

## 4.13 RECREATION

This section describes the existing recreation setting of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Villa Storia Planned Development (PD) Plan (proposed project) in the City of Oceanside (City).

### 4.13.1 Relevant Plans, Policies, and Ordinances

#### City of Oceanside General Plan

The State of California requires that each city draft and adopt a comprehensive general plan that provides long-term guidance for development within the city's jurisdiction. The City of Oceanside General Plan is comprised of multiple elements addressing specific areas of development. The sections that address goals and policies related to recreation are the Community Facilities Element, Environmental Resource Management Element, Land Use Element, and Recreational Trails Element. Each of these elements are described in detail as they related to parks and recreation below.

#### *Community Facilities Element*

The Community Facilities Element provides overall guidance for maintaining and developing the City's public services and facilities. These services and facilities include parks, fire department, police department, libraries, water, sewer, transportation systems, and schools. As related to parks and recreation facilities, the Community Facilities Element aims to provide adequate public facilities that allow for recreation, leisure, and contribute to overall health of individuals and the community. This element also establishes that an adequate service ratio of community parks is 5.0 acres of developed park space per 1,000 residents within the City (City of Oceanside 2002).

As defined in the Community Facilities Element, community parks should meet the following:

- a) The topography and land configuration should be suitable to accommodate the park's proposed uses. A minimum of 65% of the park land area should be useable for active recreation;
- b) Sites should have or be able to achieve safe pedestrian and bicycle access;
- c) Sites should be visible from the street in order to enhance enjoyment of the park by people driving by and to facilitate security surveillance;
- d) Noise generated by park use should be mitigated to avoid disturbing adjacent residents;
- e) Lighting should be designed to limit impacts on adjacent residents;

- f) Parks should be buffered from adjacent residences through the use of fences, landscaping, berms, or other treatments, in order to prohibit undesired access to private property; and
- g) “Community Parks” located in resident neighborhoods should have at least one access point on a Collector road. Whenever possible, these facilities should be located adjacent to public schools.

### ***Environmental Resource Management Element***

The Environmental Resource Management Element provides guidance to conserving and preserving natural resources and open space as the City develops. As related to recreation, this element encourages the preservation of open space for public health and welfare. Open space is generally defined as land areas absent of man-made structures.

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

The Land Use Element provides policies, definitions, and zoning designations for all land use types in the City. It establishes guiding policies for each type of land use including open space and community facilities. As it relates to parks and recreation, the Land Use Element gives overall direction of encouraging, preserving, and developing adequate open space, park areas, and recreation facilities for community use. The element also establishes the general development impact fee policy to provide for expanding public facilities to meet the demand of any new development.

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

The Recreational Trails Element, a sub-element to the Circulation Element, provides policies and guidance for the City’s bicycle, pedestrian, and equestrian trail system. This element defines adequacy standards and goals for maintaining recreational trails, such as hiking trails, multi-use trails, equestrian trails, and bicycle trails throughout the City.

### ***Circulation Element***

The City’s Circulation Element includes the Pedestrian Master Plan and the Bicycle Master Plan.

#### **Pedestrian Master Plan**

The City’s Pedestrian Master Plan was adopted in 2009 as part of the Circulation Element update in order to better guide planning and implementing pedestrian projects to increase pedestrian connectivity and safety within the City. The plan includes pedestrian projects that are prioritized based upon technical and community input. The identified Pedestrian Priority Project #19, which identifies the need for pedestrian sidewalks on the north side of Mission Avenue, adjacent to the project site, would be implemented in conjunction with the proposed project.

### Bicycle Master Plan

The City's Bicycle Master Plan was adopted in 2008 as part of the Circulation Element update. The Bicycle Master Plan identifies existing infrastructure, implementation policies, design criteria, development opportunities, maintenance of facilities, and points where the City's bikeway system could integrate with the existing San Diego County regional bikeway system. The ultimate goal of the Bicycle Master Plan is to aid the City in developing a bicycle friendly community. The plan identifies existing Class II bicycle facilities along Mission Avenue.

### **Parks and Recreation Master Plan**

Adopted in January 1996, the Parks and Recreation Master Plan provides the City guidance for the development of future park, recreation, and open space facilities in order to meet the needs of the community. This Master Plan identifies existing facilities, provides a needs assessment, proposes implementation strategies, and includes overall goals and policies for the development, renovation, use, acquisition, and maintenance of park facilities.

### **Parks and Recreation Strategic Plan**

The City of Oceanside Parks and Recreation Division drafts and adopts Strategic Plans (most recent for years 2012-2014) to build on the previous adopted plans. The City uses this plan to ensure that growth demands are met and that adequate, quality park services are provided to residents (City of Oceanside 2014b).

