



# COMMUNITY FACILITIES ELEMENT

CITY OF OCEANSIDE, CALIFORNIA

**Prepared by**

Frielich, Stone, Leitner, and Carlisle  
11755 Wilshire Boulevard, Suite 1230  
Los Angeles, California  
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**Approved by**

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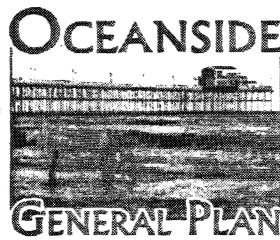
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# COMMUNITY FACILITIES ELEMENT

## INTRODUCTION

The Community Facilities Element addresses the community's need for public services and facilities. Required community facilities needed to meet current needs of the community, as well as needs generated by future development are addressed in the element. This element was developed as part of a comprehensive planning process for citywide community facilities. Background technical information was prepared for the element, but is not included in as part of the element. This technical information is available to the public for review at City Hall.

### Purpose and Authority

The purpose of this Community Facilities Element of the General Plan for the City of Oceanside, California 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. It is also intended as a comprehensive information source, with a Technical Appendix<sup>1</sup> containing significant data regarding the status of the City's major capital facilities. Therefore, the Community Facilities Element is to serve as a coordination tool to help guide the phased distribution of funds for the construction and maintenance of community facilities.

The basic intent of this Community Facilities Element is to provide a comprehensive and current inventory of the City's community facilities. Therefore, this plan element is dependent upon primary field inventories as well as data included within various master plans and elements. Specific master plans and elements provide information on specific projects and facilities, while the Community Facilities Element contains general policies and planning guidelines for public facilities in the City of Oceanside.

The purpose of this specific document is to summarize findings of an in-depth analysis of the conditions, capacities, and status of all public facilities serving the City of Oceanside. In this regard, the primary and secondary levels of analysis placed upon public facilities discussed in this report include:

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<sup>1</sup> The Technical Appendix is available for review at the City of Oceanside Planning Department.

## Community Facilities Element

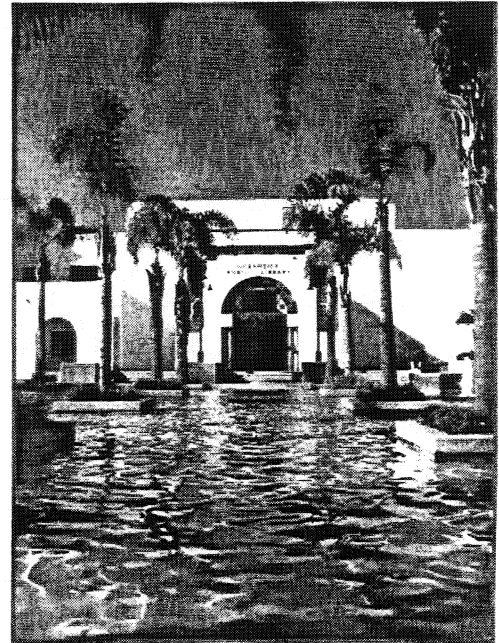
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### *Primary Level of Analysis*

- Parks and Recreation
- Fire Department
- Police Department
- Libraries

### *Secondary Level of Analysis*

- Water and Sewer
- Stormwater Management
- Civic Center
- Municipal Facilities Yard (Corporation Yard)
- Oceanside Small Craft Harbor
- Downtown Redevelopment
- Oceanside Municipal Airport
- Transportation Systems and Thoroughfares
- Public Educational Facilities



It is emphasized that each public facility system has been consistently and thoroughly analyzed within this Element of the Oceanside General Plan. However, the systems identified within the “Secondary Level of Analysis” listing have been the subjects of separate detailed programming efforts. Therefore, the purpose of this specific analysis is to incorporate the most currently available facilities programming data for these systems into this overall Community Facilities Element.

In addition to the analysis, this report presents a discussion of system objectives, policies, and standards to be utilized by the City of Oceanside for programming its primary public facilities. By comparing these policies and standards to projected growth in the City, a more accurate assessment of future facility needs is thereby formulated. In this regard, projected population growth and associated occupied housing units have been calculated to the Year 2010, consistent with the adopted Series 7 forecasts prepared by SANDAG.

Finally, this element of the Oceanside General Plan presents a “Composite Improvement Plan and Program for Community Facilities” through the Year 2010 to serve projected land use development in Oceanside. This plan is also translated into annualized Capital Improvement Program cost analysis, expressed in current and constant 1988 dollars.

The Long-Range Policy Direction and Community Facilities Plan sections of this element summarizes key objectives, policy statements, and standards which have been derived from the technical inventory and analysis conducted within the Community Facilities Element. Therefore, this section presents a summary of the public policy recommendations included within this element of the Oceanside General Plan.

