4.12 RECREATION

This section addresses the Project’s impacts on recreational facilities in the City of Goleta. Information used for the preparation of this Section is drawn from the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) and GP/CLUP Final Environmental Impact Report (FEIR), and the Goleta Municipal Code (GMC). Information regarding the proposed recreational and open space facilities on the Project site was taken from Sheets SP-2, SP-3, and SP-4, Open Space Plans for the Village at Los Carneros dated January 11, 2011.

4.12.1 Existing Conditions

Existing Parks and Open Space

As of 2005, when the City’s GP/CLUP was adopted, the City of Goleta (City) had 16 public parks, four private parks, and 18 public open space areas comprising a total of 526 acres or approximately 17 acres of combined passive and active park area per thousand residents.¹ In addition, the City owns approximately 40 percent of Goleta’s two miles of Pacific shoreline, or approximately 0.8 mile, providing the public with additional opportunities for active recreation opportunities. According to the GP/CLUP, the three larger City-owned regional open space preserves, including the Sperling Preserve, Santa Barbara Shores City Park, and Lake Los Carneros Natural and Historical Preserve, collectively account for approximately 363 acres (70 percent) of the City’s total park and open space acreage, 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.

The City’s GP/CLUP identified a deficit in active public recreational space and trails. In 2005, when the GP/CLUP was written, the City had approximately 3 acres of active recreational area per thousand residents. The City has adopted a goal of providing 4.7 acres of parkland per thousand residents. Section IV.B.17 Parks and Recreation of the DRAFT Housing Element also notes that additional parks, including those set aside in the General Plan, will be needed to ensure adequate recreational opportunities for all 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 City recreational facilities is provided in Table 4.12-1 and shown in Figure 4.12-1.

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¹ Estimated total population is 29,888. U.S. Census Bureau 2010, Goleta (City), California. Accessed at: http://quickfacts.census.gov/qfd/states/06/0630378.html
Source: General Plan/Coastal Land Use Plan, September, 2006.

Legend

Project Site

VILLAGE AT LOS CARNEROS PROJECT

Existing and Planned Parks
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>Old Town Park</td>
<td>Community Park</td>
<td>4.0-</td>
<td>Active recreation park located at Hollister and Kellogg Avenue (site acquired in 2013)</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 and Neighborhood Open Space</td>
<td>4.5</td>
<td>Active recreation park integrated with ESHA open space (riparian corridors) located on Castilian Drive within the Village at Los Carneros Project site</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 and City of Goleta Parks and Open Space website accessed 8/22/13

Private Recreational Facilities Associated with New Development

Almost all discretionary single-family and multi-family housing developments built in the Goleta area over the past twenty years have included some form of recreational amenity(s) for the Projects' residents. These have included any one, or a 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 of these private recreational facilities is generally restricted to Project residents and their guests. Private recreational facilities will would be constructed as part of the Village at Los Carneros Project. A 1.75-acre active use public Neighborhood Park, combined with 3.07 acres of protected ESHA/SPA open space area, will be developed as part of The Village at Los Carneros in Lot 7, between the Tecolotito Creek ESHA/SPA and the ESHA/SPA of the unnamed tributary, as illustrated in Figure 2-18 in the Project Description.

Public Recreational Facilities Associated with New Development

The Village at Los Carneros residential Project component will provide a 1.75-acre active public neighborhood park that will be combined with 3.06 acres of ESHA/SPA open space. In addition, the proposed Project will provide a public bicycle path (approximately 35,000 square feet) that will traverse the site from Calle Koral to (and over) the Tecolotito Creek bridge.

