

4.15 Recreation

This section addresses recreation impacts that may result from the implementation of the Fanita Ranch Project (proposed project). The following discussion addresses the current recreation conditions of the affected environment, evaluates the proposed project's consistency with applicable goals and policies, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from implementation of the proposed project. This section incorporates information from the Recreation Element of the Santee General Plan and updated information from the County of San Diego (County), City of San Diego, and City of Poway websites. Relevant information, such as the most recent parks and recreations inventory from the City of Santee's (City's) Parks and Recreation Master Plan Update (City of Santee 2017a), was used in this section.

4.15.1 Environmental Setting

4.15.1.1 Parks and Recreation

The City offers a variety of parks and recreational services within the City's boundary. A wide range of active and passive public recreation opportunities are available in a network of Regional, Community, Neighborhood, and Mini-Parks, which differ based on size, available facilities, and location. All parks and recreational facilities located in the Santee General Plan area, including those maintained by other agencies such as the County, are shown on Figure 4.15-1, Parks and Recreational Facilities in Santee. The City's 2017 Parks and Recreation Master Plan Update identifies 265.82 acres for various park types in addition to approximately 272.25 acres of regional parkland, including Mission Trails and Goodan Ranch/Sycamore Canyon County Preserve (Table 4.15-1, Citywide Inventory of Parks and Recreation) (City of Santee 2003, 2017b). Approximately 190.91 acres of other recreational facilities, which include the Santee Aquatics Center and Santee Lakes Recreation Preserve, are also accessible to the City. Parks and recreation land in school playgrounds, ballfields, and courts accounts for an additional 109.24 acres in the City. In total, the City has access to approximately 838.22 acres of developed park, open space, and recreational facilities including Mini-Parks, Neighborhood Parks, Community Parks, school playgrounds, Regional Parks, and City-owned open space (Table 4.15-1). The project site is private property and does not contain public parks, trails, or recreational amenities. However, the project site is routinely accessed by the public for activities including mountain biking and hiking. For privacy reasons and public safety concerns, fencing and signage have been constructed by the applicant to reduce the occurrence of unauthorized trespass on the project site.

Parks

The Recreation Element of the Santee General Plan and the Santee Municipal Code, Chapter 12.40, Park Lands Dedication, establish the general method for determining the acreage of parks and recreational facilities required to serve a known population demand. The Recreation Element of the Santee General Plan (City of Santee 2003) includes an objective (Objective 1.0) to "provide a minimum of 10 acres of

parks and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities.” Santee Municipal Code, Chapter 12.40, establishes the provisions for dedication of land, payment of in-lieu fee, or a combination of both for the purpose of providing parks and recreational facilities to serve future residents of a subdivision development. Santee Municipal Code, Section 12.40.070, requires the amount of land to be dedicated based on the average occupancy rate per residential type and the ratio of dedication equal to 5 acres per 1,000 population according to the following: single-family residential units (Low Density Residential) at 740.5 square feet of parkland per unit and multi-family residential units (Medium Density Residential, Village Center, Active Adult) at 675.2 square feet of parkland per unit. While this standard is the City policy and would continue to direct City park development efforts, the City has also attempted to locate new parks in areas that are currently deficient in park acreage. According to the Santee General Plan, almost every residence within the City is within 1 mile of a Neighborhood Park and within 3 miles of a Community Park (City of Santee 2003).

