict with applicable land use plans or ordinances. Therefore, impacts would be less than significant.

### **Mission San Luis Rey Historic Area Development Program and Design Guidelines**

The following discussion is on the goals and objectives of the Mission San Luis Rey Historic Area Development Program and Design Guidelines, focusing on the Development Program portion. In depth discussion related to the Design Guidelines can be found in Section 4.1, Aesthetics, of this EIR. The goals and objectives are listed and immediately followed by a discussion on the proposed project's consistency.

**A. *Historic/Cultural - Goal:*** An enhanced and well maintained historic area which will protect the historic areas resources and stimulate quality development.

- **Objective 1:** Development of an area-wide historic architectural theme which creates a distinctive and high quality identity for the area.
- **Objective 2:** Expanded historic/cultural activities in the Mission San Luis Rey Historic Area.
- **Objective 3:** Preservation of both the Mission and its grounds as significant historic resources.
- **Objective 4:** Recognition as an authentic historic area in the Southern California area.

The proposed PD plan includes architectural design guidelines and entry monumentation that reflect historic style with elements from Early California/Mission, Spanish Ranch, Monterey, and Irving Gill. Additionally, landscaping would include native and historically tied California plant species in and around the project site. These design guidelines would allow for the development of a community and neighborhood theme, consistent with the architectural style of Mission San Luis Rey. The project site is entirely outside the Mission property and would not directly affect any historic or cultural resource within the Mission property. Additionally, the project site is separated from the Mission San Luis Rey ground by the Mission San Luis Rey Parish property. Due to this separation from the Mission grounds, the proposed project would not detract from use or activities in an around the Mission grounds. As discussed in Section 4.1, Aesthetics, the proposed project would comply with the Design Guidelines regarding development within the Historic Area; therefore, the proposed project would not indirectly lessen the significance of Mission San Luis Rey through use of inappropriate architecture. Therefore, the proposed project would be consistent with these objectives.

**B. *Land Use - Goal:*** A viable, mixed use activity area with a variety of land uses and services which enhance the historic significance and visitor experience of the Mission San Luis Rey Historic Area.

- **Objective 1:** Development of a Historic Core with a commercial village area.
- **Objective 2:** Unification of the architecture and public landscape of the Mission San Luis Rey Historic Area in a historic theme.
- **Objective 3:** Buffers between residential areas, historic resources and higher intensity uses.

The Development Program specifies that residential land uses should mainly occur outside the Historic Area Core and comply with the Design Guidelines in the document. However, development of residential land uses within the Historic Area Core is not prohibited. The commercial village area specified above is located west of Mission San Luis Rey and no specific land use is designated for the portion of the project site within the Historic Area Core. Currently, there are commercial land uses within the Historic Area Core. Due to its consistency with the Design Guidelines for the Historic Area, as discussed in the Section 4.1, Aesthetics, the proposed project would be consistent with the requirements for residential land uses within the Historic Area. The Community Park in Planning Area 4 would be located within the Historic Area Core. The Community Park's design would also comply with Design Guidelines through inclusion of historically themed entry monumentation, garden areas, and native and historically themed landscaping. The highest residential land use intensity proposed would be located in Planning Area 2 which is nearest SR-76 and existing commercial land uses. The medium density residential land uses and proposed Community Park would provide a buffer between the Mission San Luis Rey property and the highest proposed land use density. The project site is also separated from the Mission San Luis Rey property by the Mission San Luis Rey Parish and Old Mission Montessori School. The existing mature landscaping on the parish and school properties as well as the proposed conceptual landscape plan would provide additional buffers between the Mission property and the high density land uses. Therefore, the proposed project would be consistent with these objectives.

**C. Circulation and Parking - Goal:** A safe, efficient and attractive vehicular and pedestrian transportation experience through the Mission San Luis Rey Historic Area.

- **Objective 1:** Limited access to the "major streets" of the Mission San Luis Rey Area to channelize traffic flow and avoid confusion or congestion: Mission Avenue, Douglas Drive, North El Camino Real and Rancho Del Oro Way.
- **Objective 2:** Special treatment of gateway entrances and special street intersections to signify entry and arrival points for the Historic Area and Historic Core.
- **Objective 3:** Enhancement of the streetscape to reinforce the historic character of the area.
- **Objective 4:** Development of a pedestrian oriented shopping and cultural experience in the Historic Core.
- **Objective 5:** Shared parking opportunities and overflow parking areas for automobiles and buses.
- **Objective 6:** Off-road walks and path systems for pedestrians and bicyclists.

