

### **3.4      Recreation**

This Environmental Impact Report (EIR) section is based on information obtained from the San Diego County General Plan (August 2011) and the San Diego County Trails Program and the Community Trails Master Plan (January 2005).

#### **3.4.1      Existing Conditions**

##### **Environmental Setting**

The Warner Ranch property covers approximately 513.0 acres. A portion of its southern boundary is State Route (SR) 76, and its northeast corner is at Pala-Temecula Road. It is across SR 76 and just west of the Pala Casino, and is approximately 1 mile west of the Community of Pala. It has had an equestrian facility, and has two avocado groves and two citrus groves.

##### **Existing Parks**

The project site does not currently contain parks or recreational facilities. The nearest public recreational facility is Rainbow County Park, located at 5157 Fifth Street in Rainbow – approximately 5 miles northwest of the proposed project. The park is 4.5 acres and includes a basketball court, tennis court, pavilion, restroom, picnic areas, a play structure, and multiuse sports fields (County of San Diego 2015a).

The Wilderness Gardens Preserve is approximately 2.5 miles east of the project. The preserve is 737.0 acres and provides more than 4 miles of hiking trails. The preserve also contains a staging area, portable restrooms, a pond and an historic grist mill foundation (County of San Diego 2015b).

The Mount Olympus Preserve is located east of Rainbow and south of the Riverside County border, approximately 3 miles north of the project. The preserve totals 712.0 acres and was acquired by the County of San Diego in 1991 for habitat conservation. Mount Olympus Preserve is not currently open for recreational use. The conceptual recreation plan for the preserve is for a passive recreation facility and multi-use trails as identified in the Draft North County Plan (County of San Diego 2009).

The nearest public recreational facility is Rainbow County Park, located at 5157 Fifth Street in Rainbow – approximately 5 miles northwest of the proposed project, while the Wilderness Gardens Preserve is approximately 2.5 miles east of the project. The preserve is 737.0 acres and provides more than 4 miles of hiking trails. Residents from the proposed Warner Ranch project would likely increase the usage of these facilities, but implementation of the project's own on-site public and private recreational facilities would lower usage of off-site existing parks and preserves.

### 3.4.2 Regulatory Setting

#### Applicable Plans, Policies, and Regulations

The County General Plan Conservation and Open Space Element, General Plan Mobility Element, Pala Pauma Subregional Plan, and County of San Diego's Park Lands Dedication Ordinance set standards for local parks and recreation facilities intended to serve the existing and future residents of the County. The Park Lands Dedication Ordinance is administered by the County of San Diego Department of Parks and Recreation.

#### General Plan Mobility Element (Bicycle, Pedestrian and Trail Facilities)

In addition to bicycle lanes and routes, the County Trails Program provides an extensive natural surface trails system that supplements the road network as an alternative off-road travel mode for County residents. Trails are primarily designed for the purpose of recreation and significantly enhancing the quality of life and health benefits associated with walking, hiking, mountain biking, and horseback riding throughout the County's varied environments. The more urban and populated communities have few accessible trails. Most of the existing trails are in the mountains and deserts, and when located within or adjacent to biological preserves are guided by ecological principles and the County's Multiple Species Conservation Program (MSCP), which require mitigation of impacts to biological resources. Additional trails are needed closer to population centers in the western portion of the County to provide residents with convenient access and opportunities to enjoy the recreational, health and transportation benefits associated with these facilities. Select applicable General Plan policies include:

- **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.
- **M-11.1, Bicycle Facility Design.** Support regional and community-scaled planning of pedestrian and bicycle networks.
- **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.
- **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.

- **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.
- **M-11.6, Coordination for Bicycle and Pedestrian Facility Connectivity.** Coordinate with Caltrans to provide alternate connections for past, existing, or planned bicycle and pedestrian routes that were or would be severed by State freeway and highway projects that intersect pathways or divide communities.
- **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.
- **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.
- **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.
- **M-12.1, County Trails System.** Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.
- **M-12.2, Trail Variety.** Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.
- **M-12.3, Trail Planning.** Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.
- **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.
- **M-12.5, Future Trails.** Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.
- **M-12.6, Trail Easements, Dedications, and Joint-Use Agreements.** Promote trail opportunities by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.