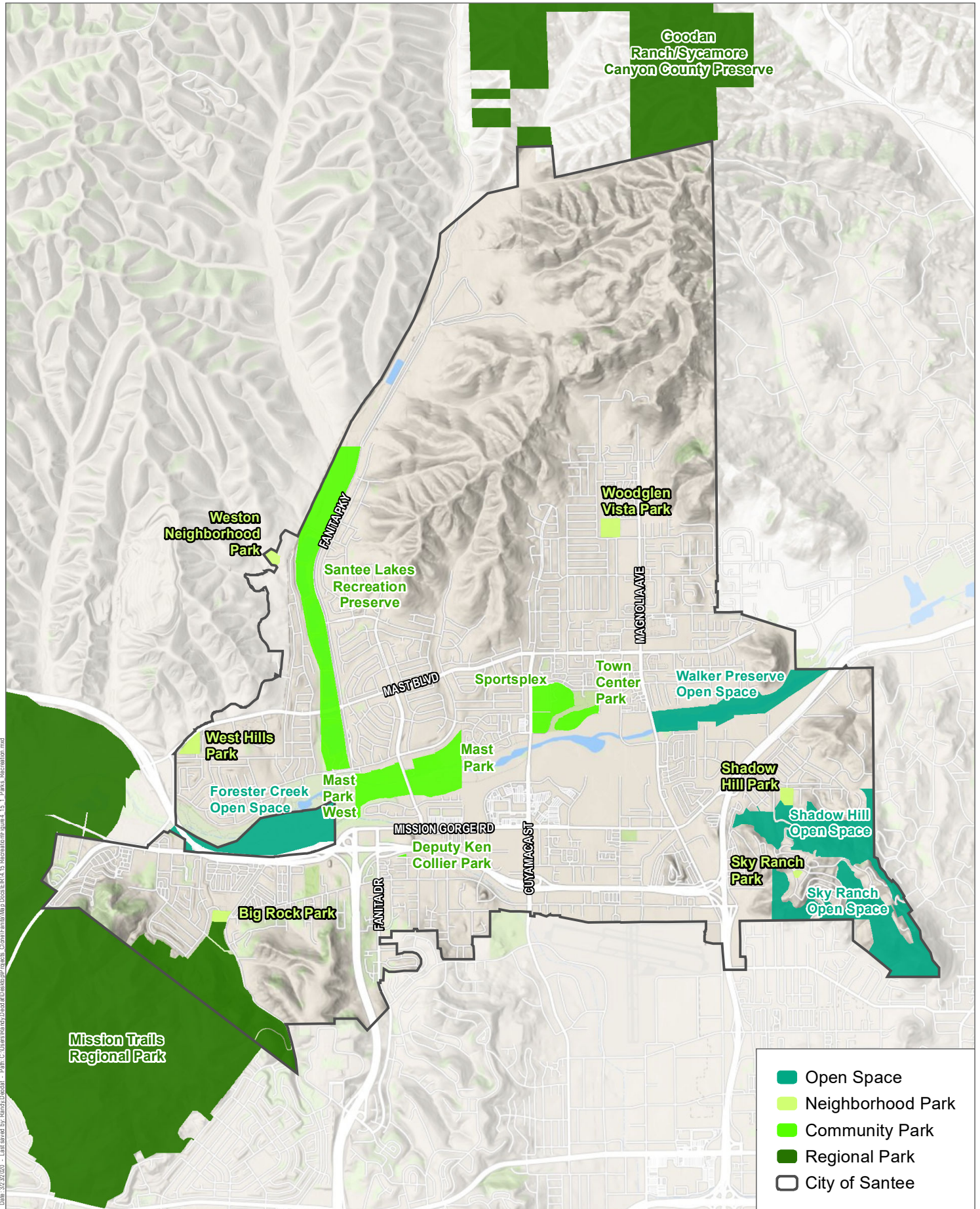
The City offers a variety of parks and recreational services within the City’s boundary (Figure 4.15-1). The City provides various opportunities for passive and active recreation. Some of the most diverse recreational opportunities are found at Goodan Ranch/Sycamore Canyon County Preserve, Santee Lakes Recreation Preserve, Mission Trails Regional Park, and the San Diego River corridor.

Goodan Ranch/Sycamore Canyon County Preserve. In 1991, the City, together with the California Department of Fish and Game, the County, and the City of Poway, purchased 325 acres of open space between the City and the City of Poway at the northern end of Sycamore Canyon. This property, known as Goodan Ranch, was purchased to protect the area from development (County of San Diego 2020).

Recreational opportunities and features available at Goodan Ranch include the following:

- Ten miles of non-motorized multi-use trails
- Visitor center
- Viewpoints
- Staging area
- Picnic tables/rest areas
- Restroom

Santee Lakes Recreation Preserve. The Santee Lakes Recreation Preserve, bordering the project site to the west, was originally developed by Padre Dam Municipal Water District for the purpose of water purification; however, upgrades to the water recycling facility at the north end of the property eliminated the use of the lakes for water purification purposes. Santee Lakes Recreation Preserve hosts over 670,000 visitors a year. The 190-acre preserve has seven recycled water lakes that are stocked with sport fish year-round (Figure 4.15-1). The preserve provides amenities including camping, cabin rentals, fishing, boating, special events, playgrounds, and walking trails and provides habitat for approximately 230 bird species. Santee Lakes Recreation Preserve is owned and operated by Padre Dam Municipal Water District (City of Santee 2003; Santee Lakes Recreation Preserve 2020).



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Source: ESRI 2019; SanGIS Imagery 2017.

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Mission Trails Regional Park. Mission Trails Regional Park is located approximately 5.4 miles southwest of the project site and encompasses 7,220 acres of both natural and developed recreational areas (Figure 4.15-1). Started in 1974, Mission Trails Regional Park has become one of the largest urban parks in the U.S. With about 60 miles of trails, boating on Lake Murray, camping at Kumeyaay Lake, numerous informative and organized hikes, and a state-of-the-art Visitor and Interpretive Center, Mission Trails Regional Park provides a host of recreational and educational opportunities (Mission Trails Regional Park Foundation 2020).