## **Scope and Content**

The Community Facilities Element is not a State-mandated element. The element is comprised of three sections: 1) Introduction; 2) Long-Range Policy Direction; and 3) Community Facilities Plan. In the Long-Range Policy Direction section, major community facilities are identified, and objectives and policies established to provide adequate levels of service for each type of community facility. The objectives, which are overall statements of the community's desires, are comprised of broad statements of purpose and direction. The policies serve as guides for working with local and regional agencies for planning service and infrastructure improvements to provide adequate levels of community services and facilities. The Plan section identifies funding sources that will be needed to achieve the policies contained in the previous section.

## **Related Plans and Programs**

A number of existing plans and programs exist which directly relate to the goals of the Community Facilities Element. Enacted through State and local actions, these plans and programs are administered by agencies with responsibility for their enforcement.

### *Water Master Plan*

In 1999, the City completed a Water Master Plan for the City's water system. The plan reviews the existing system and incorporates current population projections, new City criteria, potential new water supply options, and specific project development plans. The Water Master Plan identifies the facilities needed to serve existing and projected potable water demand within the service and adjacent areas of influence. A phasing plan for system improvements is also included in the plan.

### *Wastewater Master Plan*

At the same time as the Water Master Plan, the City completed a Wastewater Master Plan for the City. As with the Water Master Plan, the Wastewater Master Plan incorporates current population projections, City planning criteria, and specific project development plans. The master plan looks at the total wastewater system instead of specific "problem" areas, finding the most cost effective solutions to current and future wastewater needs.

### *Oceanside Police Department Strategic Plan 1996-2001*

The Oceanside Police Department Strategic Plan was adopted with the goal of improving service and creating positive relationships with Oceanside residents. The Plan represents not only an "action outline" for the five-year period, but a fundamental change in how the Police Department does business and manages problems. The Plan is the vehicle through which the department can fulfill its mission statement. The Plan includes a discussion on the philosophy

## *Community Facilities Element*

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of the department and how the department will accomplish its mission. It also describes how the department will assess its performance and make adjustments to the Plan.

### *Master Plan of Parks and Recreation*

The Master Plan of Parks and Recreation represents the latest update in a series of master plans intended to provide a guide for the orderly development of future park, recreation, and open space facilities meeting current and projected needs of the Oceanside community. The plan includes goals and policies addressing recreational facilities, an inventory of existing facilities, an assessment of the community need for recreational facilities, an inventory of recommended improvements, and an implementation program to provide needed facilities.

### *Library Strategic Plan 1998-2005*

The plan describes and benchmarks desired goals for the library's collection of materials, public awareness programs, staffing and staff development, community partnerships, funding strategies, programs and services, as well as library facility development and information technology expansion necessary over the next seven years. The document includes clearly defined programs, service targets, and benchmarks as well as timelines.

### *School District Long-Range Facility Plans and Master Plans*

To plan for future facility needs, school districts typically implement a long-range planning approach with Long-Range Facility Plans and Master Plans. These documents allow school districts to estimate the number of additional students that new development will generate, and plan for needed improvements to meet the demand. The plans may also consider demographic trends, such as increased household size, that can affect the need for future school services. Coordination with the school districts to provide adequate educational facilities is an issue addressed in this element.

## **Relationship to Other General Plan Elements**

While all of the elements are interdependent, they are also interrelated to a degree. Certain goals, objectives, and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievements of community goals. The Community Facilities Element relates most directly with the Land Use, Public Safety, Circulation, Recreational Trails, and Environmental Resources Management Elements.

Land use policies contained in the Land Use Element determine the pattern and intensity of future population growth, and this in turn determines the type, size, and location of certain community facilities. The Public Safety Element addresses the need to protect the public from a variety of hazards. Police and fire protection form an important component of the City's public safety program, and the Community Facilities Element identifies needed facilities and

funding to provide adequate levels of service. The Circulation, Recreational Trails, and Environmental Resources Management Elements address issues of circulation, public parks and recreational facilities, as well as drainage, issues also addressed in the Community Facilities Element.

# OCEANSIDE LONG-RANGE POLICY DIRECTION



## Community Facilities Management

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**OBJECTIVE:** To ensure that adequate public facilities and services are provided to serve existing and future residential, commercial, and industrial development throughout the City of Oceanside.

### Policies:

- 0.1 Compact and sequenced infill community development shall be encouraged in order to concentrate expenditures for community facilities and services in a cost-effective manner.
- 0.2 A thorough review of all social, economic, and environmental factors shall be conducted before major extensions of facilities or services are made by the City in order to evaluate land use impacts.
- 0.3 The City shall strive to manage community growth so that public facilities and services to current residents of the community will not be adversely impacted by new development.
- 0.4 Community growth shall be managed in order that new residents who pay impact fees for new public facilities and services will benefit from those facilities and services within a reasonable period of time after paying the fees.
- 0.5 The City shall strive to achieve a steady rate of residential growth each year, and avoid a fluctuating or overly rapid rate of growth so that public facilities and services can be effectively phased in a manner that will not overextend existing facilities and services.
- 0.6 The City shall strive to establish control over the quality, distribution, and rate of growth of the City in order to:
  - a) Preserve the character of the community;
  - b) Protect the open space of the City;
  - c) Protect quality of life in the City;
  - d) Ensure the adequacy of municipal facilities, libraries, school facilities, and park and recreation facilities and services;
  - e) Ensure a balance of housing types and values in the City which will accommodate a variety of families, including families of low and moderate income;
  - f) Ensure the balanced development of the City;
  - g) Prevent further significant deterioration in the local air quality;

