

TABLE OF CONTENTS

4.13 RECREATION 4.13-1
4.13.0 Introduction..... 4.13-1
4.13.1 Methodology..... 4.13-1
4.13.2 Existing Conditions..... 4.13-1
4.13.3 Impacts..... 4.13-2
4.13.4 Applicant-Proposed Measures 4.13-3
4.13.5 References..... 4.13-4

CHAPTER 4 – ENVIRONMENTAL IMPACT ASSESSMENT

4.13 RECREATION

Would the project:	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Measures	Less-Than-Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.13.0 Introduction

This section describes the existing recreational facilities in the vicinity of the San Diego Gas & Electric Company (SDG&E) South Bay Substation Relocation Project (Proposed Project) site and evaluates potential impacts to recreational resources that may result from construction, operation, and maintenance of the Proposed Project. It is not anticipated that recreational facilities would be impacted as a result of construction of the Proposed Project.

4.13.1 Methodology

The recreation analysis involved a review of various documents, including Google Earth aerial photographs of the Proposed Project area, the City of Chula Vista General Plan, Zoning Ordinance, and Local Coastal Plan, the Unified Port of San Diego (Port District) Port Master Plan (PMP), and the Chula Vista Bayfront Master Plan (CVBMP). Official San Diego County and City of Chula Vista websites were consulted. A review of United States (U.S.) Fish and Wildlife Service (USFWS) plans was performed to confirm jurisdictional boundaries. Personal communication with local agency representatives and visits to the Proposed Project site confirmed existing recreational uses.

4.13.2 Existing Conditions

The nearest recreational facilities—Marina View Park and Chula Vista Bayfront Park—are located approximately 0.30 mile north of the existing South Bay Substation site, though some transmission line work would occur within 150 feet of the parks. The parks contain passive recreational areas, playgrounds, picnic facilities, and a parking lot. The main boat launch into

the Chula Vista Marina, which is a publicly accessible recreational facility, is accessed via a road through Marina View Park and Chula Vista Bayfront Park.

A portion of the San Diego Bay National Wildlife Refuge (SDBNWR) is located immediately adjacent to the west side of the Bay Boulevard Substation. The SDBNWR is comprised of nearly 44,000 acres of land and water features and is managed by the USFWS. This area is of local ecological importance and portions of the refuge are publicly accessible by recreational users. For example, the Silver Strand Bikeway is located within the SDBNWR, approximately 0.80 mile south of the Proposed Project. However, no publicly accessible facilities are located within or are accessible from the Proposed Project.

The CVBMP is a City of Chula Vista/Port District joint planning document created to guide the redevelopment of the greater Proposed Project area. The CVBMP is not yet approved for implementation; however, the plan describes future land uses for the Proposed Project area. With regards to recreation, the CVBMP proposes a future land use designation of Parks and Recreation for the South Bay Substation Demolition site and a Recreational Vehicle Park use is contemplated at the site. In addition, a bicycle path traveling through the SDG&E transmission line easement is described in the CVBMP.

4.13.3 Impacts

Significance Criteria

Standards of significance were derived from Appendix G of the California Environmental Quality Act (CEQA) Guidelines. Impacts to recreation would be considered significant if the Proposed Project:

- Increases the use of existing neighborhood and regional parks or other recreational facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated
- Requires the construction or expansion of recreational facilities to meet population demand, potentially resulting in an adverse physical effect on the environment

Question 4.13a – Recreational Facilities Use

Construction – No Impact

The population of Chula Vista may increase slightly during the construction phase as a result of the seven to 36 construction personnel required to be on site during the various phases of construction. However, these crewmembers would likely commute from the San Diego County area, and it is not anticipated that workers would need to reside temporarily at local lodging establishments. The minor increase in population would not put additional demand on existing recreation facilities due to the small, temporary nature of the increase. Thus, no impact would occur.

Operations and Maintenance – No Impact

As described in Section 4.11 Population and Housing, the Proposed Project would not create a need for additional housing or long-term population immigration, which would result in a

permanent increase in park use. No new employees would be hired to operate or maintain the Proposed Project facilities. The facilities would be operated and maintained by existing SDG&E personnel in the same manner that the existing facilities are operated and maintained. Thus, no impact would occur.

Question 4.13b – Recreational Facilities Changes

Construction – No Impact

Temporary

The Proposed Project would be located on land designated for industrial use. The nearest recreational facilities (Marina View Park and Chula Vista Bayfront Park) are located approximately 0.30 mile north of the Proposed Project site. Visitors to the recreational facilities in the area may experience a slight temporary increase in noise, dust, and odors from construction equipment and helicopter use during construction of the Proposed Project components. These increases would occur periodically and intermittently over a period of no longer than 32 months, as described further in Section 4.3 Air Quality and Section 4.10 Noise. Work on the Proposed Project components nearest to Marina View Park and Chula Vista Bayfront Park (the demolition of the South Bay Substation) would occur over a shorter eight-month period. In addition, air quality and noise impacts would be minimized as a result of the Proposed Project's distance from recreational facilities and with the implementation of the applicant-proposed measures described in Section 4.3 Air Quality and Section 4.10 Noise. As a result, there would be no impact to recreation as a result of construction of the Proposed Project.

Permanent

The Proposed Project would result in the relocation of existing electrical facilities further from existing parks. The Proposed Project would not be located on existing parkland or land designated for parkland. The Proposed Project would actually remove an existing substation (the South Bay Substation) from land that is designated for Parks and Recreation by the CVBMP, thus opening up the land for potential redevelopment as a Recreational Vehicle Park facility. In addition, the proposed transmission line work associated with the project would not prohibit the development of a bicycle path within the transmission line easement, as described in the CVBMP. Therefore, the Proposed Project would facilitate the development of recreational facilities and no adverse impact would occur.

Operation and Maintenance – No Impact

Operation and maintenance activities for the Proposed Project facilities would be conducted in a similar manner as they are for the existing facilities. Operation and maintenance practices do not currently impact recreational uses or facilities in the area; thus, no impacts would occur.

4.13.4 Applicant-Proposed Measures

The Proposed Project would not result in any significant impacts to recreational resources; therefore, no avoidance or minimization measures are proposed.

4.13.5 References

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