- **M-12.8, Trails on Private Lands.** Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.
- **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 preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.
- **M-12.10, Recreational and Educational Resources.** Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.

#### General Plan Conservation and Open Space Element (Parks and Recreation)

The Conservation and Open Space Element establishes goals, policies, and programs that value and protect natural resources. The Element supports the preservation and creation of parks, recreational facilities, and open spaces. The Conservation and Open Space Element recommends a minimum of 15.0 acres of local recreational area for each 1000 population in the community. Select applicable County General Plan policies include:

- **COS-21, Park and Recreational Facilities.** Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.
- **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.
- **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.
- **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.
- **COS-21.4, Regional Parks.** Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.

- **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.
- **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.
- **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.
- **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.
- **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.
- **COS-24, Park and Recreation Funding.** Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.
- **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.

#### Pala Pauma Subregional Plan

The recreation goal of the Pala Pauma Subregional Plan promotes the establishment of a system of regional and/or local parks within the Plan area that satisfy the need for local recreational activities and recreational needs of neighboring communities in San Diego County, therefore encouraging provision of acreage for local and/or regional parks at the level set forth in the General Plan Conservation and Open Space Element.

#### Park Lands Dedication Ordinance (PLDO)

The PLDO identifies policies and standards for the provision of parklands in compliance with California'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.

The PLDO allows project applicants the option of dedicating parkland, paying in-lieu fees (which the County would use to acquire and/or improve parkland), or some combination thereof. Dedicated parkland must be usable for active recreational uses and must be level or gently sloping land (maximum slope of 10 percent), 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 waterbodies.

#### 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. This plan sets forth criteria and guidelines to 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 activities associated with utilization 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 both trail development and management on public, semi-public and private lands. The Community Trails Master Plan will be the implementing document for the trails program and contains adopted individual community trails and pathway plans. The project is located within the Pala–Pauma community trail easement, as shown in Figure 3.4-1, Pala–Pauma Community Trails Map.

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

#### Methodology and Assumptions

The private park areas and landscaping are located so as to create a buffer between the proposed residential development and preserved open space, and are intended to provide recreational amenities exclusively intended for residents. Private community parks and landscaped areas are dispersed amongst areas of development within the property for the benefit of the residents. The private parks and landscaping shall be owned and maintained by the Homeowners Association. The parks and landscaping are located within the recreational and aesthetic open space land use designation within the site.

Anticipated uses include open landscaped areas, trails, playgrounds, barbeque areas and pavilions, pool, pedestrian walkways, recreational patios and a clubhouse. The largest of the private parks containing the clubhouse and pool would operate on a typical daily schedule, likely 7 days per week and generally from early morning to early evening. The private parks would not

be gated and would be accessible to residents at all times, but it is anticipated that the parks would be generally only be occupied from early morning to early evening on a daily basis.

#### Guidelines for the Determination of Significance

The County's *Guidelines for Determining Significance* do not include sections on parks and recreation. Therefore, for the purpose of this EIR, Appendix G of the California Environmental Quality Act (CEQA) Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact to parks and recreation would result if the project would:

1. 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 or be inconsistent with County regulations related to parkland provisions.
2. Create the need for construction or expansion of additional recreational facilities which might have an adverse physical effect on the environment

#### Analysis

##### Cause Deterioration of Existing Parks and Recreational Facilities

The size of and amount of usable space for each private pocket park is as follows:

- **Lot 602:** Area = 18,299 square feet; Usable Open Space = 17,815 square feet
- **Lot 603:** Area = 21,893 square feet; Usable Open Space = 11,964 square feet
- **Lot 604:** Area = 8,775 square feet; Usable Open Space = 7,760 square feet
- **Lot 606:** Area = 8,893 square feet; Usable Open Space= 7,158 square feet

A network of public and private hiking and equestrian trails is proposed throughout the site within the open space areas, totaling 2.7 miles. Private trails will be maintained by the Homeowners Association; the public trail along SR 76 will be maintained by the County. In the event that the County does not maintain the public park or trail, the homeowners association will do so (Shapouri & Associates, pers. comm. 2013). The trails would be accessible through private and public trailheads. The locations of the public trail and private trails are shown on Figure 3.4-2, Public and Private Trails. Additionally, adequate walkways would be provided to encourage pedestrian movement and connect planned neighborhoods within the development. Parking lots, walkways, and courtyards would be designed to promote pedestrian and bicycle movement.