- h) Ensure that traffic demands do not exceed the capacity of the streets;
  - i) Ensure that the character of the City's semi-rural or rustic neighborhoods is preserved;
  - j) Ensure that the City does not grow in a manner that places a severe strain on the local freeway system;
  - k) Ensure the adequacy of fire and police protection;
  - l) Ensure adequate water and sanitary sewage systems;
  - m) Ensure adequate stormwater management systems.
- 0.7 Capital improvement impact fees shall be collected at the time a building permit is issued and shall be based on the proportionate share of the costs of capital improvement needs represented by the proposed development.
- 0.8 The City shall schedule a systematic review and update of the Community Facilities Element every two years, and shall coordinate this effort with the annual capital Improvement Programming and Budget Process.

### Parks and Recreation Facilities

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**OBJECTIVE:** To enrich the quality of life for all residents of Oceanside by providing adequate and accessible public park and recreation facilities, by providing constructive leisure opportunities, and by providing recreational experiences and programs that contribute to the total health of the individual while meeting the overall needs and desires of the community.

**Policies:**

- 1.1 The objectives and policies of the Park and Recreation Master Plan (1987) for City of Oceanside shall guide the acquisition and development of parks and recreation facilities in the City of Oceanside and shall be supplemented and modified by the following policies.
- 1.2 The City of Oceanside shall assist in the coordinated planning, development and maintenance of unique regional amenities within and adjacent to the community. These amenities include: Guajome Regional Park; the Oceanside Public Beach Area; the proposed greenway and bikeway along the San Luis Rey Corridor; and the Buena Vista Lagoon. This regional recreational and open space amenity system shall be planned, developed and implemented in coordination with the existing system of parks throughout the City of Oceanside.
- 1.3 The City of Oceanside shall combine its park designation categories of Neighborhood, Community, and Special Use Parks into a single "Community Park" designation and shall strive to provide 5.0 acres of developed "Community Parks" per 1,000 residents within the City.

## Community Facilities Element

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- 1.4 The City of Oceanside shall undertake a systematic annual park development program and shall strive to correct existing deficiencies in the system by Fiscal Year 1998-99. The average annual rate of development needed to achieve this policy is estimated at 6.0 acres of developed parkland per year.
- 1.5 The City of Oceanside shall also undertake a parks acquisition and improvement program to accommodate future growth needs and shall strive to acquire and develop an average annual program of approximately 14.0 acres per year through Fiscal Year 2009-10 to serve new development.
- 1.6 Sites being considered for development as new active “Community” parks should meet all of the following standards:
  - 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 residential neighborhoods should have at least one access point on a Collector road. Whenever possible, these facilities should be located adjacent to public schools.

## Library Facilities

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**OBJECTIVE:** To provide and maintain adequate public library facilities, staffing, inventory of items and volumes, and related services for all residents of the City of Oceanside, within the State of California published guidelines of California Libraries in the 1980’s: Strategies for Service as feasible.

### Policies:

- 2.1 The City of Oceanside, through the Oceanside Public Library Board of Trustees shall make reasonable efforts to provide and maintain the following library facilities and service standards within the City:
  - Library Facilities floor area of 0.55 square feet per resident of the City of Oceanside;

- Accessibility for all Oceanside residents to a public library facility within ten (10) minutes in driving time or two (2) miles in distance, whichever is greater;
- A ratio of three (3) public library staff, consisting of one librarian plus two clerical staff, per 6,000 residents of the City of Oceanside; and
- A ratio of total items in the Oceanside library inventory of 3.0 items per resident of Oceanside.

2.2 The Oceanside Public Library Board of Trustees shall continue to participate in system and networking activities that enable it, in cooperation with other libraries such as Carlsbad City Library and the San Diego County branches, to provide adequate public library facilities and services to all residents of Oceanside.

2.3 The City of Oceanside shall undertake a systematic capital improvements program for the construction of new and expanded library facilities in order to supplement and complement facilities and services provided at the Main Library within the Civic Center in the Downtown Area. This program shall include:

- Construction of a new Branch Library to serve the eastern San Luis Rey Valley;
- Construction of a new Tri-City Branch Library; and
- Designation of the Downtown Library as the Main Library facility.

This facilities construction program shall be targeted for completion by Fiscal Year 1994-95. The feasibility of completion by this target date depends on the future community growth and the availability of financing sources.