Other Parks. Other recreational opportunities within the City’s boundary and within proximity to the project site include Woodglen Vista Park (0.5 mile from project site), the Sportsplex (0.6 mile from the project site), Mast Park (1 mile from the project site), and Town Center Community Park (1 mile from the project site). Table 4.15-1 shows the Citywide parks and recreation inventory (Figure 4.15-1).

Table 4.15-1. Citywide Inventory of Parks and Recreation

Facility Name	Date Constructed	Approximate Distance from the Project Site ¹	Acres
Parkland			
Mini-Parks			
Santee Mini-Park ²	1994	1.5	0.25
Sky Ranch	2010	3.9	0.73
Neighborhood Parks			
Deputy Ken Collier Neighborhood Park	2016	2.7	0.57
Big Rock ²	1976	3.5	5.77
Shadow Hill	1998	3.1	4.51
Woodglen Vista	1980	0.5	9.74
West Hills	1994	2.1	13.99
Community Parks			
Mast Park	1982 ³	1.0	24.70
Mast Park West	2011	1.0	0.80
Town Center West	2003	1.0	10.97
Town Center East	2011	1.0	24.73
Sportsplex	2011	0.6	16.53
Regional Parks			
Mission Trails ⁴	1974	5.4	192.00
Goodan Ranch/Sycamore Canyon County Preserve ⁵	1991	12.0	80.25
Open Space			
Forester Creek	2010	4.6	24.96
Walker Preserve	2015	2.6	39.71
Shadow Hill	1998	3.1	0.61
Sky Ranch	2010	3.9	0.55

Table 4.15-1. Citywide Inventory of Parks and Recreation

Facility Name	Date Constructed	Approximate Distance from the Project Site ¹	Acres
Mast Park	1982 ³	1.0	37.50
Mast Park West	1982 ³	1.0	42.50
Non-Park City Asset ⁶	—	Varies	6.70
Total Parkland			538.07
Other Recreational Facilities			
City Aquatics Center – Town Center Community Plan East	2001	1.0	0.91
Santee Lakes Recreation Preserve	1967	1.2	190.00
Schools⁷			
School Playgrounds, Ballfields, and Courts	Varies	Varies	109.24
Total Parks and Recreational Land			838.22
Trails			
			Length in Linear Miles
Trails – Paved Surface	Varies	Varies	17.08
Trails – Non-Paved Surface	Varies		3.00
Bikeways	Varies		44.27
Total Trails			64.35

Sources: City of Santee 2003, 2017b.

Notes:

- ¹ Distance from the project site is measured from the property boundary to the nearest park boundary.
- ² The activity buildings at Big Rock and Santee Mini-Park were constructed in 1992.
- ³ Acquired from the County in 1982.
- ⁴ Mission Trails totals 7,220 acres. The table includes the acreage for the portion that lies within the City limit.
- ⁵ Goodan Ranch/Sycamore Canyon County Preserve totals 321 acres. The table includes acreage for the percentage owned by the City.
- ⁶ Inventory included in City of Santee 2017b.
- ⁷ The school total represents 50 percent of the total 228.82 acres.

Trails

In addition to the parks and recreation acreages above, the City also has 64.35 linear miles of trails that include paved and non-paved surface trails and bikeways, as shown in Table 4.15-1. In addition, the Stowe Trail, an approximately 6-mile-long trail that runs parallel to the eastern border of Marine Corps Air Station Miramar, is located along the western boundary of the project site and would be accessible to future residents of the proposed project (MCAS Miramar 2020). The Stowe Trail allows mountain biking, hiking, and other outdoor activities via permits obtained from the Marine Corps (City of Santee 2017b; MCAS Miramar 2020). On the project site, primitive trails have been carved out by various activities, such as mountain bikes and foot traffic. However, these trails are not considered part of the City’s inventory because they are on private property, technically not open to the public (although unauthorized use occurs), and not maintained by the City.

4.15.2 Regulatory Framework

Because no recreation-related federal laws are relevant to the proposed project, the following regulatory framework discussion focuses on state and local regulations.

4.15.2.1 State

Public Park Preservation Act

The primary instrument for protecting and preserving parkland is the state Public Park Preservation Act. Under the California Public Resources Code, cities and counties may not acquire any real property that is used as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Quimby Act

Originally passed in 1975, the Quimby Act (California Government Code, Section 66477) allows cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. This act allows local agencies to establish ordinances requiring developers of residential subdivisions to pay impact fees for land or recreational facilities. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. In 1982, the act was substantially amended, further defining acceptable uses of or restrictions on Quimby funds, establishing acreage/population standards and formulas for determining the exaction, and indicating that the exactions must be closely tied to a proposed project's impacts. Currently, park fees in the City are \$7,856 per single-family residential unit and \$7,162 per multi-family residential unit (City of Santee 2017a).

