

### **3.4 Parks and Recreation**

This section describes the existing on- and off-site recreational opportunities within the project Site and vicinity, and analyzes the proposed project's potential significant effects on those resources. This section also identifies the park and recreational facilities that would be constructed as part of the proposed project and analyzes whether development of those facilities would result in potential significant environmental impacts.

Comments received in response to the Notice of Preparation (NOP) included concerns regarding adequate park acreage to accommodate the increased population and the lack of amenities, such as athletic fields, currently in San Diego County. These concerns are addressed and summarized in this section. A copy of the NOP and comment letters received in response to the NOP is included in Appendix A of this EIR.

#### **3.4.1 Existing Conditions**

The project Site is currently private property and contains no formal parks or recreational opportunities. The County of San Diego (County), City of San Diego, City of San Marcos, and City of Escondido provide surrounding park and recreational opportunities.

##### County Recreational Facilities

Within unincorporated San Diego County, there are more than 48,000 acres of recreational facilities, including local and regional parks, fishing lakes, community centers, special use facilities, and preserves. In addition, the San Diego region includes a system of regional and community trails that enhance and augment public recreational opportunities throughout San Diego. The following section describes the types of recreational facilities within the County that are owned, operated, and/or maintained by the County's Department of Parks and Recreation.

##### Local Parks

Local parks include mini-parks, neighborhood parks, and community parks. The County General Plan (County of San Diego 2011a) identifies a goal of 10 acres per 1,000 residents for local parks. Mini-parks are typically less than 1 acre and serve a limited population who live, work, or shop in a distinct area. Neighborhood parks typically range from 5 to 10 acres and serve a residential area. Neighborhood parks provide active and passive recreational areas. As of 2007, the County was deficient 3,966 acres of local parks and had a ratio of approximately 2 acres per 1,000 residents (County of San Diego 2011b).

### Regional Parks

Regional parks serve County residents and visitors and are often larger than 200 acres, although smaller facilities may be appropriate for specific sites of regional interest. Most regional parks contain open spaces, natural resources, cultural resources, and multi-use trails. Most regional parks also contain a local park element by serving as the recreational outlet for a community. The County's acreage goal for regional park facilities is 15 acres per 1,000 residents (County of San Diego 2011a). As of 2007, there were approximately 17 acres of regional park land per 1,000 residents (County of San Diego 2011b).

### Preserves

Preserves include areas of environmental significance and beauty. The purpose of preserves is to protect biological, cultural, and historical resources, and community character, and to make these resources available for public recreation opportunities (County of San Diego 2011a). Typically, only minimal improvements, such as trails, parking, and restroom facilities, are found in preserves. Some preserves may also provide interpretive or educational amenities. Preserves vary in size, depending on the resources being protected, and public access can be limited according to the sensitivity of the resources. The County's system of preserves totals approximately 26,000 acres, and preserves are located primarily in the western and central areas of the County (County of San Diego 2011b).

### County of San Diego Multiple Species Conservation Program

In 1992, California enacted the Natural Communities Conservation Planning Act. This voluntary program allows the state government to enter into planning agreements with landowners, local governments, and other stakeholders to prepare plans that identify the most important areas for a threatened or endangered species, and the areas that are not as important. These Natural Communities Conservation Plans may become the basis for a state permit to take threatened and endangered species in exchange for conserving their habitat. The federal government has a similar program under Section 10(a) of the federal Endangered Species Act providing for the preparation of habitat conservation plans. In California, the Wildlife Agencies have worked to combine the Natural Communities Conservation Plan program with the federal habitat conservation plan process, to provide permits for listed species. Local governments, such as the County, can take the lead in developing these plans and become the recipient of state and federal permits.

The County's Multiple Species Conservation Program (MSCP) is the result of 6 years of intense planning and review by a diverse group of private conservationists, developers, and a number of public agencies, including the Wildlife Agencies. The San Diego County Board of Supervisors approved the County Subarea Plan on October 22, 1997. The County of San Diego entered into an Implementing Agreement with the Wildlife Agencies for the County Subarea Plan on March 17, 1998.

