

4.14 RECREATION

This section describes the existing recreation conditions of the project site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of Cypress Point project (proposed project) in the City of Oceanside (City).

4.14.1 Existing Conditions

The City's General Plan Recreational Trails Element was last updated in June 2002. The purpose of the Recreational Trails Element is to state the specific goals and objectives that will improve the operation and design of the City's trail system for bicycles, pedestrians, and equestrians. The Recreational Trails Element replaced the City's Non-Motorized Transportation Element (1976) and is a sub-element of the Circulation Element. Information from the Recreational Trails Element is incorporated herein. Due to the age of this document, information from the *Background Report #2: Land Use and Community Resources* prepared by the City in June 2021 (City of Oceanside 2021) in support of the General Plan Update, has also been referenced herein for more updated information on parks and recreational open space within the City, in addition to the City's 2019 Parks and Recreation Master Plan.

Surrounding Parks and Trails

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, including Oceanside's 3.5 miles of beach, harbor and the pier (City of Oceanside 2021).

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 adopted 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. The Master Plan defines five major categories of park types: Neighborhood Parks, Community Parks, Community Centers, Regional Parks, and Special Use Parks. These five park categories are described below (City of Oceanside 2019).

- Neighborhood Parks are generally smaller parks that provide both passive and limited active recreation but tend to focus on passive recreation. They are typically less than five acres in size and serve nearby residents within a 15-minute walkshed. They generally do not include Citywide facilities, such as gyms, pools, or sports fields.
- Community Parks serve daily recreational needs of the community as well as the local broader neighborhood. They are generally larger than five acres in size and service an area within a 5-minute driveshed. City wide sports fields, pools, and court sports are concentrated in these locations.
- Community Centers are community buildings that provide a wide range of activities serving the community as a whole. These centers often accommodate special events, recreation programs, offices, and community services. These facilities can pull from users all over the community but should be accessible by a five-minute drive.
- Regional Parks are parks that are larger than 30 acres, serve the region, and provide a range of activities including passive and active recreation opportunities and often include open space, cultural, and/or natural resources. The sole park classified as regional is the 75-acre Guajome Regional Park, which includes 4.5 miles of multi-use trails, diverse habitats, and recreation areas featuring playgrounds, a basketball court and a 33-site campsite.
- Special Use Parks are a broad category of facilities which focus on specific functions, themes, or user groups. They include facilities such as Heritage Park, the Municipal Golf Course, Oceanside Harbor and Oceanside Pier, and swim facilities.

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 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).

Planned parks in the City include El Corazon Park, located in the center of the City bounded by Rancho Del Oro Drive on the east, Oceanside Boulevard on the south, El Camino Real on the west and Mesa Drive on the north. In 2009 the El Corazon Specific Plan was adopted to guide and

implement the vision for the 465-acre area. Future plans for the site include 212 acres of parks and recreation, 164 acres of habitat, 34 acres of civic services, 25 acres of commercial, 19 acres of village commercial, and 11 acres of hotel (City of Oceanside 2021).

Accounting for the total acreage of Oceanside’s parks including Regional, Community, Special Use, and Neighborhood Parks, as well as golf courses and Community Centers, the City of Oceanside currently provides 642.1-acres of parkland. In addition, 155.6 acres of public school ground acreage (40% of the total school ground acres) are countable toward Oceanside’s total park acreage giving 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 El Corazon site. Planned development of El Corazon will result in an additional 210 acres of parkland. With completion of El Corazon, the parkland service ratio will increase to 5.7 acres per 1,000 residents (City of Oceanside 2021).

4.14.2 Regulatory Setting

State

Quimby Act

California allows a city or county to pass an ordinance that requires, as a condition of approval of a subdivision, either the dedication of land, the payment of a fee in lieu of dedication, or a combination of both for park and recreational purposes (California Government Code Section 66477). This legislation, commonly called the “Quimby Act”, establishes a maximum parkland dedication standard of 3 acres of parkland per 1,000 residents for a new subdivision development unless the amount of existing neighborhood and community parkland exceeds that limit.