4.15.2.2 Local

Santee General Plan

Divided into nine elements, the Santee General Plan is a statement of intent by the City as to the future development of the community. This is accomplished through objectives and policies that serve as a long-term policy guide for physical, economic, and environmental growth.

Conservation Element

As discussed in the Conservation Element of the Santee General Plan, the City provides four types of recreational accommodations for residents and visitors. The Conservation Element also contains goals, guidelines, and policies to guide the management of the community's natural and human-made resources and requires that the proposed project conserve and manage the natural resources and open space present on the project site. Conservation objectives and policies that relate to the proposed project include the following (City of Santee 2003):

- **Objective 11.0:** Promote a balanced mix of open space uses with development throughout the City to enhance visual resources, avoid hazards and conserve resources.
 - **Policy 11.1:** The City should promote the dedication of open space or parklands and the designation of private open space within all proposed residential developments.
 - **Policy 11.2:** The City should encourage, where feasible, the development of an interconnected system of open spaces throughout the City.
 - **Policy 11.4:** The City should ensure that adequate passive and active open space uses are incorporated into the development of the Town Center, Fanita Ranch, Rattlesnake Mountain and other large, existing vacant areas.

Recreation Element

As discussed in the Recreation Element of the Santee General Plan, the City provides four types of recreational accommodations for residents and visitors. These include Mini-Parks, Neighborhood Parks, Community Parks, and Regional Parks. The Recreation Element defines these four types of parks as follows (City of Santee 2003):

- Mini-Parks are small areas no larger than 2 acres and serve a population of about 500 to 1,000 people.
- Neighborhood Parks serve a larger population, from 2,000 to 5,000, and generally range in size from 2 to 20 acres. They often are located adjacent to elementary schools and should provide three types of recreation: open areas for passive recreation and relaxation, active sports areas, and a neighborhood center.
- Community Parks supplement the Neighborhood Parks by providing activities that require more space and specialized functions, which serve a larger population (10,000–25,000), range in size from 20 to 200 acres, and include school playgrounds and ballfields and the Santee Lakes Recreation Preserve.
- Regional Parks serve the entire County and, as such, are at least 200 acres in size.

The Recreation Element also contains goals, guidelines, and policies to guide the management of the parks and recreational system and requires that a project provide adequate active and passive forms of recreation. The Recreation Element recognizes the contributory role habitat preserves can play in meeting the recreational needs of citizens. For example, the San Diego River Park provides controlled public access along the San Diego River, and segments of the floodway are permanently protected by conservation easements (Walker Preserve, Lowes Preserve, Helix Mitigation Bank) (City of Santee 2003).

The Recreation Element also recognizes the City's Draft Multiple Species Conservation Program Subarea Plan as contributing to passive recreational opportunities such as hiking, biking, and nature appreciation. The element specifically identifies the northwestern quadrant of the City as benefiting from the future park facilities and access to planned trails on the project site and within the City's

2018 Draft Multiple Species Conservation Program Subarea Plan. The element anticipates that recreational use of the preserve “will need to be consistent with the habitat protection guidelines in the City’s Subarea Plan and Implementing Agreement” (City of Santee 2003).

Recreation objectives and policies that relate to the proposed project include the following (City of Santee 2003):

- **Objective 1.0:** Provide a minimum of 10 acres of park and recreational facilities for every 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds, and other public facilities that meet part of the need for local recreational facilities.
 - **Policy 1.1:** The City shall increase the amount of park and recreational facility acreage in Santee to more closely conform to the local parkland standard.
- **Objective 2.0:** Provide adequate recreational acreage and facilities in all areas of the City.
 - **Policy 2.2:** The City shall encourage the inclusion of recreational facilities in all mixed land use developments, especially within the Town Center and the Fanita Ranch.

Trails Element

As discussed in the Trails Element of the Santee General Plan, the City plans to continue developing bicycle, equestrian, and pedestrian trails throughout the City to expand recreational and commuter use of this trails system. The Trails Element also contains goals, guidelines, and policies to guide the development and management of the trails system and requires that the project site provide trails for both private and public use. Trails objectives and policies that relate to the proposed project include the following (City of Santee 2003):

- **Objective 1.0:** Provide safe and viable regional and community trails within the City.
 - **Policy 1.1:** Priority should be placed on establishing multiple use trails (pedestrians, bicyclists, equestrians) wherever feasible.
 - **Policy 1.2:** All new subdivisions or planned developments whether residential, commercial, or industrial which include proposed trail locations shall dedicate easements which will provide safe and direct access to community or regional trails, and provide for trail maintenance.
 - **Policy 1.5:** The City’s trail network should link focal points of the City such as Town Center, Fanita Ranch, employment centers, schools, residential neighborhoods, parks and open space, and the San Diego River.