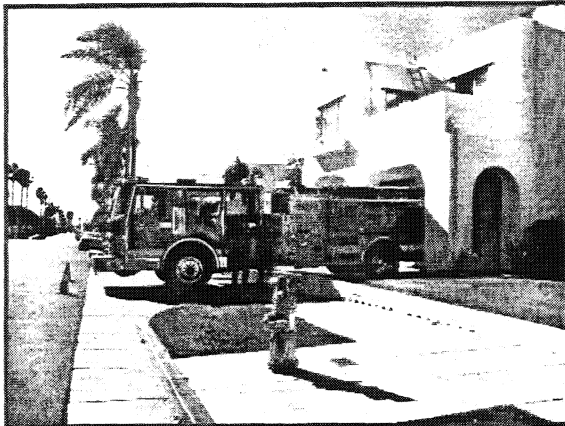
2.4 The Oceanside Public Library Board of Trustees shall continue to concentrate its resources on improving and maintaining adequate staffing, inventory of items and volumes, and community library services and programs for all residents of Oceanside. These factors should be thoroughly reviewed every three (3) years according to the previously stated facilities and service standards.

2.5 Future libraries should be conveniently accessible to pedestrians, automobiles, and public transit. Locations where large numbers of potential users gather should be considered desirable sites. If possible, these facilities should be combined with other public facilities, parks, shopping centers, or other activity centers in order to encourage the community facilities campus concept.

2.6 Library programs should be available to all members of the community and should include services for those who cannot conveniently access a library.

Fire Department Facilities

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**OBJECTIVE:** To protect the health, safety, and welfare of Oceanside residents and property through the provision of adequate fire protection and emergency medical services to all residences, businesses, and public facilities within the City; to identify and mitigate potential hazards to the community; and to prepare for, respond to, and aid in the recovery from emergencies related to fire, explosion, hazardous materials, rescue, and medical problems as well as natural disasters such as earthquakes, floods, and storms.

**Policies:**

- 3.1 The City of Oceanside shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and services standards:
  - A five (5) minute response time from fire stations to all developed areas within the City of Oceanside;
  - Personnel staffing at a minimum of four (4) people per company;
  - City maintained staffing levels adequate to achieve a locally desirable Insurance Service Office (ISO) rating; and
  - A maximum response time for paramedic units of eight (8) minutes in urban areas and fifteen (15) minutes in rural areas.
- 3.2 Implementation of the proposed Emergency Vehicle Traffic Signal Activation System (OPTICOM) shall be expedited in order to improve fire station service area coverage in conjunction with planned improvements to the City's major thoroughfare system.
- 3.3 The City of Oceanside shall cooperate with the cities and fire protection agencies in North San Diego County in planning, developing, and maintaining a proposed Regional Training Center and Fire Communication Center.
- 3.4 Automatic and Mutual Aid Agreements with the cities of Carlsbad and Vista shall be maintained, if possible, in order to provide adequate fire station service area coverage and response times to all portions of the City of Oceanside.
- 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.

- 3.6 The City of Oceanside shall strive to undertake a systematic capital improvements program for Fire Department Facilities in order that a total of eight (8) fire stations and one (1) Regional Training Center may service the community by Fiscal Year 1994-95.
- 3.7 Future fire station sites and facilities shall be closely coordinated with existing and planned public parks, libraries, police substations, and other activity centers in order to encourage implementation of the community facilities campus concept.
- 3.8 The City shall maintain a high standard for the delivery of fire protection and emergency medical services, including a commitment to the use of state-of-the-art equipment and management techniques.
- 3.9 The City shall formally adopt the concept of Needed Fire Flow to plan its fire suppression operations. (Needed Fire Flow is the water flow rate needed to control a fire in a building or structure. Factors determining the Needed Fire Flow are size of the building or structure, type of construction according to the Uniform Building Code, use or occupancy of the building or structure, and proximity to property lines, other structures, and/or hazards.)
- 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.
- 3.11 Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety automatic fire sprinkler systems, water availability, secondary emergency access routes, construction requirements, and landscaping around structures.
- 3.12 The City shall participate in the California Disaster and Civil Defense Master Mutual Aid Agreement, the San Diego County Mutual Aid Agreement and Operational Plan for Fire Departments, and the Unified San Diego County Emergency Services Agreement. In addition to these mutual aid agreements, the City shall continue to pursue Automatic Aid Agreements with adjacent jurisdictions, when such agreements provide substantially equal benefits to each jurisdiction involved.

## **Community Facilities Element**

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- 3.13 The City of Oceanside shall provide paramedic-level emergency medical service (Advanced Life Support Service) utilizing fire-fighter/paramedics.
- 3.14 The City of Oceanside shall conduct an objective and thorough management and staffing analysis for the Fire Department, similar in scope to the one completed for the Police Department.