The project proposes improvements to the circulation system within the Historic Area. Mission Avenue is the only identified "major street" that the project proposes to improve. As discussed in Chapter 3,

Project Description, improvements to Mission Avenue include an average 25-foot set back with a five-foot meandering sidewalk and landscaping consisting of trees such as the California Pepper.

The design of the improvements is intended to comply with the circulation guidelines in the Missions San Luis Rey Historic Area Development Program and Design Guidelines. The streetscape would include design elements such as native and historically themed landscaping and a decorative perimeter wall intended to reinforce the historic theme. According to the Monumentation Plan within the Missions San Luis Rey Historic Area Development Program and Design Guidelines, proposed placement of Historic Area Gateway Monuments do not fall within the project site or within the roadway improvement areas.

The proposed Community Paseo and Mission Avenue sidewalk improvements would increase pedestrian access to the Historic Area Core. Pedestrian Priority Project #19, as identified in the Pedestrian Master Plan in the City's Circulation Element, would be implemented in conjunction with the proposed project's off-site improvements along Mission Avenue. Implementation of Pedestrian Priority Project #19 would increase pedestrian safety and accessibility in and around the Mission San Luis Rey Historic Area.

Due to the nature of the proposed project, parking would largely be within garages and designated carports for residents as well as guest parking. According to the Core Area Diagrammatic Plan in the Missions San Luis Rey Historic Area Development Program and Design Guidelines, and overflow parking area was identified north of the Mission and not within the project site. Therefore, the proposed project would be consistent with these objectives.

***D. Open Space/Recreation - Goal:*** A unified open space/recreation system which links together the Historic Area land uses, recreation opportunities, the Mission San Luis Rey Heritage Park and other points of historic or public interest.

- **Objective 1:** Preservation of dominant views, viewpoints or visual corridors which focus on the Mission and its immediate grounds as a landmark, from high-use public land or rights of way, such as roads, parks, etc.
- **Objective 2:** Preservation of key views and viewpoints from the Mission and within its grounds which look outward over the historic area that express the Mission's historic landscape context.
- **Objective 3:** Development of a 'historical walk' program through the Historic Core which is a recreational opportunity as well.
- **Objective 4:** Increased usage of recreation/historical amenities such as the San Luis Rey River, Mission San Luis Rey, Heritage Park, Ivey Ranch Handicapped Park and other parks in the Historic Area.

As discussed in Section 4.1, Aesthetics, the project would not substantially impede key views of Mission San Luis Rey from surrounding land uses, major roadways, or identified scenic vistas. The project site is currently visually separated from the Mission San Luis Rey property by intervening structures related to the Mission San Luis Rey Parish, Old Mission Montessori School, and existing landscaping. An identified view from Mission Avenue south of the Mission would not be impacted by the proposed project. The location of the Community Park in the southwest corner of the project site in Planning Area 4 would provide connectivity to Mission Avenue and would provide increased recreational opportunities within the Historic Area Core. The proposed Community Paseo and Mission Avenue improvements would allow of greater pedestrian access to recreation opportunities within the Historic Area. While the proposed PD Plan does not specify the Community Paseo (which is within the Historic Area Core) as being part of the above identified “historical walk”, the proposed PD Plan does not prohibit its possible future inclusion. Therefore, the proposed project would be consistent with these objectives.

The proposed PD Plan was developed with great consideration of the Mission San Luis Rey Historic Area Development Program and Design Guidelines. The overall proposed design guidelines, improvements, and community features are intended to implement the goals and objectives of the Mission San Luis Rey Historic Area Development Program and Design Guidelines. As discussed above, the proposed project would be consistent with applicable goals and objectives; therefore, the project would not conflict with the Mission San Luis Rey Historic Area Development Program and Design Guidelines and impacts would be less than significant.

***C. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?***

See full analysis in Section 4.5, Biological Resources. The proposed project would be consistent with the City’s Subarea Plan through provision of adequate off-site mitigation for direct permanent impacts to 0.08 acres of mulefat scrub. Mitigation measure MM-BIO-2, as identified in Section 4.5, Biological Resources, requires a 2:1 purchase to impact ratio of 0.16 acres of riparian habitat within the San Luis Rey Mitigation Bank. Therefore, impacts would be less than significant.

#### **4.9.6 Mitigation Measures**

The proposed project would result in less than significant impacts to land use. No mitigation is required.

#### **4.9.7 Level of Significance After Mitigation**

Impacts would be less than significant and no mitigation is required.