- **Objective 2.0:** Provide trails which are designed to impact the environment as little as possible and which blend in with the character of the community.
 - **Policy 2.1:** Trails should be surfaced with materials which blend in with the surrounding area while complying with safety and maintenance requirements.
 - **Policy 2.3:** When determining final alignments for planned trails in open space areas, priority should be given to utilizing existing trails where feasible, before creating new trails. When necessary, new trails should follow contour lines and should be aligned where the least amount of grading and/or habitat disruption would occur.
- **Objective 3.0:** Provide accommodations for the trail user wherever possible.
 - **Policy 3.3:** Signage should be utilized to identify trail corridors.
 - **Policy 3.4:** The City should include both hiking and bicycle trails in any trail system; equestrian trails shall also be considered.
- **Objective 5.0:** To provide paved trails which are safe.
 - **Policy 5.2:** Trails should be designed to facilitate bicycle riding by incorporating standards which would reduce slopes, sharp curves, and interference with vegetation, pedestrians, and traffic.
 - **Policy 5.3:** Bicycle paths should be incorporated into the design of community land use plans, Capital Improvement Projects, and in parks and open space as specified in the General Plan.
- **Objective 6.0:** Provide unimproved trails that are viable routes within the community.
 - **Policy 6.1:** Priority shall be given to designating unimproved trails for multipurpose use whenever feasible.
 - **Policy 6.2:** Develop a future system of trails on the Fanita Ranch site as well as throughout the City's Multiple Species Conservation Program Preserve Planning Area. Priority shall be given to using existing trail alignments whenever feasible.
- **Objective 7.0:** Provide trails which are safe.
 - **Policy 7.1:** The determination of appropriate type of trails should primarily be based on safety requirements.
- **Objective 8.0:** Provide community trails that link with regional trail systems and facilities.
 - **Policy 8.1:** Encourage the establishment of trail systems in the East Elliot area and on the Fanita Ranch site that link the Fanita Ranch and Mission Trails Regional Park with Santee Lakes and Goodan Ranch Regional Park/Sycamore Canyon Open Space Preserve and any future northern expansion of Mission Trails Regional Park.

- **Objective 9.0:** Provide trails within the future Multiple Species Conservation Program Preserve which are consistent with the City's Subarea Plan and Implementing Agreement.
 - **Policy 9.1:** Preference should be given to locating trails in the least sensitive areas of the Preserve and utilize existing trails/dirt roads to the extent feasible.
 - **Policy 9.2:** Avoid placing new trails between different habitat types where resource sensitivities and values are high.
 - **Policy 9.3:** The width of new trails should be minimized to the extent possible to avoid impacting critical resources.
 - **Policy 9.4:** Fencing should be considered in strategic locations to limit off-trail use in sensitive resource areas.
 - **Policy 9.5:** Equestrian trails and staging areas should be located a sufficient distance from riparian or coastal sage scrub resources to minimize the possibility of cowbird parasitism and ensure biological values are not impaired.
 - **Policy 9.6:** Avoid conflicts with key movement routes utilized by wildlife to the maximum extent possible.

Santee Municipal Code

Santee Municipal Code, Chapter 12.40, Park Lands Dedication, establishes the provision for dedication of land, payment of in-lieu fees, or a combination of both to provide park and recreation facilities to serve future residents of a subdivision development. Santee Municipal Code, Section 12.40.070, requires the amount of land to be dedicated based on the average occupancy rate per residential unit type and the ratio of dedication equivalent to 5 acres per 1,000 population (City of Santee 2020).

4.15.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, impacts to recreational resources would be significant if the proposed project would:

- **Threshold 1:** Increase the use of existing Neighborhood and Regional Parks or other recreational facilities such that substantial physical deterioration of the facility occur or be accelerated.
- **Threshold 2:** Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.15.4 Method of Analysis

Recreation impacts were determined by comparing the proposed project with the objectives of the Santee General Plan, specifically the Recreation, Trails, and Conservation Elements.

4.15.5 Project Impacts and Mitigation Measures

4.15.5.1 Threshold 1: Deterioration of Parks and Recreational Facilities

Would the implementation of the proposed project increase the use of existing Neighborhood and Regional Parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact: The proposed project would increase the use of existing Neighborhood and Regional Parks; however, not to the point that substantial physical deterioration of those facilities would occur.

Mitigation: No mitigation is required.

Significance Before Mitigation: Less than significant.

Significance After Mitigation: Less than significant.

Impact Analysis

Parks

The Recreation Element of the Santee General Plan establishes the general method for determining the acreage of parks and recreational facilities required to serve a known population demand. The Recreation Element establishes an objective (Objective 1.0) to “provide a minimum of 10 acres of parks and recreational facilities per 1,000 population in Santee. These 10 acres could include a combination of local parks, trails, school playgrounds and other public facilities that meet part of the need for local recreational facilities” (City of Santee 2003).