## **Police Facilities**

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**OBJECTIVE:** To maintain law and order within the community and to create and sustain a personal sense of safety and security among Oceanside residents, businesses and visitors through provision of adequate law enforcement services, personnel, and facilities.

### **Policies:**

- 4.1 The City of Oceanside shall strive to correct existing organizational, personnel, and facilities deficiencies as identified within the 1988 management analysis of the Police Department, with emphasis on appropriate staffing increases and improvements in productivity.
- 4.2 The City shall undertake a systematic capital facilities construction program in order to provide adequate facilities which complement or replace the existing Central Facility and strive to correct existing deficiencies and provide sufficient workspace for existing and future Police Department personnel.
- 4.3 The City of Oceanside Police department shall strive to provide a maximum response time of five (5) minutes for all Priority I and II emergency service calls.
- 4.4 The Police Department shall strive to provide sworn officers with 45% of uncommitted patrol time for special policing activities.
- 4.5 The new Clerk's Record Storage Center shall be implemented as a joint use facility with future Police Department facilities, as specified in the space needs analysis.
- 4.6 The City shall undertake a short-term capital improvements program for Police Department facilities that will strive to correct existing deficiencies, as quantified in the space needs analysis.
- 4.7 The Career Criminal Apprehension Program (CCAP) shall continue to be fully supported by the City of Oceanside.
- 4.8 The City shall maintain a high standard for the delivery of law enforcement services, including a commitment to the use of state-of-the-art equipment and management techniques.

- 4.9 Police operations, including proactive and reactive law enforcement and administration efforts, shall be expanded as the City's population grows, and the City shall evaluate the quality of police services on an annual basis. This evaluation shall focus on staffing and facilities, including assessing the need for additional police substations relative to changing conditions within the City.
- 4.10 The City shall maintain its efforts to educate the public about crime deterrence through programs like Neighborhood Watch Program within residential neighborhoods and the Business Watch Program within commercial and industrial areas.
- 4.11 Future police facilities sites shall be closely coordinated with existing and planned public parks, libraries, fire stations, and other activity centers in order to encourage the implementation of a community facilities campus concept.

### Water and Sewer Systems

**OBJECTIVE:** To provide an adequate water supply, storage and distribution system, and an adequate sanitary sewage collection and treatment system to serve Oceanside's existing and future growth requirements in an efficient and cost effective manner, while encouraging a more compact and sequenced development pattern through the phased extension of water and sewer systems and while meeting all Federal and State mandated programs.

#### **Sanitary Sewer Policies:**

- 5.1 The City shall undertake a program to systematically expand wastewater treatment plant capacities in a manner consistent with the growth projections of the adopted General Plan by:
  - Accommodating an additional one million gallons of flow in the La Salina wastewater service area over present design capacity; and
  - Increasing the San Luis Rey Wastewater Treatment Plant capacity from 10.5 MGD to 24 MGD.
- 5.2 Within the La Salina Wastewater Service Area, the City of Oceanside shall systematically replace inadequate wastewater lines and construct new mains, force mains, and lift stations as required to adequately serve existing needs and future growth within the service area.
- 5.3 Within the San Luis Rey Wastewater Service Area, the City shall construct adequate sewer mains and lift stations as required to meet existing needs and future growth requirements and will increase the capacity of the Oceanside outfall line by constructing a parallel line to serve the future needs of the community.

## ***Community Facilities Element***

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- 5.4 New development shall be responsible for on-site facility improvements required by that development.
- 5.5 The sanitary sewer system shall be designed to allow for full development of each service area at the intensity proposed by the Land Use Element of the General Plan.
- 5.6 The City of Oceanside shall construct a sludge composting facility adjacent to the San Luis Rey Wastewater Treatment Plant, with the target date for operation within Fiscal Year 1992-1993. This facility will reduce or eliminate the need for landfill disposal facilities for sludge in Oceanside.

### **Water Supply Policies:**

- 5.7 The City shall undertake an Emergency Water Storage expansion program adequate to serve existing needs and shall further expand this capacity in a manner that is consistent with growth projections of the adopted General Plan.
- 5.8 Oceanside shall undertake an expansion program for the existing Water Filter Plant in order to adequately serve future growth requirements of the community.
- 5.9 Throughout the community, the City shall systematically expand water storage capacities and service line distribution systems to keep pace with growth projections of the adopted General Plan.
- 5.10 New development in unserved areas shall be approved only with assurance that required supply, storage facilities, and distribution systems shall be provided prior to occupancy.
- 5.11 New development shall be responsible for on-site water facilities improvements required by that development.
- 5.12 The water supply and distribution system shall be designed to allow for development of each service area at the intensity proposed by the Land Use Element of the General Plan.
- 5.13 The City shall encourage water conservation techniques and programs and shall educate the community about the importance of these efforts.
- 5.14 The City will develop full water reclamation facilities to serve both new and existing development.