Public and Private Parks in the Project Vicinity

Willow Springs Park, which would be located just east of the Project site across Los Carneros Road, would be located approximately 0.25 mile from the site. The Willow Springs residential community currently contains the 2.37-acre Willow Springs Open Space; however the open space area is a preserve with a perimeter trail and is not readily accessible from outside the

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June 2, 2014
Willow Springs residential development. The Lake Los Carneros Natural and Historical Preserve is located approximately 0.5 mile to the northwest of the Project site entrance. This 140-acre regional open space contains a 22-acre lake, hiking paths, an elevated boardwalk over the lake, benches, portable toilets, the George Adams picnic area, the historic Stow House Museum and the Goleta Train Depot Railroad Museum. (GP/CLUP, Table 3-1, 2006).

The largest private park in the Project vicinity, and the only local park currently providing active recreational facilities, is Girsh Park, located approximately 1.5 miles southwest of the Project site. Girsh Park offers athletic fields, basketball courts, children’s play area, community meeting room, and group and family barbecue-picnic areas.

**Distribution of Park and Recreation Facilities**

The City’s park and recreation facilities are not evenly distributed through the community, as illustrated in Figure 4.12-1. However, GP/CLUP Policy OS 6.2 establishes the equitable distribution of parks and recreational facilities throughout the City as a goal intended to guide the acquisition and improvement of public park facilities. The GP/CLUP 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. The GP/CLUP identifies the Willow Springs Park, a park at Village at Los Carneros, and Cabrillo Business Park Open Space as potential future parks and open space, and as sites intended to serve the Mid-Hollister area.

The GP/CLUP included a requirement for the preparation of a Master Plan for park facilities in furtherance of the City’s recreation goals. However, the Master Plan has not yet been developed.

**Regulatory Setting**

**Federal**

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

**State**

**Quimby Act (1975)**

The 1975 Quimby Act (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 on the availability of public recreational facilities.

**Local**

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

Goleta Municipal Code (“GMC”) Chapter 16.14 requires new development and subdivisions in the City to mitigate their impacts on park and recreation facilities through the construction or financing of such facilities needed to serve their projects. The GMC has established a fee based on each project’s prorata share of the cost of acquiring and improving parks needed to serve the community. The GMC states that the amount of fee is determined based on the fee schedule in effect when the Applicant Permittee applies for land use clearance for
subdivisions creating five or more parcels. GMC § 16.14.070 (Land Dedication Formula) provides that the amount of acreage required for dedication by a residential developer for park and recreation purposes is computed on the basis of 0.0128 acres per dwelling unit. For the Project’s 465 units, 6 acres is required.

Where usable recreational improvements within common open space (as defined in the City of Goleta Inland Zoning Ordinance IZO) 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 the City’s approved Quimby and development fee credit schedule, not to exceed 50 percent of the applicable fee, may be applied against the requirement of land dedication or payment of in lieu fees if approved by the Planning Commission or City Council. 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 the City’s assessed Quimby park development impact fees.

City of Goleta General Plan – Open Space Element
The Goleta General Plan Open Space Element, Policy OS 6, et seq. includes goals, policies, and actions intended to achieve the City’s vision for open space, parks, and recreation facilities. This policy includes a commitment to increase the amount of active parkland, emphasizing those areas of the community that were relatively underserved as of 2005, and areas designated for future new residential development. The Policy’s stated objective is to ensure the development of a well-maintained, interconnected system of multi-functional parks, recreation facilities, and public open spaces that 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, as well as supportive of established neighborhoods. Policies that would apply to the Project include:

Policy OS 6-2: Equitable Distribution of Park Facilities.
To the extent feasible, park and recreation facilities shall be equitably distributed throughout the City to serve its various neighborhoods and all socioeconomic segments of the City’s population. Particular emphasis shall be placed on provision of new park and recreation facilities in areas that were underserved and in areas of the City that are designated for new residential use and development in the future. These areas include, but are not limited to, the Goleta Old Town (Old Town) and the Mid-Hollister areas. The distribution of existing and planned future public park and recreation facilities and public open space areas is shown on GP/CLUP Figure 3-2, and information about each site is summarized in GP/CLUP Table 3-1.