The Santee Municipal Code, Chapter 12.40, establishes the requirements for dedication of land, payment of in-lieu fee, or a combination of both for the purpose of providing parks and recreational facilities to serve future residents of a subdivision development. The Santee Municipal Code, Section 12.40.070, requires the amount of land to be dedicated based on the average occupancy rate per residential type and the ratio of dedication equivalent to 5 acres per 1,000 population. Applying the minimum City standard, the City currently requires a total of 584 acres of parkland for its current population of 58,408 (DOF 2019). As shown in Table 4.15-1, approximately 838.22 acres of parkland exists in the City, not including trails, indicating a surplus of approximately 254 acres of parkland based on existing parkland acreage and population.

The proposed project would develop 2,949 residential units (under the preferred land use plan with school) or 3,008 residential units (under the land use plan without school). As discussed in Section 4.13, Population and Housing, implementation of the proposed project would result in an increase of approximately 7,974 persons (under the preferred land use plan with school) or 8,145 persons (under the land use plan without school) on the project site and in the City, which, as of 2019, has a current population of 58,408, bringing the estimated population in the City to 66,382 (under the preferred land use plan with school) or 66,553 (under the land use plan without school).

The City's objective of providing 10 acres of parkland for every 1,000 residents would be satisfied through compliance with the Santee Municipal Code, Chapter 12.40, requirement to provide 5 acres of parkland per 1,000 residents of parkland dedication and the provision of "other recreation and open space areas" equal to 5 acres per 1,000 persons. The increase in population from implementation of the proposed project would require approximately 79 acres of additional parkland under the preferred land use plan with school or approximately 81 acres under the land use plan without school.

Including the proposed project's population increase, the City would require approximately 663 acres of developed parkland Citywide under the preferred land use plan with school or approximately 665 acres under the land use plan without school to meet the Santee General Plan policy.

To meet the City's minimum standard while adhering to the Santee Municipal Code, Chapter 12.40, the proposed project would provide new recreational amenities, including 78 acres of public and private parkland for active and passive recreation and 4.5 acres (approximately 4.8 miles) of trail land consisting of the perimeter trail and Stowe Trail connection for a total of 82.5 acres. This parkland could be accessed by the public at large and project residents. Per the public park credit provisions set forth in the Santee Municipal Code, Chapter 12.40.110, Credit for Public Parks, developed parkland dedicated to and maintained by the City would receive up to 100 percent park credit. Developed parkland maintained by a homeowners association and trail systems would receive up to 50 percent credit per the private park credit provisions in Santee Municipal Code, Chapter 12.40.100, Credit for Private Parks. Applying these credits, approximately 52.4 acres of the total 82.5 acres of public and private parkland and trail land would be available for parkland dedication credit, which would satisfy the Santee Municipal Code parkland dedication requirement of 5 acres of parkland per 1,000 residents based on 740.5 square feet per single-family unit and 675.2 square feet per multi-family unit. The proposed project would be required to provide 47.6 acres of dedicated parks and trails based on the Santee Municipal Code requirement stated above. With the provision of 52.4 acres of dedicated parks and trails, the proposed project would result in a surplus of 4.8 acres. Under the land use plan without school, the developed parkland and recreational facility dedication requirement would increase by 0.9 acre due to the addition of 59 Medium Density Residential units. This would result in a total parkland dedication requirement of 48.5 acres and would result in a surplus of 3.9 acres under the land use plan without school.

Of the 82.5 acres of parkland and trails, the largest proposed park would be the Community Park (31.2 acres) in Fanita Commons. This park would be the primary location for active and organized recreational activities on the project site. Eight Neighborhood Parks totaling 30.4 acres would be provided in key locations to define neighborhoods and provide community-gathering spaces. Thirty-one Mini-Parks totaling 16.4 acres would be designed to enhance open space areas such as vistas and riparian corridors, break up development patterns, and provide visual relief. The 1.6-acre Village Green would be a special Mini-Park that, together with the Village Center and the Farm, would

establish a centralized landmark and event space for the entire community. The proposed perimeter trail and Stowe Trail connection would total approximately 4.5 acres (approximately 4.8 miles). Applying the applicable 50 percent or 100 percent park credit to these acreages, these parks and trails would provide 52.4 acres of credited parkland dedicated to the City for public use. Refer to Table 7.1 in the Fanita Ranch Specific Plan for the full break down of acreages of park and recreation land and credit acreages that would be provided by the proposed project.

Furthermore, to comply with the specific ratio outlined in Santee Municipal Code, Section 12.40.070 (740.5 square feet per single-family unit and 675.2 square feet per multi-family unit), approximately 47.6 acres of other recreation and open space areas would be needed to meet the Santee General Plan Recreation Element Objective 1.0. To meet that requirement, the proposed project would provide 49 additional acres of parks, trails, and other recreation and open space areas, resulting in a surplus of 1.4 acres. The 49 acres includes the 4.8 acres of surplus public and private parks and trails described previously, the 27.3-acre Farm, 10.9 acres of Open Space areas with an Agriculture Overlay, and 6 acres of multi-purpose trails.

