4.12 RECREATION
This section addresses the project’s impacts on recreational facilities in the City of Goleta.

4.12.1 Existing Conditions
Existing Parks and Open Space
The City of Goleta has 16 public parks, 4 private parks, and 18 public open space areas comprising a total of 507 acres or approximately 17 acres per thousand residents. In addition, the City owns approximately 40 percent of Goleta’s two miles of Pacific shoreline, providing the public with additional opportunities for enjoyment of natural areas. According to the City’s Goleta General Plan/Coastal Land Use Plan, three of the 20 public open space areas are large City-owned regional open space preserves including the Sperling Preserve, Santa Barbara Shores, and Lake Los Carneros Natural and Historical Preserve, which collectively account for approximately 363 acres (70 percent) of the total park and open space area, excluding shoreline areas. These open space preserves are available for passive recreation only and do not provide facilities that address the City’s active recreational needs.

While recognizing the many acres of open space preserve are available for passive recreation, the City’s Goleta General Plan/Coastal Land Use Plan identified a deficit in active public recreational space. In 2005, when the General Plan/Coastal Land Use Plan was written, the City had approximately 3 acres of active recreational area per thousand residents. In the public workshop process that preceded the Plan’s adoption, residents indicated that increasing the number of active parks was an important community need. The City’s single recreation center, the Goleta Valley Community Center, is insufficient to satisfy all of the needs of community groups and residents seeking to access the facility. In addition, although the privately owned and managed Girsh Park provides much-needed facilities for active recreation, there continues to be a shortage of publicly owned and managed active recreation facilities such as sports fields, tennis courts, and dedicated trails. The City has adopted a goal of providing 4.7 acres of parkland per thousand residents.

The locations of existing parks and open space within the City are shown in Figure 4.12-1.

Planned Recreational Facilities
An inventory of planned recreational facilities within the City is provided in Table 4.12-1 and shown in Figure 4.12-1.

Private Recreational Facilities Associated with New Development
Almost all discretionary single-family and multi-family housing developments in the Goleta area over the past twenty years were built with some type of recreational amenity for the projects’ residents. They include any one, or combination of, facilities such as swimming pools, saunas, play structures, lawn areas, tennis courts, exercise rooms, basketball or volleyball courts, walking paths, and community recreation rooms. Use is restricted to the residents and their guests.
Table 4.12-1
Future Planned Parks and Open Spaces

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Park Type</th>
<th>Acres</th>
<th>Description/Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expansion of Armitos Park</td>
<td>Neighborhood Park</td>
<td>4.0</td>
<td>Active recreation park currently 1.43 acres in size located parallel to San Jose Creek</td>
</tr>
<tr>
<td>Potential Active Recreation</td>
<td>Community Park</td>
<td>4.0-5.0</td>
<td>Active recreation park located in the vicinity of SR-217 and old drive-in theatre</td>
</tr>
<tr>
<td>Willow Springs Park</td>
<td>Neighborhood Park</td>
<td>2.0-3.0</td>
<td>Active recreation park located on Camino Vista adjacent to the Phase II of the Willow Springs Apartments</td>
</tr>
<tr>
<td>Village at Los Carneros Park</td>
<td>Neighborhood Park</td>
<td>3.0 – 5.0</td>
<td>Active recreation park located on Castillian Drive near Village at Los Carneros Project</td>
</tr>
<tr>
<td>Cabrillo Business Park Open Space</td>
<td>Neighborhood Open Space</td>
<td>15.8</td>
<td>Los Carneros Road (southwest corner of parcel)</td>
</tr>
</tbody>
</table>

Total: 30.8 – 35.8

Source: Table 3.10-3, City of Goleta General Plan/Coastal Land Use Plan EIR, September 2006.

Public and Private Parks in the Project Vicinity
The recreational area closest to the project site is the privately owned and managed Girsh Park located approximately 0.25 miles south of the project. This 25-acre active recreational park features baseball, softball, soccer and basketball facilities, open space, a community meeting room, play equipment, and barbecue-picnic areas. The public park closest to the project site is Evergreen Acres, which is a 28.72-acre public community park, located approximately 2.6 miles northwest of the site. Evergreen Acres includes active recreation amenities such as tennis courts, a disc golf course, a softball backstop, and playground as well as a lawn area and picnic tables. Nearby public open space preserves that provide passive recreation include the Sperling Preserve (approximately 2.6 miles to the southwest), and Lake Los Carneros Natural and Historic Preserve (approximately 2.8 miles to the northeast).