Policy OS 6-3: Mini or “Pocket” Parks.
A mini park is characterized by a relatively small size and specialized facilities that serve a small local area and/or specific segment of the population, such as children or senior citizens. The following standards shall apply to mini or pocket parks: (a) The typical service area shall be a radius of 0.33 mile; (b) The typical size shall be 1 acre or less; (c) Mini parks should be located in close proximity to housing and/or other activity centers in the immediate neighborhood to provide accessibility and visibility; (d) Typical facilities provided in mini parks may include children’s play areas and equipment, exercise and fitness areas, outdoor seating and picnic areas, and plazas.

Policy 6.4: Neighborhood Parks.
Neighborhood parks provide nearby the residential neighborhood with active recreational activities for a variety of age groups. The following standards shall apply to neighborhood
parks: (a) the typical service area radius shall be 0.5 mile; (b) the typical size shall be less than 10 acres; (c) neighborhood parks should be easily accessible to the surrounding neighborhood population through safe pedestrian and bicycle access; (d) typical facilities provided in neighborhood parks include playgrounds and associated equipment, picnic tables, open undeveloped areas, lawns, or grassy areas for field games, and benches.

Policy 6.5: Neighborhood Open Space.
Neighborhood open space areas integrate natural features such as trees, riparian corridors, and varied undeveloped landscape with adjacent neighborhoods. The following standards apply to neighborhood open space areas: (a) primary emphasis is place on protection of the natural resource, with limited passive recreation activities such as trails - the locations of these facilities are based upon the presence of natural resources rather than accessibility to a service area; (b) the typical size is variable and is based upon the physical extent of the natural resource area; (c) neighborhood open space areas should be made accessible to the surrounding population through safe pedestrian and bicycle access, where feasible and appropriate; and (d) typical facilities provided in neighborhood open space areas are limited to space for quiet or passive recreational facilities. Structural or land improvements, other than dirt trails and resting areas, shall be avoided in these areas. Some neighborhood open space areas may integrate with a small neighborhood park (as described above), usually consisting of a small playground or similar active area. Restrooms and facilities for more intensive, active forms of recreation are not appropriate improvements in neighborhood open space areas.

Policy OS 9-2: Mitigation of Impacts of New Development on Parks and Recreation Facilities.
To ensure that new development pays its proportionate share of the cost of the acquisition and improvement of parks, recreation facilities, and open space, the City requires payment of a one-time impact fee to offset the costs necessary to accommodate development. (Refer to GMC 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 dedicated land is usable for active recreational purposes.

Policy OS 9.3: Alternatives to Impact Fees.
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:

- 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
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.
Appendix G of the CEQA Guidelines includes the following thresholds for Recreation Impacts:

- Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated?
- Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

The City and Appendix G thresholds are almost identical. For purposes of this analysis, only the City thresholds will be referenced.

### 4.12.3 Project Impacts

**Impact REC 1: Would the Project’s residential population increase the use of existing facilities and create additional demand for recreational facilities in the City of Goleta such that substantial physical deterioration of the facility would occur or be accelerated?**

**Significance Before Mitigation: Potentially Significant**

The proposed Village at Los Carneros Project would have a population at build-out of approximately 1,209 residents. These residents would generate a demand for both active and passive recreational facilities. Per GMC § 16.14.070, a residential subdivision is required to dedicate 0.0128 acres of property per dwelling unit be devoted to neighborhood and community park and recreation purposes and/or pay an in lieu fee. Based on GMC § 16.14.070, for 465 dwelling units, the Project would be required to dedicate 5.952 acres of parkland for public use.

**Private Facilities**

The Project would meet most of its resident’s recreational demand on-site through the provision of private facilities. As described in Section 2.0 Project Description, the Project would provide private recreational amenities to serve all of the Project residents, including a 38,233 square foot (0.74 acre) centralized recreation center that will provide a pool, spa, pool building, and an adjacent turf play areas. Other active facilities would be located throughout the development. Use of the centralized recreation center would be limited to residents of the Project and their guests. Other private recreational amenities of the Project include two recreation areas associated with the two proposed apartment complexes including a pool and recreation area and two half-court basketball facilities. A summary of the Project’s private active recreation components is provided in **Table 4.12-2**.