## Stormwater Management System

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**OBJECTIVE:** To provide adequate stormwater management facilities and services for the entire community in a timely and cost effective manner, while mitigating the environmental impacts of construction of the storm drainage system as well as stormwater runoff.

**Policies:**

- 6.1 The Master Drainage Plan for the City of Oceanside shall establish standards for citywide drainage. Within each major watercourse addressed by the Plan, the City and/or developers shall assure that adequate drainage improvements and facilities are provided to handle runoff when the drainage basin is fully developed to the intensity proposed by the Land Use Element of the General Plan.
- 6.2 All new development in the City of Oceanside shall pay drainage impact fees to defray that development's proportionate share of drainage facilities serving the basin where the new development is located.
- 6.3 The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year floodplain shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For existing developed areas within the 100-year floodplain, these same measures and standards shall be applied if City approval of substantial improvements or upgrades is sought.
- 6.4 To the degree that it is economically feasible and consistent with sound engineering practices and maintenance criteria, the City shall discourage disruption of the natural landform and encourage the maximum use of natural drainage ways in new development. Non-structural flood protection methods, which avoid major construction programs such as channels and favor vegetative measures to protect and stabilized land areas, should be considered as an alternative to constructing concrete channels where feasible.
- 6.5 The City shall locate and/or design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities.

## **Community Facilities Element**

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- 6.6 The City shall maintain public flood control channels and storm drains through dredging, repair, desilting, and clearing as needed to prevent any loss in effective use.
- 6.7 The City shall require appropriate and sufficient screening, fencing, landscaping, open space setbacks, or other permanent mitigation or buffering measures between drainage way corridors and adjacent and surrounding land uses. The employed measures shall be of sufficient scope to minimize, to the maximum extent possible, negative impacts to adjacent surrounding land uses from the particular drainage way corridor.
- 6.8 The City of Oceanside shall integrate required drainage planning efforts with linear open space amenities and trail corridors throughout the community, while addressing the issues of life safety, attractive nuisances, and long-term maintenance responsibility and costs.
- 6.9 The City shall comply with the sections of the Federal Clean Water Act in regard to stormwater drainage.

## **Civic Center**

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**OBJECTIVE:** To construct, maintain and expand as necessary the Civic Center facility as the central focus of overall City administrative, library, and Harbor District administration functions within the Downtown Redevelopment Area of Oceanside.

### **Policies:**

- 7.1 The City shall select a complementary site for Fire Station No. 1, in general proximity to the Civic Center, and construct a replacement/expansion facility.
- 7.2 The rehabilitation and adaptive reuse of historic City buildings, located on Pier View (Third) and Nevada Streets, shall be accomplished in a manner which is compatible and consistent with the overall design of the Civic Center complex.
- 7.3 The City of Oceanside shall strive to systematically implement the recommended facility standards of the (1983) Civic Center Space Needs Study for municipal administrative office space in order to adequately serve the future growth of the community.

## **Municipal Facilities Yard**

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**OBJECTIVE:** To construct, maintain and expand as necessary the Municipal Facilities Yard as the central facility for maintenance operations, Public Services, and Water Utilities in Oceanside.

**Policies:**

- 8.1 The City of Oceanside shall strive to implement the master plan for the new Municipal Facilities Yard in order to consolidate all City maintenance operations, Public Services, Water Utilities, and associated maintenance facilities, as recommended in the Facilities Design Criteria Manual, and to replace all outlying City office and maintenance space and create a Central Purchasing Warehouse facility.
- 8.2 The City of Oceanside shall strive to target the completion and occupancy of the new Municipal Facilities Yard by Fiscal Year 1992-93 in order to adequately serve existing needs as future growth in the community.

**Oceanside Small Craft Harbor**

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**OBJECTIVE:** To encourage the long-term viability and Improvement of the Oceanside Small Craft Harbor facility as a unique community resource, consistent with the overall policies and improvement plans of the City of Oceanside.

**Policies:**

- 9.1 The Oceanside Small Craft Harbor District shall continue to maintain and improve the site as a high quality regional recreational boating center, a transient boat stopover point, and a major patrol, search, and rescue base.
- 9.2 The Harbor District shall improve the attractiveness of the Harbor for both tourists and local residents, and shall encourage potential investors in Harbor development projects and businesses.
- 9.3 The Harbor District shall effectively update, keep current, implement, and enforce the Small Craft Harbor Precise Plan and Design Guidelines which were prepared as implementation devices for short-range and long-range plans.
- 9.4 The Harbor District shall continue to address deficiencies in off-street parking facilities provided within the area, as well as traffic flow and street capacity deficiencies. In this regard, coordination shall be maintained with proposed improvements within the Circulation System of the City of Oceanside.
- 9.5 The Harbor District shall continue to implement measures to provide additional boat slips.



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- 9.6 The Harbor District shall correct problems of shoaling and wave surge associated with the Oceanside Harbor.
- 9.7 The Harbor District shall strive to implement a short-range capital improvement program targeted toward dock replacement, improvements to service buildings, and water line replacement.