### Draft North County MSCP

The project Site consists of approximately 1,986 acres located within an unincorporated area of the north-central portion of the Merriam Mountains of northern San Diego County, California. In San Diego County, several resource conservation-planning efforts have been completed or are currently in progress with the long-term goal of establishing a regional reserve system that will protect native habitat lands and their associated biota. The ultimate goals of these efforts are the establishment of biological reserve areas in conformance with the state's Natural Communities Conservation Planning Act and to contribute to the preserve system begun in the County Subarea Plan by the approved MSCP. The proposed project is not within the approved MSCP but is within the North County MSCP planning area and within a draft Preapproved Mitigation Area.

The North County MSCP planning area is the second of three parts of the County's MSCP. The North County MSCP planning area encompasses 294,849 acres in and around the unincorporated communities of Bonsall, De Luz, Fallbrook, Harmony Grove, Rancho Santa Fe, Lilac, Pala, Pauma Valley, Rainbow, Ramona, Rincon Springs, Twin Oaks, and Valley Center. The North County MSCP planning area is focused on unincorporated areas within the County's land use jurisdiction. The area excludes tribal lands, U.S. Forest Service lands, and most water district lands. Of the 294,849-acre North County MSCP planning area, approximately 17 percent is urbanized and 27 percent is in agriculture (excluding grazing lands). The remaining 56 percent of the North County MSCP planning area consists of natural lands.

Most of the inland areas are made up of chaparral or oak woodland vegetation. Coastal areas contain more sensitive habitats, such as coastal sage scrub and southern maritime chaparral. There are several large river systems running east/west that contain extensive riparian woodlands and forests, such as the San Luis Rey River, Santa Margarita River, and Escondido Creek.

### Federally Owned Lands

The federal government owns 591,930 acres of predominantly open space land within the County. The U.S. Forest Service manages 291,380 acres in the Cleveland National Forest (including Corral Canyon Park, a park that allows off-highway vehicle activities); the Bureau of Land Management manages 170,839 acres of land in the region; the Department of Defense manages 123,810 acres on Camp Pendleton; and the U.S. Fish and Wildlife Service operates the San Diego National Wildlife Refuge, Tijuana Slough National Wildlife Reserve, and Sweetwater Marsh Wildlife Refuge, which collectively total 5,753 acres. The federal government provides for the management, conservation, and development of water, wildlife, forest, range, and recreational resources within these landholdings (County of San Diego 2011b).

### State-Owned Lands

State lands offer a variety of recreational facilities and opportunities, including camp sites, trails, and swimming areas, but the principal reason for land acquisition by the state is natural resource protection. State lands within the County provide 557,552 acres of public open space and park land (County of San Diego 2011b).

### Local Government and Public-Utility-Owned Lands

Water and irrigation districts provide major open areas with their reservoirs and protected water bodies. Many irrigation districts provide multi-use trails and staging areas, such as Olivenhain Water District in the San Dieguito Community Plan area and the Otay Water District and Sweetwater Authority, both in the Sweetwater Community Plan area. Recreational uses, including fishing and limited boating, are generally permitted on reservoirs owned and managed by the City of San Diego. Local government properties include lands used for a variety of purposes, but that also contribute to a sense of openness in the unincorporated area.

### Privately Owned Open Space Lands

The range of privately owned open space lands in the County includes uses such as private parks, private nature preserves, private land banks, golf courses, playing fields, landscaped outdoor areas, and facilities such as animal or off-road-vehicle parks. Private open space also includes floodplains, steep slope areas, seismic hazard zones, and sensitive habitats over which the County has land-use authority. Many of these lands are owned and managed by nonprofit conservation groups (County of San Diego 2011b).

## **3.4.2 Regulatory Setting**

### Federal Regulations

#### National Trails System Act of 1968 (Public Law 90-543)

The National Trails System Act of 1968 instituted a nationwide system of interstate riding and hiking trails. This act reflects the federal government's goals of preserving and developing new riding and hiking trails, and aims to protect existing trails and provide for new trails and related facilities.

