

## 4.13 PUBLIC SERVICES

This section describes the existing setting of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the Cypress Point project (proposed project) on public services including fire, police, schools, libraries, and parks in the City of Oceanside (City).

### 4.13.1 Existing Conditions

#### Fire Protection

The Oceanside Fire Department (OFD) provides fire protection services to the City of Oceanside. The department mission is to meet and exceed community needs and expectations through the preservation and protection of life, property, and the environment. As of the 2016-2017 fiscal year, the OFD has eight stations that serve over 180,000 residents and visitors over an area of 41 square miles. The OFD has a total of 115 full-time fire personnel, 34 full and part-time emergency medical technicians, seven full-time lifeguard personnel, 76 part-time lifeguard personnel, with an additional staff of eight providing support. All truck and engine companies are staffed with a minimum of one company officer, one engineer, and one firefighter/paramedic. The Fire Operations Division also manages emergency medical service (EMS) response, transport, and management. The following apparatus are in service full time (Oceanside Fire Department 2021):

- Fire Engines (7)
- Ambulances (5)
- Tiller Truck (1)
- Type 3 Brush Engines (3)
- Type 6 Brush Engine (1)
- Water Tender (1)
- Command Vehicle (Battalion Chief) (1)
- Command and Interoperability Trailer (1)
- Incident Support Trailer (1)
- Mass Casualty Response Vehicle (1)
- Confined Space Trailer (1)

The Oceanside Fire Department has eight firehouses located throughout the City. Of these stations, the closest to the project site is Station 7 (3350 Mission Avenue), located approximately 1.3 miles south of the project site. Station 5 (4841 North River Road) is the second closest station to the

project site, located approximately 2.4 miles east of the project site (Oceanside Fire Department 2021). As established by the City's General Plan, the City has the following standards for Fire Department facilities: strive to maintain a 5-minute response time from fire stations to all developed areas within the City, maintain staffing levels adequate to achieve a locally desirable Insurance Service Office rating, and striving to maintain a maximum response time for paramedic units of 8 minutes in urban areas and 15 minutes in rural areas (City of Oceanside 1990). Average response times from the most recent yearly report for fire calls were 6 minutes and 34 seconds, EMS response times were 6 minutes and 4 seconds, and all urgent calls were 6 minutes and 4 seconds (Oceanside Fire Department 2014).

The Oceanside Fire Department calls for service in 2019 were as follows:

- Total responses – 21,138
- Fire responses – 381
- Emergency medical service responses – 14,104
- Investigation/Good Intent – 3,819
- Vehicle accidents – 1,771
- Service Calls – 1,995
- Hazardous Condition – 144
- False Alarms – 635
- Other – 60

In addition to providing emergency response services, non-emergency functions are continually performed by the fire department, including fire investigations, plan checks for all new development, fire prevention inspections, and public education and informational programs (Oceanside Fire Department 2021).

The City of Oceanside has entered into an automatic aid agreement with the Cities of Carlsbad and Vista. Per the agreement, when an emergency call comes into dispatch, the nearest emergency responder is notified regardless of the jurisdictional boundaries. The fire stations located closest to the project site are Oceanside Fire Department stations, but non-Oceanside Fires Department fire stations may also be notified in the event of an emergency at the project site.

### **Police Protection**

The Oceanside Police Department (Police Department) comprises 228 sworn officers and 84 professional staff members who serve a population of more than 175,000 residents and handle approximately 110,000 calls for service each year (Oceanside Police Department 2021a). The Police

Department consists of a Patrol Division, Traffic Unit, Harbor Police, School Safety Enhancement Team, Neighborhood Policing Team, Resource Team, Administrative/Front Desk Operations, and Senior Volunteer Patrol Program members. The Patrol Division is the largest division in the Police Department and consists of officers and field evidence technicians. Patrol officers are responsible for handling radio calls, taking crime reports, handling traffic enforcement, making arrests, resolving disputes, and preventing crime, while field evidence technicians process crime scenes, collect evidence, and take crime reports (Oceanside Police Department 2021b). The nearest Police Department station to the project site is located at 3855 Mission Avenue, approximately 1.2 miles southeast of the project site.