## Downtown Redevelopment Area

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**OBJECTIVE:** To promote the long-term viability and revitalization of the Redevelopment Area, consistent with the overall policies and improvement plans of the City of Oceanside.

**Policies:**

- 10.1 The revitalization of the Downtown Redevelopment Project Area shall continue to be guided by the Redevelopment Plan. This plan shall be implemented by the Oceanside Community Development Commission, consistent with City policy, the Local Coastal Plan, the Zoning Ordinance, and the General Plan.
- 10.2 The City shall encourage continued private redevelopment and reinvestment within the Downtown Redevelopment Area in response to major public investment already completed, under construction, or committed.
- 10.3 The Downtown Redevelopment Area Plan shall further emphasize the positive linkage of the Oceanside Public Beach Area with the San Luis Rey Open Space Corridor and the Buena Vista Lagoon and Nature Center.

## Oceanside Municipal Airport

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**OBJECTIVE:** To plan for and implement the long-term improvement and maintenance of the Oceanside Municipal Airport as a public General Aviation facility which is adequate to serve area residents in a manner consistent with the overall policies and improvement plans of the City of Oceanside.

**Policies:**

- 11.1 The Oceanside Municipal Airport shall continue to provide quality facilities and services to the General Aviation users residing in the Oceanside area.
- 11.2 The Oceanside Airport shall continue to provide facilities for General Aviation aircraft based at the Airport.
- 11.3 The Oceanside Airport facilities shall continue to provide the necessary support for the "Life Flight" program. This shall include the continuation of the

established procedures to provide accessible entry for paramedics on a continual basis.

- 11.4 The City of Oceanside shall strive to acquire the necessary property at the east and west ends of the Airport for adequate Clear Zone protection.
- 11.5 The City shall promote a positive image of the Airport and the community as a whole through preparation of development standards that stress quality building and landscape design features.

### Circulation System

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**OBJECTIVE:** To provide for a balanced and adequate circulation system which incorporates all modes of transportation for the safe and efficient movement of people and goods within and through the City of Oceanside.

**Policies:**

- 12.1 The objectives and policies of the Circulation Element shall guide the continued development of the vehicular circulation system in the City of Oceanside and shall be supplemented and modified by the following policies.
- 12.2 The City of Oceanside shall continue to address the correction of current deficiencies within the primary circulation system that presently result in congestion problems.
- 12.3 The City shall set a goal of Level of Service "C" on street segments with a corresponding Level of Service "D" at intersections during AM and PM peak periods in new, urbanized areas of Oceanside. In older and more densely developed areas of the community, generally west of Interstate Highway 5, it may not always be possible to achieve these levels of service due to existing patterns of development.
- 12.4 The City of Oceanside shall strive to continue constructing Prime Arterial, Major Arterial, and Secondary Arterial Systems throughout the community on a systematic basis that is consistent with the growth projections of the adopted General Plan.
- 12.5 Private land developers will continue to be responsible for constructing adjacent and internal Arterial Streets, Collector Streets, and Local Streets necessary to provide access and internal service to their subdivisions in a manner consistent with City standards. Developers will be required to contribute to and correct off-site impacts for local streets, collectors, and arterials to insure and maintain a smooth, functional, and safe circulation system.

## Community Facilities Element

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- 12.6 The City of Oceanside shall continue to cooperate with the Regional Transportation Center and expansion plans in order to encourage the use of train, bus, and other alternative forms of transportation. Also, the City shall support the future construction of a commuter rail service line along Interstate Highway 5 south to downtown San Diego and along the existing rail corridor from Oceanside to Escondido, consistent with the North County Transit District's plans for stations, park and ride facilities, and site development along this corridor.
- 12.7 The City shall encourage the comprehensive development of on- and off-street bicycle routes throughout the community. This shall include the provision of bicycle-bus stop locations and bicycle parking lockers at Park and Ride areas.
- 12.8 The City shall encourage the comprehensive development of pedestrian sidewalks, pathways, and trails throughout the community
- 12.9 The City shall implement Transportation System Management (TSM) and Transportation Demand Management (TDM) techniques to: 1) mitigate peak period congestion and delay conditions to the degree economically and functionally feasible; and 2) minimize disruption and dislocation of existing land use activities and residents.

## Public Educational Facilities

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**OBJECTIVES:** To coordinate City facilities with existing and planned public educational facilities in order to encourage the effective joint utilization of school-park sites and facilities as well as other community activity centers and corridors.

**Policies:**

- 13.1 The City of Oceanside shall continue to coordinate with the Oceanside Unified, Carlsbad Unified, Vista Unified, Bonsall Elementary, and Fallbrook High School Districts in order that adequate access, utilities, fire protection, police protection, and other City services will continue to serve all public educational facilities within the City.
- 13.2 Each school district should submit facility construction plans for each new school site to the City for review in order to help assure that the above services and facilities can be adequately provided by the City.
- 13.3 The school districts shall be involved in the General Plan updating and revision process in order to provide input to the City relative to the probable impacts of Plan changes on the siting of new school facilities.