## **4.13.2 Existing Conditions**

### **Site Location and Surroundings**

The proposed project site is located in the San Luis Rey neighborhood within the north-central portion of the City of Oceanside. The 35.59-acre site is located north of the intersection of Mission Avenue and Academy Road within the Mission San Luis Rey Historic Area. The plan area is generally bisected into eastern and western portions by the Academy Road alignment with the land west of Academy Road located within the designated Historic Area Core.

The proposed project site is surrounded by single-family residential uses on the east and northeast (River Ranch Homes). A medium-density mobile home development (San Luis Rey Homes), the Alano Club, and single-family residential properties are also located to the north. The Mission San Luis Rey Parish Church property borders the project site on the west, with the Mission San Luis Rey grounds located west of the Parish. Ivey Ranch Park is located south of the project site across Mission Avenue. State Route 76 (SR-76) borders the project site along the southeast with medium-density condominiums and a large commercial center located south of SR-76.

## Surrounding Parks and Trails

The City of Oceanside has 46 parks, recreation, and community facilities including the San Luis Rey River Trail. The nearest parks and recreational facilities to the proposed project site are Ivey Ranch Park (10 acres) across Mission Avenue, Heritage Park (4 acres) approximately 0.5 miles west, the San Luis Rey River Trail approximately 0.5 miles north, Libby Lake Park (18 acres) approximately 1.3 miles north/northeast, and Mance Buchanon Park (29 acres) approximately 1.3 miles to the northeast (City of Oceanside 2013).

### 4.13.3 Thresholds of Significance

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

- A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

### 4.13.4 Impacts Analysis

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project would establish a medium to high density residential development with a maximum development of 420 dwelling units in the San Luis Rey area of the City of Oceanside. It would then contribute a direct permanent increase to the population of the City (approximately 1,197 people as discussed in Section 4.11, Population and Housing) and increase the demand for recreational areas. Therefore, the proposed project would likely increase the use of existing nearby parks and recreational trails described above. However, the proposed project includes the development of usable recreational open space and facilities as defined in the proposed PD Plan. As discussed in Chapter 3, Project Description, the proposed PD Plan states that development within Planning Area 1 would provide at least one common active recreation area, a minimum of 6,000 square feet in size, to meet a portion of the common usable open space requirement. As proposed, Planning Area 1 includes an 8,500 square foot park with a tot lot. Development within Planning Area 3 would provide a primary recreation area of approximately 16,000 square feet (which would include a gathering space and a community pool) and Planning Area 4 would

include a one acre park, that would be maintained by a Homeowners Association and be open to the public, as well as an active recreation area, a minimum of 6,000 square feet in size. The park would serve as a connection to the Parish property and Mission Avenue carrying on the themes seen in the Historic Area including rose gardens, groves of trees, low walls to visually enhance the Mission Avenue frontage. The park would provide substantial turf space to encourage passive and active recreation as well as in a covered and paved area for gathering, and a grill and barbeque area.

In addition to the primary common recreation areas described above, neighborhood parks and recreation areas are planned for all four corners of the Academy intersection. These spaces include a 9,000 square-foot neighborhood park at the northeast corner of the intersection within Planning Area 1 that would feature ornamental and canopy trees, open turf areas, seating areas, and walkways. A 4,000 square-foot open space lot is also planned at the southeast corner of the intersection within Planning Area 1. A 15,000 square-foot pool and recreation area within Planning Area 3 is planned at the northwest corner. A 4,000 square-foot community gathering space is also planned at the southwest corner of the intersection within Planning Area 4. Additionally, a proposed one-acre private common area located at the southwest corner of Planning Area 4 along the Mission Avenue frontage.

As discussed in Section 4.12, Public Services, the proposed project would result in a park provision deficit of 4.27 acres as required by the City's Municipal Code. However, Chapters 32B and 32D of the City of Oceanside Municipal Code require that all new residential development pay an impact fee to the City for use of maintaining standards of operations (five acres per 1,000 residents) and to meet new demand of park facilities. Through provision of common recreation areas, parkland, and fees, impacts to existing facilities would be less than significant.

***B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

As described in the above response (a), the proposed project does include development standards for usable open space and common active recreation areas within the project site. The construction of these recreational facilities is part of the overall proposed project under the proposed PD Plan. As such, any adverse environmental impacts associated with the construction of the usable recreational open space within the proposed project site is analyzed throughout this EIR and mitigation would be required as appropriate to ensure that development of the proposed project's recreational facilities would not have an adverse physical effect on the environment. Any park and/or recreation facilities construction or expanded through use of impact fees paid by the proposed project would be subject to environmental review independent of this EIR. Therefore, impacts would be less than significant.

#### **4.13.5 Mitigation Measures**

No mitigation is required as all impacts would be less than significant.

#### **4.13.6 Level of Significance After Mitigation**

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