In addition, playgrounds and other recreational facilities would be provided at the reserved school site under the preferred land use plan with school should the Santee School District acquire the site and construct a school. When taken together, the 52.4 acres of dedicated parks and trails, the 49 additional acres of other recreation and open space areas, and the miscellaneous playground and recreational facilities would support a broad range of active and passive recreational opportunities to serve the City's population and proposed residents and would satisfy Objective 1.0 of the Santee General Plan Recreation Element.

The proposed project would be designed so that every residence would be within a short walking distance of a park or trail. Active sports-oriented parks, playgrounds, gardens, and seating areas with views that provide meditative space would be spread throughout the community to allow residents opportunities for outdoor recreation. Play structures in the parks would be of non-combustible or other materials approved by the Santee Fire Department. Park designs would be consistent with the Fire Protection Plan prepared for the proposed project (Appendix P1). In addition, an AgMeander would use the proposed trail, path, and sidewalk system and provide numerous interpretive stations and exhibits.

Under existing conditions, the City has approximately 823 acres of public parkland, or approximately 12 acres of parkland for every 1,000 residents, which exceeds Objective 1.0 in the Santee General Plan Recreation Element. Implementation of the proposed project would increase the parkland inventory for the City to approximately 13 acres of parkland for every 1,000 residents under either the preferred land use plan with school or the land use plan without school. The proposed project would add public parkland acreage to an already surplus City inventory, which would increase access to public recreational facilities for the entire community. In total, the

proposed project would provide more than the minimum acreage required by the Santee General Plan Recreation Element for the proposed project's population increase.

Trails

Trails proposed throughout the project site would provide connectivity between the villages, existing City development, and regional trails. The proposed project would provide over 35 miles of trails (23 acres), including the perimeter trail and Stowe Trail connection (approximately 4.8 miles combined), that were used to calculate compliance with the Santee Municipal Code (see discussion above). See Figure 3-6, Conceptual Park, Trails, and Open Space Plan, in Chapter 3, Project Description, for an illustration of the proposed trails throughout the project site.

While not all trails would meet access requirements (particularly the existing primitive trails in the Habitat Preserve), the proposed project would comply with the Americans with Disabilities Act accessibility requirements to the extent practicable. The proposed project's local trails would connect with the nearby existing regional trails north to Goodan Ranch/Sycamore Canyon County Preserve and south to Mission Trails Regional Park. Trail locations throughout the project site would be coordinated to minimize conflicts with sensitive habitat areas by using existing trails and dirt roads and providing signage, well-defined trail markers, fencing, and community education to protect habitat areas. Additional information regarding the planned trail system is provided in Chapter 3.

The Santee General Plan Recreation Element and Objective 9.0, Policies 9.1 through 9.5, of the Trails Element discuss recreational trails in the City's 2018 Draft Multiple Species Conservation Program Subarea Plan. As considered in the Recreation and Trails Elements, certain trails in the proposed Habitat Preserve would offer recreational benefits and may be included in the overall park and open space calculations for the proposed project.

The proposed project would provide sufficient acreage of parks, trails, and recreational facilities to satisfy the parkland dedication requirements and comply with the Santee General Plan Recreational Element Objectives 1.0 and 2.0 to provide adequate recreational facilities including trails.

The proposed project would provide a variety of new, on-site recreational amenities to occupants of the project site, thereby offsetting the need to go off site to use recreational facilities. While project residents may use existing Neighborhood and Regional Parks or other recreational facilities, they would also be expected to use the on-site recreational amenities due to convenience and variety. Therefore, substantial physical deterioration of the existing recreational facilities would not be expected to occur or be accelerated. Impacts would be less than significant.

Mitigation Measures

The proposed project would not result in a significant impact related to deterioration of parks and recreational facilities; therefore, no mitigation measures are required.

4.15.5.2 Threshold 2: Construction or Expansion of Recreational Facilities

Would implementation of the proposed project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Impact: The proposed project would require construction of recreational facilities that have the potential to result in significant impacts to the environment.

Mitigation: Applicable mitigation measures from other resource topics including air quality; biological resources; cultural and tribal cultural resources; geology, soils, and paleontological resources; greenhouse gas emissions; noise; transportation; and wildfire in this EIR.

Significance Before Mitigation: Potentially significant.

Significance After Mitigation: Significant and unavoidable with respect to air quality, noise, and transportation impacts. All other impacts would be reduced to less than significant.