According to the City’s General Plan – Community Facilities Element, the Police Department shall strive to provide a maximum response time of five minutes for all Priority E and I emergency service calls (City of Oceanside 1990). Table 4.13-1 indicates that the OPD has been meeting these response time goals as of 2019.

**Table 4.13-1  
Oceanside Police Department Response Times**

Call Priority	Average Response Time Goals	Actual Average Response Times
Priority E – Imminent threat to life	Within 5 minutes	3 minutes, 45 seconds
Priority 1 – Serious crimes in progress	Within 5 minutes	3 Minutes, 45 seconds
Priority 2 – Less serious crimes with no threat to life	Within 10 minutes	8 Minutes, 40 seconds
Priority 3 – Minor crimes/requests that are not urgent	Within 60 minutes	17 Minutes, 20 seconds
Priority 4 – Minor requests for police services	Within 60 minutes	17 Minutes, 20 seconds

Source: Armijo, pers. comm. 2019; Stauffer, pers. comm. 2019.

## Schools

The Oceanside Unified School District (OUSD) provides education services to the City of Oceanside. The OUSD covers approximately 66 square miles, and the District Office is located at 2111 Mission Avenue. As of the 2019-2020 academic year, OUSD operated and maintains 15 elementary schools, 4 middle schools, 2 high schools, and 1 alternative high school to approximately 19,371 students (OUSD 2020a). Of these 22 schools, the project site is located within the service boundaries of four schools, including Foussat Elementary School, San Luis Rey Elementary School, Jefferson Middle School, and Oceanside High School (Table 4.13-2) (OUSD 2020b). As shown in Table 4.13-2, the OUSD schools that would serve the project site are all under capacity.

**Table 4.13-2  
OUSD Schools Serving the Project Area**

School	Location	Grade	Enrollment	School Capacity*	Excess Capacity
Foussat Elementary	3800 Pala Road, Oceanside	K-5	618	742	124
San Luis Rey Elementary	3535 Hacienda Dr., Oceanside	K-5	288	493	205
Jefferson Middle School	823 Acacia Ave., Oceanside	6-8	541	764	223
Oceanside High School	1 Pirates Cove, Oceanside	9-12	2,195	2,673	478

\*District Capacity (Contract), per OUSD 2017

Source: OUSD 2017; OUSD 2020b; CDE 2020

In addition to OUSD, Vista Unified School District and Bonsall Elementary also operate within the City. Private schools within the City include Coastal Academy, St. Mary Star of the Sea, and several Montessori schools. Higher education within the City includes Mira Costa Community College, and several vocational schools including UEI College, California Career College, and Media Tech Institute (City of Oceanside 2021a).

### **Parks**

The City of Oceanside maintains parks, recreational facilities, and community centers, including the beach, Buena Vista Lagoon, the San Luis Rey River, Calaveras Lake, Hosp Grove, golf courses, a dog park, skate parks, and trails. The City currently has approximately 642 acres of park land. As of 2020, the City's parks and recreation facilities consist of 15 community and 17 neighborhood parks, one regional park, three recreation centers (Junior Seau Community Center, Joe Balderamma Recreation Center, and Melba Bishop Recreation Center), a YMCA and Boys and Girls Club, two senior centers, five skateparks, and two pools. Residents can also enjoy more than 115 acres of school play areas as provided through Memorandums of Understanding (MOUs) with the Oceanside Unified School District. Other facilities include Oceanside's 3.5 miles of beach, the harbor and the pier (City of Oceanside 2021a).