Distribution of Park and Recreation Facilities
City park and recreation facilities are not evenly distributed through the Goleta community, as illustrated in Figure 4.12-1. General Plan/Coastal Land Use Plan Policy OS 6.2 calls for the equitable distribution of parks and recreational facilities throughout the City. The Plan places particular emphasis on the development of facilities in identified underserved areas, one of which is the Mid-Hollister area, where the project site is located. However, the General Plan/Coastal Land Use Plan identifies the Willow Springs Park, Village at Los Carneros Park, and Cabrillo Business Park Open Space as future park sites to serve the Mid-Hollister area.
Regulatory Setting

Federal

There are no applicable Federal regulations pertaining to public recreational facilities.

State

Quimby Act (1975)

The 1975 Quimby Act (California Government Code § 66477) gave cities and counties the authority to adopt ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. The goal of the Quimby Act is to require developers to help mitigate the impacts of property improvements.

Local

City of Goleta Municipal Code Chapter 16.14 – Park and Recreation Dedication and Fees

Chapter 16.14 of the Goleta Municipal Code requires new development and subdivisions within the City to mitigate their park and recreation facility impacts by constructing, or financing the construction of, the park and recreation facilities needed to serve their projects. The Goleta Municipal Code requires that 0.0128 acre of property per dwelling unit be devoted to neighborhood and community park and recreation purposes. The City's Park and Recreation fee is based on the number of multi-family dwelling units proposed and is updated periodically. Commercial and industrial projects are exempt from the fee.

Where usable recreational improvements within common open space as defined in the Zoning Ordinance – zoning regulations for park and recreational purposes is provided in a subdivision and such space is to be privately owned and maintained by the future residents of the subdivision, partial credit based on approved Quimby and development fee credit schedule, not to exceed 50 percent, may be given against the requirement of land dedication or payment of fees in lieu thereof if the Planning Commission or City Council finds that it is in the public interest to do so. However, City policy requires that privately owned open space and recreational facilities must be accessible and open to the public in order to be eligible for credit against assessed Quimby fees.

City of Goleta General Plan/Coastal Land Use Plan – Open Space Element

The City's Goleta General Plan/Coastal Land Use Plan Open Space Element Policy OS 6 includes goals, policies, and actions intended to achieve the City's vision for open space, parks, and recreation facilities that are accessible to all members of the community. This includes a commitment to seek to increase the amount of active parks, emphasizing those areas of the community that were relatively underserved as of 2005 and areas designated for future new residential development. Its stated objective is to ensure the development of a well-maintained, interconnected system of multi-functional parks, recreation facilities, and public open spaces that will meet the needs of existing and future residents and employees and that are attractive, safe, and accessible to all segments of the City’s population, and supportive of established neighborhoods. Policies that would apply to the project include:
Policy OS 9-2: Mitigation of Impacts of New Development on Parks and Recreation Facilities. [GP] To ensure that new development pays a proportionate share of the cost of acquisition and improvement of parks, recreation facilities, and open space, the City shall require a one-time impact fee to offset the costs necessary to accommodate development. (Refer to Goleta Municipal Code Chapter 16.14, which implements this Policy).

In addition, the City may allow any appropriate park and recreational facilities provided within a development to meet all or part of the mitigation requirement in lieu of payment of a portion of the impact fee only if these facilities are open and accessible to the public. Within new subdivisions, the City may allow dedication of land in lieu of fees provided that the land to be dedicated is usable for active recreational purposes.

Policy OS 9.3: Alternatives to Impact Fees [GP]. For larger development proposals, the City may consider using alternatives to impact fees, which may include negotiated development agreements wherein the developer agrees to dedicate land and construct appropriate improvements that will be made available for use by the general public.

4.11.2 Thresholds of Significance

The City of Goleta’s Environmental Thresholds and Guidelines Manual does not include thresholds pertaining to recreation. According to Appendix G of the CEQA Guidelines, a project may have a significant impact on recreation and recreational facilities in the area if it would:

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; or

b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

With regard to the second threshold, future development of the project site would include the construction of on-site recreational facilities (jogging path, sport courts, etc.); however, these components’ impacts are assessed as part of the project throughout the impact analyses in this document.

4.12.3 Project Impacts

Impact REC 1: The project’s residential population would increase the demand for recreational facilities in the City of Goleta.

Significance Before Mitigation: Less than Significant

The project would have a population at build-out of approximately 726 residents of various ages. These residents would generate a demand for active and passive recreational facilities. Per Chapter 16.14 of the Goleta Municipal Code this development and subdivision requires 0.0128 acres of property per dwelling unit be devoted to neighborhood and community park and recreation purposes, which means 3.5712 acres be devoted to neighborhood and community park and recreation purposes for this 279 dwelling unit project.