As shown in Figure 1-11A in Chapter 1 of this EIR, the 4.2-acre public park would include a little league ball field, open turf playfield, basketball court, tot lot, picnic area with tables, restroom facilities, and a walk-way that circumnavigates the park. Vehicular and pedestrian access would be from the project entrance via a dedicated access drive. There are 26 parking spaces dedicated for use by the park. The public park and private parks would be designed in conformance with County requirements.

Based on the 780 dwelling units proposed, the project applicant is required to dedicate parkland per the requirements of the San Diego County Department of Parks and Recreation and the County's Park Lands Dedication Ordinance (PLDO); Warner Ranch is required to provide 7.6 acres of public park facilities. An approximately 4.2-acre public park is proposed along the project's frontage with SR 76 (see Figure 1-1 and Figure 1-11A in Chapter 1 of this EIR). This acreage includes the public trail, as well as public restrooms, leaving 3.0 net usable acres. The project would also include approximately 7.7 acres of private parks (see Figure 1-1 and Figure 1-11B in Chapter 1 of this EIR) and a clubhouse (Figure 1-9). As the private park and recreational facilities are designed to meet County Department of Parks and Recreation requirements, it is anticipated that these would be counted as a 50 percent contribution to the public park land requirement per the PLDO. Coupled with the 4.2-acre park, there would be a total of approximately 8.1 acres of public park facility credit, which would exceed the required amount for the project. Therefore, the public and private provision of park and recreational facilities within the project site would be sufficient for the demand of the future residents of the project and consistent with PLDO; as a result, existing public parks and recreational facilities would not be adversely impacted or be substantially degraded by the project's population. Impacts would therefore be **less than significant**.

### Create the Need for Construction of Recreational Facilities

The project is proposing to construct both public and private recreational uses on site, as detailed above. These uses are within the development envelope analyzed for the project, and effects to the physical environment have been included in the EIR analysis. According to PLDO, the proposed on-site facilities are sized appropriately for the project population. Therefore, there should be no need to construct additional recreational facilities as a result of the project. Impacts would be **less than significant**.

#### 3.4.4 Cumulative Impact Analysis

The proposed project and future projects would require the payment of fees or dedication of land for local parks to the County, pursuant to the PLDO. A list of cumulative projects and their environmental impacts is included in Table 1-4 of this EIR; their location is shown on Figure 1-27. The study area selected for the project generally includes those lands within proximity to