The City's General Plan Recreational Trails Element focuses on the provision and maintenance of pedestrian, bicycle, and equestrian trail systems through the City. The City's General Plan Environmental Resource Management Element provides the City's recreational standards for parks, which includes the dedication of 5 acres of park per 1,000 residents (City of Oceanside 2002). In addition, the City's Parks and Recreation Division has a Parks and Recreation Master Plan to create a vision for the Park and Recreation system. The Parks and Recreation Master Plan was updated in 2019 and provides a guide for the orderly development of future park, recreation, and open space facilities and programs in order to meet the community's current and future needs through 2030. Goals of the Master Plan include a 15-minute walk for neighborhood parks or a 5-minute drive for community parks and special facilities (City of Oceanside 2019).

The closest neighborhood park to the project site is the 4-acre Fireside Park located approximately 0.50 mile south of the project site. The closest community parks to the project site include 19-acre Buddy Todd Park, located approximately 2 miles south of the project site; 27-acre Libby Lake Park, located 2 miles northeast of the project site; and 29-acre Mance Buchanon Park, located approximately 2.5 miles northeast of the project site. The 75-acre Guajome Regional Park is located approximately 3.8 miles east of the project site. Additionally, the San Luis Rey River Trail is located immediately adjacent to the project to the north and the west. The trail runs 7.2 miles adjacent to the San Luis Rey River with 10 access points for pedestrians and cyclists (City of Oceanside 2019). Please refer to Chapter 4.14 Recreation, for a detailed description of existing park and recreation facilities within the City.

### **Other Public Facilities**

The City operates two public library locations: The Civic Center Library on 330 North Coast Highway, and Oceanside Public Library Mission Branch on 3861 Mission Avenue (City of Oceanside 2021b). The City's public libraries offer services to the community including, DVDs, CDs, audio books, eBooks, and children books; public computers with internet access at both locations including available wi-fi; printing, faxing, scanning and copying services; private study rooms; special collections containing local and state history and world languages; a dedicated teen area; and programs for all ages. Library staff consist of library administration, public services (librarians), and support services (City of Oceanside 2021b).

## **4.13.2 Regulatory Setting**

### **State**

#### ***California Fire Code***

The California Fire Code (CFC) and Office of the State Fire Marshal provides regulations and guidance for local agencies in the development and enforcement of fire safety standards. The CFC also establishes minimum requirements that would provide a reasonable degree of safety from fire, panic, and explosion.

#### ***Senate Bill 50 – Leroy F Greene Schools Facilities Act of 1998***

Senate Bill (SB) 50, or the Leroy F. Greene School Facilities Act of 1998, restricts the ability of local agencies to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. Payment of school fees are also collected at the time when building permits are issued. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation of any school impacts (Government Code section 65996). As required by SB 50, school impact fees are payments to

offset capital cost impacts associated with new developments, which result primarily from costs of additional facilities, related furnishings and equipment, and projected capital maintenance requirements. As such, agencies cannot require additional mitigation for any school impacts. School impact fees and fees collected pursuant to SB 50 are collected at the time when building permits are issued.

### ***Quimby Act and Assembly Bill 1359***

The Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or impose fees for park or recreational purposes as a condition to the approval of a tentative or parcel subdivision map, if specified requirements are met. One of these requirements is that the dedicated land or fees, or combination thereof, shall be used only for the purposes of developing or rehabilitating neighborhood or community park or recreational facilities to serve the subdivision for which the land was dedicated or fees were paid. The act provides that the dedication of land or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide 3 acres of park area per 1,000 persons residing within a subdivision subject to the act, except as specified.

## **Local**

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

#### **Community Facilities Element**

The City of Oceanside General Plan Community Facilities Element provides long-term policies for public services within the City, including fire protection, police protection, schools, and libraries. The element outlines adequate service ratios and future planning policies by which the City of Oceanside and the Fire Department and Police Department must abide (City of Oceanside 1990). The following policies are applicable to the proposed project:

**Policy 3.1:** The City of Oceanside shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and service standards:

- A 5-minute response time from fire stations to all developed areas within the city of Oceanside
- Personnel staffing at a minimum of four people per company
- City maintaining staffing levels adequate to achieve a locally desirable Insurance Service Office (ISO) rating; and
- A maximum response time for paramedic units of 8 minutes in urban areas and 15 minutes in rural areas

**Policy 3.5:** Close coordination shall be maintained between planned improvements to the Circulation System within the City of Oceanside and the location of future fire stations, in order to assure adequate levels of service and response times to all areas of the community along existing and future arterials, collectors, and local streets.