1 Addresses Thresholds “a” and “b.”

2 Average household size of 2.6 persons per household per City of Goleta General Plan/Coastal Land Use Plan Housing Element Technical Appendix, November 2010, Page 10A-20. 274 apartments plus 5 live/work units x 2.6 persons per household.
This demand would partially be met by on-site private and public recreation facilities. As described in Section 2.0 Project Description, the project’s private recreational facilities include a central recreational area (providing a community clubhouse, pool/spa area, and half basketball court) and recreation/open space area opportunities in other areas of the residential component with amenities including open play areas, tot lots, a bocce ball court, seating, picnic, and barbecue areas, all of which would be connected through a network of pedestrian walkways/jogging trails. Based on a preliminary measurement of proposed recreation areas depicted in the Project’s conceptual plans, the total private and public recreational area provided on-site would be approximately 3.54 acres, of which 2.91 acres would provide passive recreation and 0.63 acres would provide active recreation as shown in Figure 4.12-2. Of the 2.91 passive recreation acres, an open space area of approximately 0.39 acres located between the main drive and the live/work units on the project’s Glen Annie Road frontage would be accessible to the general public. This public facility would not include active recreation amenities, but would include landscaped open play and paved gathering areas. It would also serve a dual purpose as a surface water runoff filtration area. Based on the characteristics of this park, it would be considered a “Mini or Pocket Park” as defined by the General Plan/Coastal Land Use Plan.³ The project’s residential component would provide a total ratio of 4.25 acres per thousand residents (including both active and passive recreation areas), which falls short of the City’s adopted goal of providing 4.7 acres of parkland per thousand residents. The on-site service ratio of active recreation area would be 0.75 acre per thousand residents.

The project’s commercial component would include patios, plazas, and public seating areas accessible to shoppers, project residents, and the general public offering public gathering areas. For purposes of this analysis, these gathering areas are considered amenities to the commercial component and are not counted toward the total acreage of open space or recreation to meet demands of the project residents or general public.

As described above, the City has an abundance of passive open space opportunities. The project would increase demands on the capacity of existing public passive open space areas. However, there is sufficient supply of public passive open space within the City to meet the demand generated by the project. Therefore, the project’s impacts on passive open space recreation are considered less than significant.

The current supply of active recreational land is considered insufficient as per the General Plan/Coastal Land Use Plan. The additional population of 726 residents would exacerbate this deficiency. However, given the project’s provision of on-site active recreational facilities for its residents, in combination with the required payment of park and recreation fees as per Goleta Municipal Code Chapter 16.14, which would be used to fund public park facilities, the project’s impact on recreational facilities is considered less than significant.

4.12.4 Cumulative Impacts:

**Impact REC 2:** The project’s residential population would contribute to cumulative population growth and associated cumulative increase the demand for recreational facilities in the City of Goleta.

*Significance Before Mitigation: Less than Significant*

³ City of Goleta General Plan/Coastal Land Use Plan, 3.0 Open Space Element, Policy OS 6.3.
⁴ Addresses Thresholds “a” and “b.”
As the City continues to grow there will be an increasing need to provide recreational opportunities to meet the cumulative needs of its residents. Including the project, there are currently 4,194 1,030 residential units approved or pending at this time (see Section 3.0 Related Projects). At an average rate of 2.6 residents per unit,\(^5\) this represents a potential near term increase of approximately 2,382 2,678 residents. The project, in combination with future growth provided for in the General Plan/Coastal Land Use Plan, would result in a population increase of approximately 7,500 residents overall.\(^6\)

According to the General Plan/Coastal Land Use Plan, there are adequate passive recreation opportunities to meet the demands of the expected cumulative growth. However, active recreation opportunities may become further constrained. The General Plan/Coastal Land Use Plan provides that there are approximately 90 acres (3 acres per 1,000 residents) of active recreation. The long-term increase in residents would increase demand on existing active recreational facilities within the City, which could result in the physical deterioration of those recreational facilities. Of the parks listed in Table 4.12-1 above, the expansion of Armitos Park, and the community park proposed near SR-217, Willow Springs Park, and Village at Los Carneros Park are required to contain active recreation amenities. If fully developed for active recreation, these parks would provide an additional 17 acres, bringing the total active recreation area to 106.7 acres. Upon build-out of the General Plan/Coastal Land Use Plan, the available active recreation ratio would be reduced from 3 acres per thousand residents to approximately 2.85 acres per thousand residents, which falls short of the City’s adopted goal of providing 4.7 acres of parkland per thousand residents. The project’s population would result in a contribution to this cumulative impact. However, with the required payment of park and recreation fees as per Goleta Municipal Code Chapter 16.14, which would be used to fund public park facilities that would meet the incremental demand for recreational facilities created by the project, the project’s proportional contribution to this impact is considered less than significant.

### 4.12.5 Mitigation Measures

The project’s impacts would be less than significant; therefore mitigation measures are not required.

### 4.12.6 Residual Impacts

The project’s impacts would be less than significant prior to mitigation (Class III).

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\(^6\) City of Goleta General Plan/Coastal Land Use Plan FEIR, September 2006, Population and Housing Element. Any pending General Plan/Coastal Land Use Plan amendments or are not factored into the growth projections.