Impact Analysis

The proposed project would include the construction of recreational facilities, including parks and trails. Specific recreational facilities proposed include the construction of approximately 78 acres of Community, Neighborhood, and Mini-Parks and over 35 miles of various trails. Environmental impacts associated with construction of the proposed parks, recreational facilities, and trails are addressed throughout this EIR under the various resource topics including air quality, biological resources, cultural resources, greenhouse gas emissions, noise, transportation, and wildfire. Mitigation has been provided, as appropriate, to reduce potential significant, short-term construction impacts and operational impacts associated with the proposed recreational facilities. Therefore, impacts associated with the construction or expansion of recreational facilities would be potentially significant.

Mitigation Measures

Mitigation measures necessary to reduce project impacts from construction of recreational facilities are addressed throughout this EIR under the various resource topics including Section 4.2, Air Quality; Section 4.3, Biological Resources; Section 4.4, Cultural and Tribal Cultural Resources; 4.6, Geology, Soils and Paleontological Resources; Section 4.7, Greenhouse Gas Emissions; Section 4.12, Noise; Section 4.16, Transportation; and Section 4.18, Wildfire. As described in these EIR sections, some impacts would be reduced to a less than significant level with mitigation, while others (air quality, noise, and transportation) would remain significant and unavoidable after all feasible mitigation is applied. No additional mitigation measures are required. Therefore, the construction of proposed recreational facilities would result in significant and unavoidable air quality, noise, and transportation impacts.

4.15.6 Cumulative Impacts and Mitigation Measures

Would implementation of the proposed project have a cumulatively considerable contribution to a cumulative physical impact to recreational facilities considering past, present, and probable future projects?

Cumulative Impact	Significance	Proposed Project Contribution
Threshold 1: Deterioration of Parks and Recreational Facilities	Less than significant	Not cumulatively considerable
Threshold 2: Construction or Expansion of Recreational Facilities	Potentially significant	Cumulatively considerable and unavoidable

4.15.6.1 Cumulative Threshold 1: Deterioration of Parks and Recreational Facilities

The geographic context for increased use of existing Neighborhood and Regional Parks or other recreational facilities is the City and adjacent communities. The cumulative projects in the City and adjacent communities (see Table 4-2, Cumulative Projects, in Chapter 4, Environmental Impacts Analysis), such as the 75-unit multi-family development (Prospect Fields) at Canyon Road and Halberns Boulevard or the 82-unit single-family residential unit (River Village) at Beck Drive and Cuyamaca Street, would increase the use of existing Neighborhood and Regional Parks or other recreational facilities. In general, cumulative projects in the region would result in a net increase in population using recreational facilities in the City and adjacent communities. However, as previously discussed, the City currently has a surplus of parks. In addition, all projects subject to Section 12.40 of the Santee Municipal Code are required to dedicate land or pay a fee in lieu of dedication, which would provide funding for additional parks and recreational facilities to satisfy demand from future population growth and funding for maintenance of those facilities. Both of these would be a condition of project approval, and the City would verify land dedication prior to the approval of the final map or payment of fees prior to the issuance of any building permits (Section 12.40 of the Santee Municipal Code). Thus, a significant cumulative impact associated with the deterioration of parks and recreational facilities would not occur. In addition, the proposed project would develop additional parks and recreational facilities within the City to accommodate the proposed project's anticipated population growth. Therefore, the proposed project's contribution would not be cumulatively considerable.

4.15.6.2 Cumulative Threshold 2: Construction or Expansion of Recreational Facilities

The geographic context for construction or expansion of new recreational facilities is the City and adjacent communities. Residential cumulative projects listed in Table 4-2 in Chapter 4, such as Prospect Fields and River Village, would increase the number of people using recreational facilities and could result in the combined need for new or expanded recreational facilities. In addition to the parkland and trails proposed by the proposed project, Padre Dam Municipal Water District's future Santee Lakes Recreation Preserve Expansion Project and others would provide additional

recreational area to the City and its growing residential population. The Santee Lakes Recreation Preserve Expansion Project is a part of Padre Dam Municipal Water District's Dynamic Vision Plan to expand parks and recreation opportunities in the district while generating revenue for the Santee Lakes Recreation Preserve and showcasing the benefits of water recycling (PDMWD 2016). This expansion project remains in the design phase as of early 2020 and is planned for future development. Any new or expanded recreational facilities in the City and surrounding communities would require environmental review and potential mitigation as required under CEQA. It is reasonable to expect that these projects, like the proposed project, would comply with CEQA, and any project-specific impacts identified with the construction of these facilities would be mitigated to the extent feasible. Due to the proposed project's significant and unavoidable impacts to air quality, noise, and transportation, the construction or expansion of recreational facilities under the proposed project would contribute to the significant impacts identified for these environmental issues. Therefore, in combination with other cumulative projects, the proposed project would have the potential to result in a significant cumulative impact related to the construction or expansion of new recreational facilities. The proposed project's contribution would be cumulatively considerable.

4.15.7 References

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