### State Regulations

#### California Government Code Section 66477 (The Quimby Act)

Section 66477 of the California Government Code provides cities and counties with the authority to require, by ordinance, land dedications, and/or fee payments for recreation facilities as a condition to the approval of tentative and parcel maps. The Quimby Act outlines a number of

items that must be contained in the local ordinance, including standards from which calculations can be made for the amount of land or fee that must be given for recreation purposes. In addition, the dedications and fees can only be used for creating or rehabilitating recreational facilities, and the city/county must develop a timeline for construction of the facilities.

The Quimby Act sets forth a standard ratio of dedicated park area within a city to the number of residents. Based on the average number of people per household and an approved or tentatively approved map, the Quimby Act requires a dedication of at least 3 acres of park land, and/or cash in-lieu fees, for every 1,000 residents generated by a proposed residential project.

### The Landscaping and Lighting Act of 1972

The Landscaping and Lighting Act of 1972 enables counties, cities, and special districts to acquire land for parks, recreation, and open space. A local government also may use the assessments to pay for improvements and maintenance to these areas. In addition to local government agencies (i.e., counties and cities), park and recreation facilities may be provided by other public agencies, such as community service districts, park and recreation districts, and water districts. If so empowered, such an agency may acquire, develop, and operate recreation facilities for the general public.

### Local Regulations

#### County of San Diego General Plan

The County of San Diego General Plan Mobility Element provides for planning and implementing a network of bicycle, pedestrian, and trail facilities throughout the County. Trails are primarily designed for recreation and for enhancing the quality of life and health benefits associated with walking, hiking, mountain biking, and horseback riding throughout the County's varied environments (County of San Diego 2011c). The following are relevant goals and policies from the General Plan Mobility Element (County of San Diego 2011c):

- **Goal M-11: Bicycle and Pedestrian Facilities.** Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.
  - **Policy M-11.1: Bicycle Facility Design.** Support regional and community-scaled planning of pedestrian and bicycle networks.
  - **Policy M-11.2: Bicycle and Pedestrian Facilities in Development.** Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of

- intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.
- **Policy M-11.3: Bicycle Facilities on Roads Designated in the Mobility Element.** Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.
  - **Policy M-11.4: Pedestrian and Bicycle Network Connectivity.** Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.
  - **Policy M-11.7: Bicycle and Pedestrian Facility Design.** Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.
  - **Policy M-11.8: Coordination with the County Trails Program.** Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.
  - **Goal M-12: County Trails Program.** A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.
    - **Policy M-12.4: Land Dedication for Trails.** Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.
    - **Policy M-12.9: Environmental and Agricultural Resources.** Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP [Multiple Species Conservation Program] preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.

The County of San Diego General Plan Conservation and Open Space Element provides for future growth and development in the County with respect to the conservation, management, and use of natural and cultural resources, the protection and preservation of open space, and the provision of park and recreation resources. The General Plan identifies the following recreation policies relevant to the proposed project (County of San Diego 2011a):

- **Policy COS-6.3: Compatibility with Recreation and Open Space.** Encourage siting recreational and open space uses and multi-use trails that are compatible with

agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

- **Policy COS-21.1: Diversity of Users and Services.** Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.
- **Policy COS-21.2: Location of Parks.** Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.
- **Policy COS-21.3 Park Design.** Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.
- **Policy COS-21.5: Connections to Trails and Networks.** Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.
- **Goal COS-22: Park and Recreational Services.** High-quality parks and recreation programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population.
  - **Policy COS-22.1: Variety of Recreational Programs.** Provide and promote a variety of high-quality active and passive recreation programs that meet the needs of and benefit County residents.
- **Goal COS-23: Recreational Opportunities in Preserves.** Acquisition, monitoring, and management of valuable natural and cultural resources where public recreational opportunities are compatible with the preservation of those resources.
  - **Policy COS-23.1: Public Access.** Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County’s native wildlife, enhances and restores a continuous network of connected natural habitat, and protects water resources.
- **Goal COS-24: Park and Recreation Funding.** Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.
  - **Policy COS-24.1: Park and Recreation Contributions.** Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.

A discussion of the proposed project's consistency with the above-referenced goals and policies is contained in Section 3.4.3.3, below.