**Policy 3.10:** In order to minimize fire hazards, the Oceanside Fire Department shall be involved in the review of development applications. Consideration shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire flow requirements.

**Policy 4.3:** The Oceanside Police Department shall strive to provide a maximum response time of 5 minutes for all Priority I and II emergency service calls.

### 4.13.3 Thresholds of Significance

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

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:
  - Fire Protection
  - Police Protection
  - Schools
  - Parks
  - Other public facilities

#### 4.13.4 Impacts Analysis

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

##### *Fire Protection?*

The project site is currently vacant and implementation of the proposed project could result in an increase in demand on OFD as a result of residential development at the project site. However, the proposed project is located within an existing neighborhood that already receives fire protection services from the fire department. Additionally, as described in Chapter 4.12 of this EIR, the proposed 54 residential units would result in an increase of approximately 151 people at the project site, which is considered to be nominal, and this growth has been accounted for in the City's General Plan. The increase of approximately 151 people at the project site is not expected to result in a substantial increase of service calls to the fire department.

As described above, the Oceanside Fire Department has eight firehouses located throughout the City. Of these stations, the closest to the project site is Station 7 (3350 Mission Avenue), located approximately 1.3 miles south of the project site. Station 5 (4841 North River Road) is the second closest station to the project site, located approximately 2.4 miles east of the project site (Oceanside Fire Department 2021). In addition to the City's eight fire stations, the City of Oceanside has entered into an automatic aid agreement with the Cities of Carlsbad and Vista. Per the agreement, when an emergency call comes into dispatch, the nearest emergency responder is notified regardless of the jurisdictional boundaries. The fire stations located closest to the project site are Oceanside Fire Department stations, but non-Oceanside Fire Department fire stations may also be notified in the event of an emergency at the project site.

The project would be required to provide adequate site access, emergency access, and maintain OFD response times. After a second review of proposed project plans, the City's fire department deemed the project complete, in an Application Review Committee letter dated May 3, 2021. Additionally, the City has an established public facility development impact fee program (Municipal Code Chapter 32B and 32C) that requires new development to provide funds towards capital improvements for public services including fire and emergency services. The project would be required to pay applicable developer impact fees in accordance with the City's requirements.

Therefore, while development of the project site would place a slight increased demand on fire protection services, it is not anticipated that the proposed project would result in the need for construction or expansion of existing fire facilities. The proposed project is expected to be adequately served by existing fire stations, and impacts related to fire protection are determined to be **less than significant**.



### ***Police Protection?***

As described above, the project site is currently vacant and implementation of the proposed project could result in an increase in demand on Oceanside Police Department as a result of residential development at the project site. However, similar to fire protection, the proposed project is located within an existing neighborhood that already receives police protection services from the police department. Additionally, as described in Chapter 4.12 of this EIR, the proposed 54 residential units would result in an increase of approximately 151 people at the project site, which is considered to be nominal, and this growth has been accounted for in the City's General Plan. The increase of approximately 151 people at the project site is not expected to result in a substantial increase of service calls to the police department. Furthermore, the proposed project would be a gated residential community which would further reduce the potential for crime on-site.

As described above, the police department comprises of 228 sworn officers and 84 professional staff members who serve a population of more than 175,000 residents and handle approximately 110,000 calls for service each year (Oceanside Police Department 2021a). As indicated in Table 4.13-1 above, the police department has been meeting response time goals as of 2019. The nearest Police Department station to the project site is located at 3855 Mission Avenue, approximately 1.2 miles southeast of the project site.

The project would be required to provide adequate site access, emergency access, and maintain police department response times. After a second review of proposed project plans, the City's Police Department deemed the project complete, in an Application Review Committee letter dated May 3, 2021. Additionally, as described above, the City has an established public facility development impact fee program (Municipal Code Chapter 32B and 32C) that requires new development to provide funds towards capital improvements for public services including police services. The project would be required to pay applicable developer impact fees in accordance with the City's requirements.