- 13.4 The City of Oceanside shall continue to monitor the master planning efforts of each school district within the community in order to coordinate with the site selection process for school facilities, and to the extent that such master plans identify general and /or specific school sites, the City shall reflect such siting on the appropriate land use and/or zoning documents of the City.
- 13.5 The concept of joint park-school sites shall be strongly encouraged by the City of Oceanside, including the provision of open space/trail linkages between school-park sites and residential neighborhoods as a means to implement joint use of public facilities and to reinforce the concepts of community facilities campuses and open space corridors throughout the City.
- 13.6 In order to foster cooperation between the City and the school districts, the City shall continue to refer residential development applications to school districts so that they may be aware of potential changes in enrollment and can review such applications in light of their long-range master plans. Also, the school districts should review proposed residential development plans in light of their long-range facilities plans, relative to the suitability of sites for school facilities. If the involved school district determines that a parcel would be appropriate for a school in accordance with the following policies, opportunities to reserve the site shall be considered and explored with the owner and the school district.
- 13.7 The City of Oceanside supports the recommended standards that future elementary and junior high/middle schools should be centrally located within or adjacent to residential neighborhoods. Preferred sites should be:
- a) Relatively level, preferably less than 10% slope, and involve minimal grading;
  - b) Ideally outside the 100-year floodplain (in all cases, school buildings should be sited outside the 100-year floodplain);
  - c) Over 400 feet from high voltage power transmission lines;
  - d) Located to minimize the number of students who will have to cross a major road to reach it;
  - e) Located to have direct access to an existing or planned Collector street, as well as direct or indirect access to a secondary road; and
  - f) Conveniently and safely accessible by pedestrians and bicyclists.
- 13.8 The City of Oceanside recommends that future high schools should be located on relatively level terrain and avoid hazards. Access should be provided directly onto a Collector street as well as directly or indirectly to a secondary road. Sites need not be limited to residential areas.
- 13.9 The City of Oceanside recommends that land for new school facilities shall accommodate the following minimum space requirements:

## Community Facilities Element

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- Elementary schools - ten (10) acres (twelve (12) acres desired);
- Middle schools – twenty (20) acres (twenty-five (25) acres desired); and
- High schools – forty (40) acres (forty-five (45) acres desired).

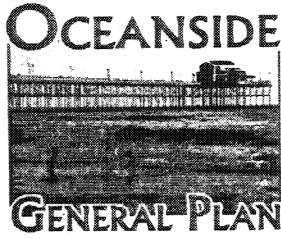
## Community Facilities Financing

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**OBJECTIVE:** To provide financing for the orderly and planned construction of adequate public facilities to serve existing and future development in the City of Oceanside.

### **Policies:**

- 14.1 All new development shall pay its proportionate share of the costs of the public facilities necessitated by that development through payment of impact fees for roads, parks and recreation, stormwater management, police service, fire protection and emergency services, City administrative space and City corporation yard, and library services, and payment of connection fees for water and wastewater service.
- 14.2 Impact fees shall be used to provide benefit to new development and shall not be used to correct existing facility deficiencies or for maintenance of existing facilities.
- 14.3 All impact fees shall be reviewed annually and adjusted, if necessary, to reflect current capital improvements programming and facility costs.
- 14.4 The City of Oceanside shall strive to correct existing capital facility deficiencies in an orderly and cost-effective manner as made possible by the availability of funding.
- 14.5 To fund the correction of existing deficiencies, the City of Oceanside shall evaluate all legally available sources including State and Federal grants and the establishment of special assessment districts, Mello-Roos Community Facility Special Tax Districts, special taxes for police and fire services under Government Code 53978, and capacity charges for water and sewer service.
- 14.6 Implementation of many of the available financing options for the correction of existing deficiencies and improving the level of service to existing development depends upon the support of existing residents of the City of Oceanside.
- 14.7 Funding of projects to correct existing public facility deficiencies shall be a priority of the City of Oceanside and shall be implemented as made possible by the availability of funds.



## COMMUNITY FACILITIES PLAN

The following table (Table CF-1) and composite map (Figure CF-1) briefly summarize the overall direction and intent of the Community Facilities Element relative to facilities improvement projects that relate to the previously stated objectives and policies.

This document represents the General Plan element requiring public review and approval by the City of Oceanside. A separate Technical Appendix document of the Community Facilities Element further details the project planning and programming aspects summarized within this element and is to be utilized as an internal source of data and facilities information. Further, it is the intent and purpose of this Community Facilities Element to form a sound and consistent policy framework to guide the Capital Improvement Programming process in a manner that is compatible with the General Plan and with the overall growth management policies of the City of Oceanside.