### Park Lands Dedication Ordinance

The Park Lands Dedication Ordinance (PLDO) (County Ordinance Section 810.103) identifies policies and standards for the provision of park lands in compliance with the state's Quimby Act. It divides the County into Local Park planning areas to facilitate park planning by communities. The ordinance establishes park dedication and in-lieu fee requirements, and is intended to provide land for local active parks only. No operational or maintenance funding requirements are covered by the PLDO (County of San Diego 2007).

The PLDO allows project applicants the option of dedicating park lands, paying in-lieu fees (which the County would use to acquire and/or improve park lands), or some combination thereof. Dedicated park land must be usable for active recreational uses; must be level or gently sloping land (maximum slope of 10 percent); and must be designed for facilities such as sports fields, court games, swimming pools, children's play areas, picnic areas, or other similar uses. Active recreational areas do not include natural open space, buffer areas, steep slopes, golf courses, riding and hiking trails, or water bodies (County of San Diego 2007).

### Regional Trails Plan

The Regional Trails Plan identifies County-approved general alignment corridors of regional trails in the County. Regional trails have characteristics and conditions that serve a regional function by covering long linear distances, transcending community and/or municipal borders, having state or national significance, or providing important connections to existing parks and preserves (County of San Diego 2005).

### County Trails Program – Community Trails Master Plan

The County Trails Program and the Community Trails Master Plan were adopted in 2005 by the County Board of Supervisors. The Community Trails Master Plan sets forth criteria and guidelines for acquisition, dedication, development, operation, and maintenance of non-motorized trails and pathways. These trails and pathways are intended to address an established public need for recreation and transportation, as well as health and quality of life benefits associated with use of these facilities (hiking and bike riding). The goal of the County Trails Program is to establish a system of interconnected and continuous regional and community trails to meet the needs of County residents. The County Trails Program involves trail development and management on public, semi-public, and private lands. The Community Trails Master Plan is the implementing document for the trails program and contains adopted individual community trails and pathway plans. The Community Trails Master Plan includes the following relevant policies (County of San Diego 2005):

- **Policy CIS 1.6:** Consider shared-use of public utility easements if beneficial to the trail system.



- **Policy CIS 3.5:** Discourage non-consenting public use of private trail systems through restricting connections, staging area locations, and trail map publications.
- **Policy CIS 4.8:** Gates, fencing, and other physical barriers should be used to control access and provide increased user safety when warranted by site conditions.

A discussion of the proposed project's consistency with the above-referenced goals and policies is contained in Section 3.4.3.3, below.

### Twin Oaks Valley Community Trails and Pathways Plan

The Community Trails Master Plan is used to develop a system of interconnected regional and community trails and pathways. These trails and pathways are intended to address an established public need for recreation and transportation, but also will provide health and quality of life benefits associated with hiking, biking, and horseback riding throughout the County's biologically diverse environments. Community trails serve a different function than regional trails, which are focused on the provision of long linear distances. Instead, community trails are "local public facilities" close to residences that provide transportation, recreation, access, infrastructure, linkages, and safe routes throughout a community. The need for trails is calculated by dividing the community population by 1,000 residents and multiplying the outcome by 0.8 mile of trails. Currently, the Twin Oaks Valley Community Trails and Pathways Plan identifies 26.5 miles of existing trails throughout the community.

### **3.4.3 Analysis of Project Effects and Determination as to Significance**

#### **3.4.3.1 Deterioration of Parks and Recreational Facilities**

##### Guidelines for Determining Significance

The County's Guidelines for Determining Significance do not include sections on Public Services–Parks and Recreation. Therefore, this EIR will apply the significance criteria set forth in Appendix G of the CEQA Guidelines to determine the project's direct, indirect, and cumulative impacts.

A significant impact would result if the proposed project would:

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.

### Analysis

The project Site is currently undeveloped with no existing parks or recreational facilities. Implementation of the project would increase the population in the area, leading to increased use of surrounding recreational facilities. However, the proposed project includes the construction of additional parks and recreational facilities to accommodate the increase in population generated by the proposed project. Therefore, the construction and use of new facilities would alleviate the potential deterioration of existing surrounding facilities.