Local

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, including parks and other recreational facilities. The goals and policies contained in the Community Facilities Element aim to provide adequate public facilities that support recreational and leisure activities as well as to contribute to overall health of the city’s residents. Specifically, the Community Facilities Element establishes that an adequate parkland goal is 5 acres of dedicated parkland per 1,000 residents within the city.

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

- a) The topography and land configuration should be sustainable to accommodate the park’s proposed uses. A minimum of 65% of the park land area should be usable 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 residences;
- 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 related 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.

Circulation Element

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

Pedestrian Master Plan

The City of Oceanside Pedestrian Master Plan (PMP) aims to guide how the City plans and implements pedestrian projects, including projects to enhance neighborhood quality or mobility options by providing pedestrian improvement projects. The PMP identifies and prioritizes pedestrian projects based on technical analyses and community input and provides a prioritized list of projects to improve the City’s ability to receive grant funding to implement the top priority projects.

Bicycle Master Plan

The Bicycle Master Plan is a comprehensive update to the 1995 City of Oceanside Circulation Element and Recreational Trails Element and identifies points where the city’s bikeway system could be integrated with the San Diego County regional bikeway system. The Bicycle Master Plan evaluates the city’s existing bikeway facility system and its relationship with other systems, such as mass transit, and recommends improvements wherever appropriate. Additionally, the goal of the Bicycle Master Plan is to maximize the efficiencies offered by multi-modal connections between mass transit and bikeways as well as to promote a viable alternative to the automobile travel in a climate particularly conducive to bicycle transportation. The City aims to implement the Bicycle Master Plan to provide a more convenient bikeway system for cyclists, especially for those who choose bicycle transportation over vehicle transportation.

Recreational Trails Element

The Recreational Trails 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.

Parks and Recreation Master Plan

Adopted in November 2019, the Parks and Recreation Master Plan provides guidance on the development of future parks, recreation, and open space facilities in order to meet the needs of the community. The Master Plan identifies existing facilities, provides a citywide needs assessment, proposes implementation strategies, and includes overall goals and policies for the development, maintenance, renovation, and acquisition of park facilities.

4.14.3 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 proposed project would:

1. 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.
2. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

4.14.4 Impacts Analysis

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?

As described in Chapter 4.12 of this EIR, Population and Housing, the proposed project would construct 54 residential units, which would have the potential to house approximately 151 people, based on the City's Housing Element of an average household size of 2.8 persons per dwelling unit. An increase of 151 people at the currently vacant project site would 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 2020).

As described in Chapter 3 of this EIR, Project Description, approximately 24% of the project site is planned as open space. A total of approximately 27,023 square-feet of common open space is proposed, which consists of central green space, and the north and south sides of the eastern landscaped area. 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.

The buffer area on the East side of the project will be landscaped with screening shrubs along the existing fence line. The landscaped buffer area is largely 75 feet in width with low lying landscaping for view and noise buffers from the existing neighborhood. At the neighbors request, this area will be a private common area blocking out transients and odor causing animals from walking behind the existing resident's homes.

As described above, 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, including Oceanside's 3.5 miles of beach, harbor and the pier (City of Oceanside 2021). 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 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).

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 recreation facilities.

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?

As discussed above, approximately 24% of the project site is planned as open space. A total of approximately 27,023 square-feet of common open space is proposed, which consists of central green space, and the north and south sides of the eastern landscaped area. 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, and the project proposes 1,410 square-feet of open space per unit. This would satisfy the City’s open space requirements per unit for the project site.

All proposed useable open space would be developed within the project site boundary. Implementation of the project is not anticipated to result in accelerated deterioration of existing parkland that would necessitate the construction or expansion of additional parks or recreational facilities off-site. Therefore, it is determined that impacts to recreational facilities as a result of project implementation would be **less than significant**.

4.14.5 Mitigation Measures

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

4.14.6 Level of Significance After Mitigation

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