Therefore, while development of the project site would place a slight increased demand on police protection services, it is not anticipated that the proposed project would result in the need for construction or expansion of existing police facilities. The proposed project is expected to be adequately served by existing police department stations, and impacts related to police protection are determined to be **less than significant**.

### ***Schools?***

The proposed project would directly increase the population through development of residential dwelling units at the project site, and would therefore increase existing demand on school facilities. Student age (K through 12) residents at the project site would be served by the Oceanside Unified School District (OUSD). OUSD operated and maintains 15 elementary schools, 4 middle schools,

2 high schools, and 1 alternative high school to approximately 19,371 students (OUSD 2020a). Of these 22 schools, the project site is located within the service boundaries of four schools, including Foussat Elementary School, San Luis Rey Elementary School, Jefferson Middle School, and Oceanside High School as outlined in Table 4.13-2 above. As shown in Table 4.13-2, all four of these schools that would serve the project site are under capacity.

OUSD plans for new students by using student yield factors based on land use types. As shown in Table 4.13-3, the proposed project would be expected to yield approximately 13 elementary school students, 3 middle school students, and 7 high school students, for a total of 23 students.

**Table 14.13-3  
Potential Student Yield for the Proposed Project**

Proposed Units	Student Yield Factor			Students Yielded by Proposed Project		
	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>	<i>Elementary School</i>	<i>Middle School</i>	<i>High School</i>
54	0.239	0.060	0.129	13	3	7

Source: City of Oceanside 2015.

The projection of approximately 23 students from the new development is considered minimal and would not result in substantial adverse impacts on existing serving school facilities, considering Foussat Elementary School, San Luis Rey Elementary School, Jefferson Middle School, and Oceanside High School are all under capacity. Additionally, it should be considered that not all students residing at the project site would be new to the City or OUSD. Students generated by the proposed project would be subject to OUSD’s Open Enrollment School of Choice, which accepts students on a space available basis. Of the 22 total schools within the OUSD (not including private schools), it is determined that the minimal number of students generated by the proposed project would be adequately served by existing facilities.

Furthermore, the project applicant would be subject to City development impact fees, as applicable, in compliance with Ordinance 91-34, Government Code Section 65995 and Education Code Section 53080, which allows school districts to impose mitigation fees on new development as a method of addressing increased enrollment. State Bill (SB) 50 states that the fees imposed by school districts shall constitute the exclusive method of considering and mitigating impacts on school facilities caused by a development project. Such payment shall provide “full and complete mitigation of the impacts of any legislative or adjudicative act...on the provision of adequate school facilities” (Government Code Section 65995(h)). As such, contribution of required development fees would ensure impacts to schools as a result of students generated by the proposed project would be **less than significant**.

### *Parks?*

The project site is currently vacant, and an increase of 151 people could result in the potential for increased use of existing neighborhood and regional parks. In accordance with the City’s Municipal Code, Chapter 32D, the proposed project is required to either 1) create dedicated park land within or partly within the project site, whose acreage would be determined by the City, 2) dedicate land usable for recreation purposes in addition to paying a portion of the park impact fee, or 3) pay the entire park impact fee (City of Oceanside 2020a).