### Park Lands Dedication Ordinance Satisfaction

Implementation of the proposed project would include construction of multiple recreational facilities that would provide recreational opportunities for use by future Community residents. Specifically, at buildout, the proposed project is expected to house a population of approximately 6,036 people in 2,135 units. To avoid substantial physical deterioration of local recreation facilities, the proposed project would dedicate land for local parks to the County pursuant to the PLDO. As described previously, the PLDO is the mechanism that enables the funding or dedication of local park land in the County. The PLDO establishes several methods by which developers may satisfy their park requirements.

Options include the payment of park fees, the dedication of a public park, and/or the provision of private recreational facilities upon approval by the DPR Director and Board of Supervisors. PLDO funds must be used for the acquisition, planning, and/or development of local park land and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project would be required to meet the requirements set forth by the PLDO for adequate park land dedication to reduce impacts, including cumulative impacts to local recreational facilities. The project proposes to include all parkland dedication on-site to comply with the PLDO. Refer to Table 3.4-1, Park Summary, for public and private park designations. The project would result in the provision of approximately 36 acres of parks on-site.

### Proposed Recreational Amenities

Park amenities have been placed to serve each neighborhood, the Community, and the public at large. Open space for active recreation is included at the Peaks Park and at the future joint-use school field. Several neighborhood-scale parks and pocket parks, including both public and private, are proposed and include amenities such as open lawn areas, multi-use courts, picnic areas, children's play areas, pools, a Community garden, and an equestrian staging area (amenities provided at each proposed park can be found in the project's Specific Plan –

Appendix C of this EIR). The proposed parks details are outlined in Table 3.4-1, and are identified in Figure 1-3, Park and Trail Plan, in Chapter 1.

A Community-wide park and trail network acts as the connective thread that unites the various neighborhood parks, creating a link to open space trails as well as walkability throughout the Community, as shown in Figure 1-3 in Chapter 1. The proposed project includes bike lanes and an extensive trail system including multi-use pathways along the loop road (Sarver Lane and Mesa Rock Road within the project Site), internal trails within neighborhoods, secondary trails within neighborhoods, multi-purpose trails through the open space area, and secondary trails through the open space area. Along Community trails, parks, and within open space, key landforms and boulders would be identified at scenic vistas and trail rest points to increase the public's connection to the natural features found throughout the Site.

The proposed project would include both public and private recreational facilities on-site, as detailed previously. Construction and operation of these future recreational amenities would have the potential to cause environmental effects. The environmental impacts associated with construction and operation of such on-site recreational amenities are discussed throughout this EIR.

Due to the additional public and private park acreages and trails, existing publicly owned lands that can be used for recreation, and compliance with the PLDO, the proposed project would not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional park land. Impacts would be **less than significant**.

Relative to the I-15 interchange improvements, which constitute an off-site mitigation measure for the project, these improvements will not cause significant impacts on parks and recreation as such improvements will not 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. Impacts would be **less than significant**.

### **3.4.3.2 Construction of New Recreational Facilities**

#### Guidelines for Determining Significance

The County's Guidelines for Determining Significance do not include sections on Public Services–Parks and Recreation. Therefore, this EIR will apply the significance criteria set forth in Appendix G of the CEQA Guidelines to determine the project's direct, indirect, and cumulative impacts.

A significant impact would result if the proposed project would:

Include recreational facilities or require the construction or expansion of recreational facilities which would have an adverse effect on the environment.

## Analysis

The project Site is currently undeveloped with no existing parks or recreational facilities. Implementation of the proposed project would increase the population and generate demand for additional park and recreational facilities. As identified above, the project would include the construction of several parks and recreational facilities. The timing of construction of these facilities would be consistent with the requirements of the Specific Plan. All proposed facilities are included in the analysis for this project and are analyzed throughout this EIR. Potential impacts for all environmental issues associated with the proposed project, including all park and recreational facilities, are addressed throughout the applicable chapters in this EIR. No other impacts associated with the construction of parks, recreational facilities, or trails would occur beyond what is identified throughout this EIR. Impacts would be **less than significant**.

Relative to the I-15 interchange improvements, these improvements will not cause significant impacts on parks and recreation as such improvements will not require the construction or expansion of recreational facilities. Impacts would be **less than significant**.