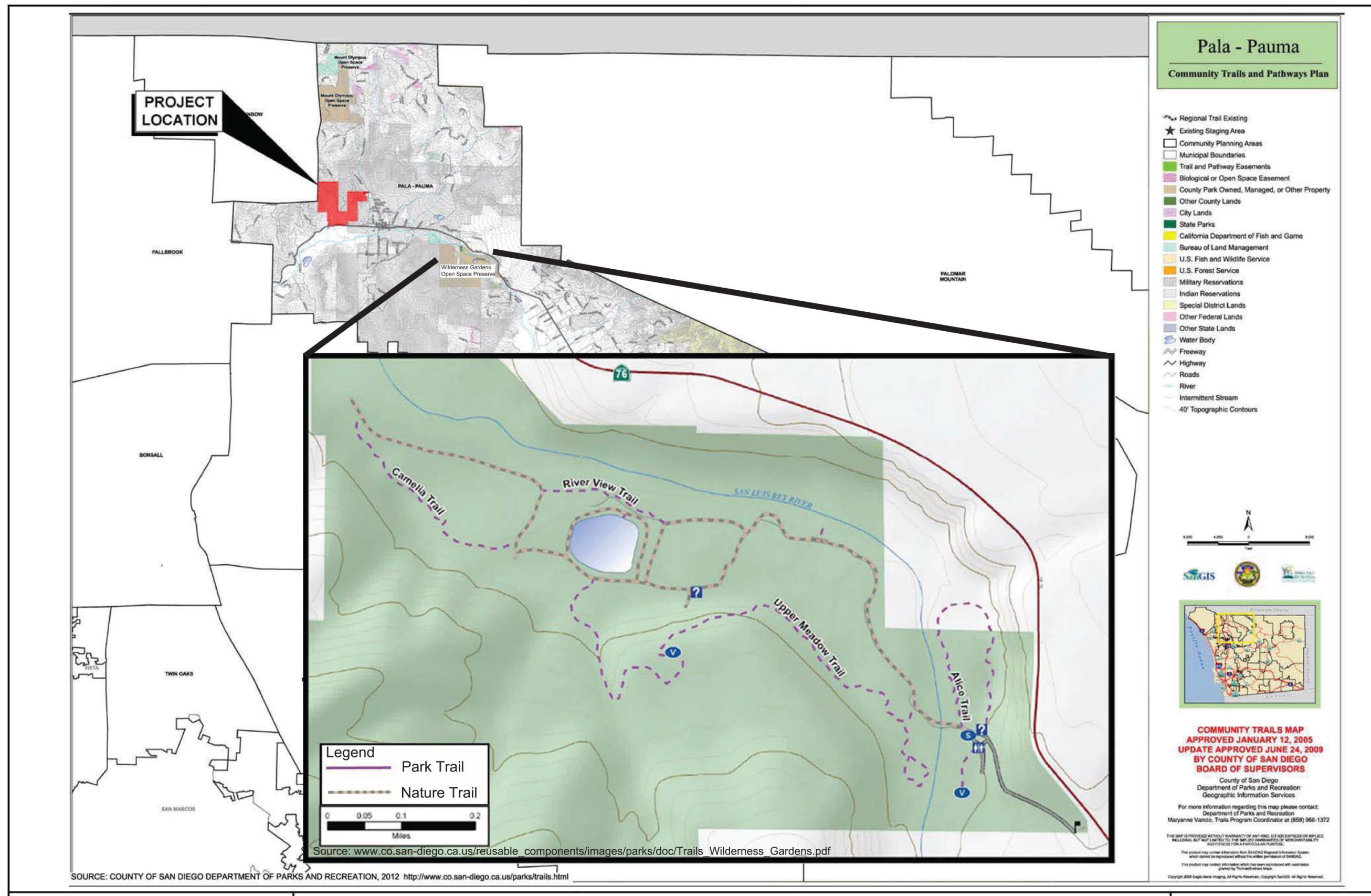


properties affected by the project. Only residential projects create demand for recreational facilities. Residential projects in the immediate vicinity of Warner Ranch include Campus Park (#101), Fallbrook Ranch Major Subdivision (#46), Marino 3<sup>rd</sup> Story (#36) and Meadowood (#95). PLDO requirements allow the Department of Parks and Recreation to relieve potential cumulative impacts by having larger projects include facilities and smaller projects contribute to the development of recreational facilities in their neighborhood. Campus Park includes neighborhood parks and active sports park which would offset usage of existing recreational facilities with PLDO contributions from the other projects. Cumulative impacts would be less than significant. Fallbrook Ranch Major Subdivision consists of 11 lots and Marino 3<sup>rd</sup> Story consists of a third story being added on to an existing single-family house; these projects would contribute to PLDO and therefore not contribute to significant cumulative impacts to recreational facilities in the area. The Meadowood project includes trails and community recreational facilities as their PLDO contribution that would offset usage of existing recreational facilities; contribution to cumulative impacts would therefore be less than significant. All past, present, and future residential projects in the surrounding area would be required to comply with the requirements of the PLDO. Therefore, the proposed project **would not contribute to significant cumulative impacts** on area recreational facilities.