As described above, the City currently has approximately 642 acres of park land. As of 2020, the City’s parks and recreation facilities consist of 15 community and 17 neighborhood parks, one regional park, three recreation centers (Junior Seau Community Center, Joe Balderamma Recreation Center, and Melba Bishop Recreation Center), a YMCA and Boys and Girls Club, two senior centers, five skateparks, and two pools. Residents can also enjoy more than 115 acres of school play areas as provided through Memorandums of Understanding (MOUs) with the Oceanside Unified School District. Other facilities include Oceanside’s 3.5 miles of beach, the harbor and the pier (City of Oceanside 2021a). The closest neighborhood park to the project site is the 4-acre Fireside Park located approximately 0.50 mile south of the project site. The closest community parks to the project site include 19-acre Buddy Todd Park, located approximately 2 miles south of the project site; 27-acre Libby Lake Park, located 2 miles northeast of the project site; and 29-acre Mance Buchanon Park, located approximately 2.5 miles northeast of the project site. The 75-acre Guajome Regional Park is located approximately 3.8 miles east of the project site. Additionally, the San Luis Rey River Trail is located immediately adjacent to the project to the north and the west. The trail runs 7.2 miles adjacent to the San Luis Rey River with 10 access points for pedestrians and cyclists (City of Oceanside 2019).

According to the City’s General Plan – Community Facilities Element, the City’s goal is to provide a minimum of five acres of developed “community parks” per 1,000 residents within the City (City of Oceanside 1990). As described above, the City currently has a total of 797.7-acres of existing parkland. As of 2019, the population within the City of Oceanside was 175,389, resulting in a parkland service ratio of 4.5 acres per 1,000 residents. While this is below the current standard of 5 acres per 1,000 residents, the existing inventory includes only two acres of the 465-acre El Corazon Specific Plan area. Planned development of El Corazon Park will result in an additional 210 acres of parkland. With completion of El Corazon Park, the parkland service ratio will increase to 5.7 acres per 1,000 residents (City of Oceanside 2021).

In addition to existing City parks and recreational facilities, residents of the project site would have access to approximately 27,023 square-feet of common open space, as proposed. The centrally located common open space creates a gathering spot for neighbors, and a recreational turf area would provide an area for children to play, and an arbor arc through the center of the green space

would provide shade over the proposed picnic tables. The central green space would also include a decomposed granite path winding through the landscaped area. Each residence would have a private backyard, which would provide a total of approximately 49,140 square-feet of private open space within the project site (approximately 910 square-feet per residence). Overall, a total of 76,163 square-feet of useable open space would be provided by the project. Three hundred (300) square-feet of open space per unit is required by the City, and the project proposes 1,410 square-feet of open space per unit.

Although the project would potentially increase the utilization of existing parks and recreational facilities within the City; it is determined that the combination of proposed project open space amenities on site, existing park and recreational facilities in the area, and proposed future recreational facilities within the City would adequately serve future residents of the project site. Additionally, the project developer would be responsible for applicable Development Services Department Impact Fees. Such fees for new residential development within the City go towards facilities such as (but not limited to) parks, public facilities, and schools. Furthermore, the increase of approximately 151 people at the project site is considered nominal, and this growth has been accounted for in the City's General Plan. Therefore, it is determined that implementation of the proposed project would have a **less-than-significant** impact on existing park facilities.

Please also refer to Chapter 4.14 Recreation, for additional details and impact analysis on existing park and recreation facilities within the City.

#### ***Other Public Facilities?***

As described above, the City operates two public library locations: The Civic Center Library on 330 North Coast Highway, and Oceanside Public Library Mission Branch on 3861 Mission Avenue (City of Oceanside 2021b). The Oceanside Public Library Mission Branch is located approximately 1.4 miles, or a seven-minute drive, southeast of the project site. Due to the minimal increase of approximately 151 residents with implementation of the proposed project, potential impacts to libraries or other public facilities are not anticipated to be substantial. The two existing public libraries, in addition to school libraries that would serve students at the project site are expected to adequately serve the approximately 151 residents generated by the project. Furthermore, payment of development impact fees, as applicable, in accordance with Municipal Code Sections 32B and 32C would address the need for additional public services generated by new development. For these reasons, impact to libraries or other public facilities as a result of project implementation is determined to be **less than significant**.

### **4.13.5 Mitigation Measures**

Impacts related to public services as a result of project implementation are determined to be less than significant, and therefore no mitigation measures are required.

### 4.13.6 Level of Significance After Mitigation

No substantial impacts related to public services were identified; therefore, no mitigation measures are required. Impacts related to recreation would be **less than significant**.

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