### **3.4.3.3 Consistency with Applicable Plans, Policies, and Ordinances**

The proposed project would be consistent with General Plan Goal M-11 and Policies M-11.1 through M-11.8 because a designated park or open space area would be situated within 0.25 mile of each residence, recognizing the importance of walkable access to open space for Community health and well-being. An electric bike share program would be included to further link the neighborhoods to one another and reduce internal vehicle trips. The project would include bike lanes, an extensive trail system, internal trails within neighborhoods, secondary trails within neighborhoods, multi-purpose trails through the open space area, and secondary trails through the open space area.

Consistent with Goal M-12 and Policy M-12.4, proposed pathway and trail locations have been coordinated with the Community Trails Master Plan and important connections along Deer Springs Road are proposed, including a trail along Deer Springs Road through the project Site all the way to the open space in the northern most portion of the Site. The proposed project would include a number of trails and multi-use pathways that allow for safe, interconnected, and enjoyable non-motorized travel throughout the Community. In addition, consistent with Policy M-12.9 and COS-6.3, trail segments were designed to minimize impacts to sensitive environmental resources and ensure compatibility with adjacent agricultural land uses.

The project would be consistent with Policies COS-21.1 through COS-21.5 because a combination of Community parks, neighborhood parks, pocket parks, overlooks, pathways, and trails would be part of the Community. Each neighborhood includes strategically located park

and open space amenities. Consistent with Policy COS-21.1, parks and open space areas shall be designed to accommodate the needs of differing ages and physical abilities. In addition, structures within parks and open space shall exhibit a high level of quality and design on all visible sides of structures. Furthermore, consistent with Policy COS-21.3, separation shall be provided between residential areas and active-use amenities, such as pools, dog parks, and children's play areas. A minimum setback of 15 feet between residential areas and active-use amenities shall be provided.

Consistent with Goal COS-22 and Policy COS-22.1, the proposed project would provide for a variety of recreational programs that meet the needs of and benefit County residents. Proposed amenities throughout the project Site include loop trails, exercise circuits, children's play areas, electric bike stations, amphitheater seating, public restroom areas, and picnic areas. A dog park and a large flexible recreational lawn area also are proposed as part of Peak's Park. Potential amenities include a Community building, pool, and outdoor gathering spaces/fire pits.

Consistent with Goal COS-23 and Policy COS-23.1, the proposed project would provide 1,209 acres of on-site biological open space that would be preserved within a permanent biological open space easement. In addition, a Community-wide park and trail network unites the various neighborhood parks and Community trails, creating a link to open space trails as well as walkability throughout the Community.

Consistent with Goal COS-24 and Policy COS-24.1, to provide adequate funding for public facilities and services required to support the Community, various sources and methods of public and private financing would be used. The recommended financing mechanism for parks and trails is land dedication. Public parks would be dedicated to the County and constructed as turnkey facilities and maintained as County public recreational facilities, but maintained in perpetuity by the Homeowner's Association (HOA). In addition, private parks would be maintained by the HOA throughout the Community. Public multi-use trails also would be part of the Community and would be maintained by the HOA.

The County Trails Program, part of the Community Trails Master Plan, includes applicable Policies CIS-1.6, CIS-3.5, and CIS-4.8. The proposed project would be consistent with Policy CIS-1.6 because the project shall consider shared-use of public utility easements if beneficial to the trail system. Private trail systems would be discouraged, in accordance with Policy CIS-3.5. Gates, fencing, and other physical barriers shall be used to control access and provide increased user safety when warranted by Site conditions, consistent with Policy CIS-4.8.

For additional information on the proposed project's consistency with applicable plans, policies, and ordinances, see Section 3.3, Land Use and Planning.

### 3.4.4 Cumulative Impact Analysis

#### Deterioration of Parks and Recreational Facilities

All cumulative projects are generally located in northern San Diego County, encompassing the North County Metropolitan Subregional Plan area, Bonsall Community Plan area, Fallbrook Community Plan area, Pala-Pauma Community Plan area, Valley Center Community Plan area, and the City of San Marcos.