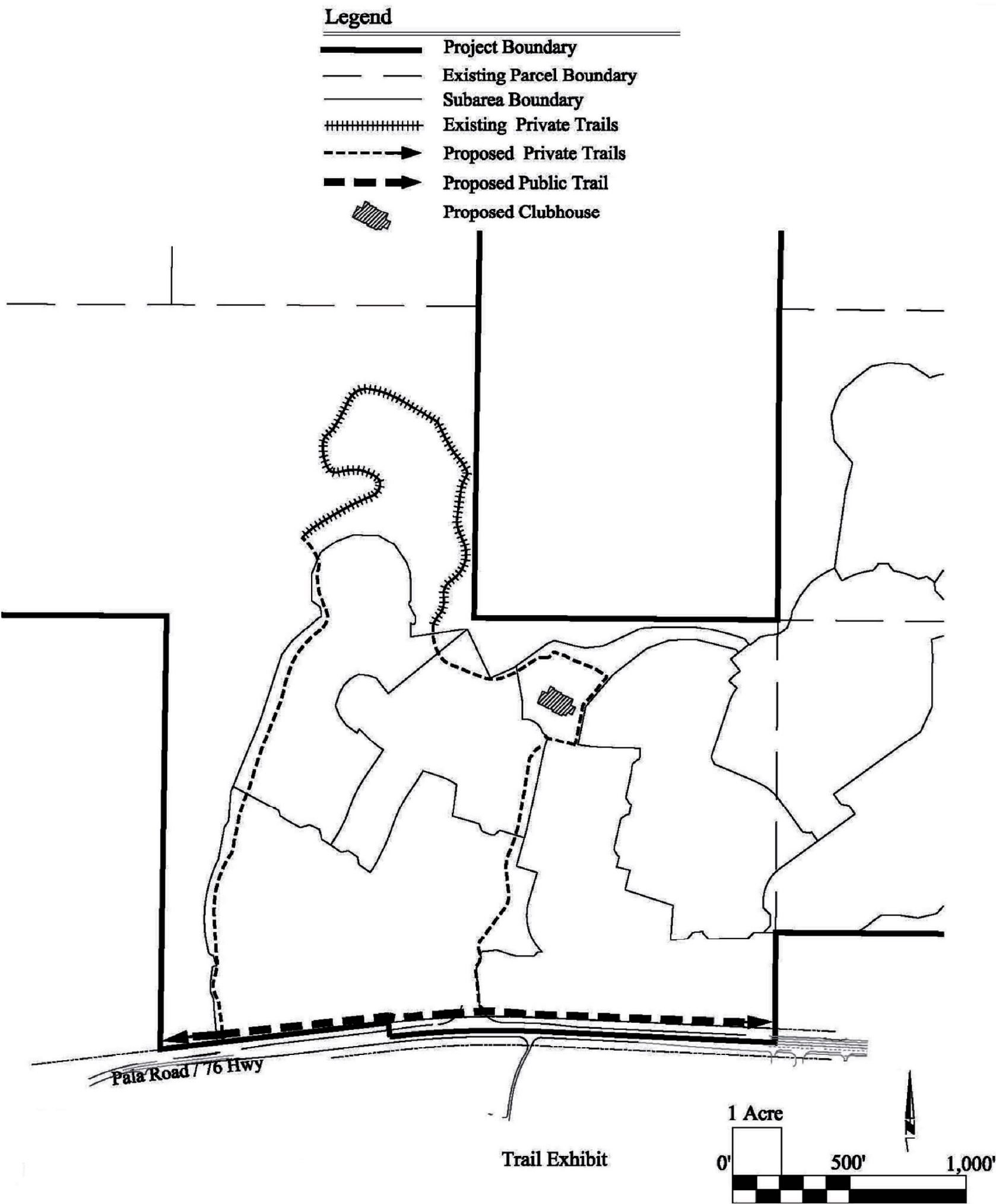
#### 3.4.5 Conclusion

Impacts to recreation would be less than significant.

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