Only residential cumulative projects would create demand for recreational facilities. All past, present, and future residential projects in the surrounding area are required to pay fees or dedicate land for local parks to the County. Pursuant to the PLDO and to accommodate future demand for park and recreational facilities from population growth in the County, additional park and recreational facilities would be developed and constructed throughout the region. Importantly, the majority of cumulative projects would be required to demonstrate compliance with CEQA and/or the National Environmental Policy Act prior to project approval, which would help ensure that potential significant environmental impacts are adequately addressed at the project level, thereby minimizing the potential for any cumulative impacts. In addition, each cumulative project must comply with the County's PLDO Ordinance and other state and local laws and regulations such that cumulative project impacts on parks and recreation would be addressed, and while the potential for an impact may exist, it would not be significant in light of such laws and regulations.

The proposed project is providing park facilities that would be adequate to meet the needs of its residents and would satisfy the requirements of the PLDO. Therefore, residents of the proposed project would not overburden existing park and recreation resources or planned park and recreation resources needed to serve future growth; the project would **not result in a cumulatively considerable impact**.

#### Construction of New Recreational Facilities

Cumulative projects in the County would have the potential to result in a significant cumulative impact if they would, in combination, require the construction or expansion of recreational facilities that would have an adverse effect on the environment. In order to accommodate future demand for park and recreational facilities from population growth in the County, additional park and recreational facilities would be developed and constructed throughout the region. Importantly, the majority of cumulative projects would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, which would help ensure that potential environmental impacts are adequately addressed at the project level, thereby minimizing the potential for cumulative impacts. Nonetheless, cumulative projects would incrementally increase

the need for new or expanded facilities, which would have the potential to result in adverse environmental effects. Therefore, cumulative projects could potentially result in a significant cumulative impact associated with the construction of recreational facilities.

As discussed above, the proposed project would include the construction and operation of new recreational facilities to serve the population. However, with implementation of applicable mitigation measures listed throughout this EIR, adverse environmental impacts would be reduced, and the project **would not result in a cumulatively considerable impact**.

#### **3.4.5 Significance of Impacts Prior to Mitigation**

Impacts related to parks and recreation would be **less than significant**.

#### **3.4.6 Mitigation Measures**

Impacts related to parks and recreation would be less than significant. No mitigation measures would be required.

#### **3.4.7 Conclusion**

Impacts related to parks and recreation would be less than significant and, therefore, no mitigation would be required.

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**Table 3.4-1  
Park Summary**

Park No.	Park Name	Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
<i>Town Center</i>				
P1	Oak Grove Park	1.95	0.76	public 0.76
P2	Village Green – Urban Open Space	0.86	0.72	public 0.72
P3	Joint Use Park at School Site	2.92	2.20	public-half credit 1.10
<i>Hillside</i>				
P4	Hillside Mini Park	0.30	0.30	public 0.30
P5	Hillside Heights	1.99	1.89	public 1.89
<i>Mesa</i>				
P6	Mesa Mini Park	0.52	0.32	public 0.32
P7	Mesa Park	3.23	2.73	private 1.37
<i>Summit</i>				
P8	Summit Mini Park	0.56	0.56	public 0.56
P9	Saddleback Park – Staging Area	1.42	0.27	public 0.27
P15 a, b, and c	Pocket Parks	0.35	0.35	public 0.35
<i>Knoll</i>				
P10	Knoll Mini Park	0.37	0.27	public 0.27
P11a	Peak's Park	5.40	4.38	public 4.38
P11b	Peak's Park	1.65	1.48	private 0.74
P11c	Peak's Park – Dog Park	1.81	1.03	public 1.03
P15d and e	Pocket Parks	0.28	0.28	public 0.28
<i>Valley</i>				
P12	Valley Green	2.00	1.77	private 0.89
P13a	Creekside Park	2.18	1.78	public 1.78

**Table 3.4-1  
Park Summary**

Park No.	Park Name	Gross Area	Net Area	PLDO Credit
		(Acres)	(Acres)	(Acres)
P13b	Creekside Park	0.69	0.49	private 0.25
P14	Sierra Farms	7.39	2.48	private 1.24
<b>Total Parks Provided</b>		<b>35.78</b>	<b>24.06</b>	<b>18.50</b>
<b>Total Parks Required at 2,135 Units</b>		<b>-</b>	<b>-</b>	<b>18.41</b>

PLDO = Park Lands Dedication Ordinance