---

2 Average household size of 2.6 persons per household per City of Goleta General Plan Housing Element Technical Appendix, November 2010, Page 10A-20. 465 dwelling units x 2.6 persons per household.
Table 4.12-2
Private Project Active Recreation Components

<table>
<thead>
<tr>
<th>Active Recreation</th>
<th>Square Feet / Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Recreation Center “REC A”</td>
<td>38,233 sq. ft./0.878 ac.</td>
</tr>
<tr>
<td>(Pool Building, pool, spa, turf play area)</td>
<td></td>
</tr>
<tr>
<td>Other active mini park/rec areas</td>
<td>24,998 sq. ft./0.567 ac.</td>
</tr>
<tr>
<td>Apartment pool area</td>
<td>13,316 sq. ft./0.306 ac.</td>
</tr>
<tr>
<td>Apartment half-court basketball, open play area, and</td>
<td>11,114 sq. ft./0.081 ac.</td>
</tr>
<tr>
<td>tot lot play area</td>
<td></td>
</tr>
<tr>
<td>Pocket Park (2) and half-court basketball</td>
<td>2,118 sq. ft./0.049 ac.</td>
</tr>
</tbody>
</table>

Total: 89,779 sq. ft./2.06 ac.

1,560 sq. ft. half court + 1,988 sq. ft. tot lot = 3,548 sq. ft.

Public Facilities

The Project would include a 4.82 acre combined passive “Neighborhood Open Space” and active “Neighborhood Park” that will be open to the public. The 1.75-acre active neighborhood park portion meets the City’s requirement for neighborhood parks stated in Policy OS 6.4 by providing space for active recreation for the general public within a 0.5-mile radius. The neighborhood park site would be accessible to the surrounding neighborhood via a footpath constructed through the Tecolotito Creek SPA from the Flood Control maintenance road, the public bike/pedestrian path that runs along Tecolotito Creek. A pedestrian/bicycle path would be constructed from the creek trail through the riparian corridor to the neighborhood park. Located between the Tecolotito Creek riparian corridor and the SPA corridor and the upland buffer of its unnamed tributary, the Neighborhood Park would provide a large grassy area for open play, and paved gathering areas. Fencing would be constructed along the active neighborhood park perimeter adjacent to the Tecolotito Creek ESHA/SPA riparian corridor and the unnamed tributary ESHA upland buffer/SPA corridor to protect these environmentally sensitive areas from encroachment. No lighting would be permitted.

The Tecolotito Creek ESHA/SPA riparian corridor and the ESHA/SPA buffer of the unnamed tributary that surround the active Neighborhood Park and comprise approximately 3.07 acres of Neighborhood Open Space as defined in GP/CLUP Policy 6.5. The integration of active Neighborhood park and passive Neighborhood SPA open space uses is consistent with GP/CLUP Policy 6.5 (see Regulatory Framework/Local).

In addition, the Village at Los Carneros residential Project would provide a 35,332 square foot public bicycle path that would traverse the site from an access point along Calle Koral to and over the Cortona/Village at Los Carneros Bridge crossing Tecolotito Creek. Table 4.12-3 provides a summary of the active and passive public facilities provided by the proposed Project.

Table 4.12-3
Public Active Recreational and Open Space

<table>
<thead>
<tr>
<th>Active and Open Space Components</th>
<th>Square Feet / Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Open Space</td>
<td>133,729 sq. ft./3.07 acres</td>
</tr>
<tr>
<td>Active recreation – Neighborhood Park</td>
<td>76,230 sq. ft./1.75 acres</td>
</tr>
<tr>
<td>Public Bicycle Path</td>
<td>35,332 sq. ft./0.813 acre</td>
</tr>
</tbody>
</table>

Total Active Recreational Area: 111,562 sq. ft./2.561 acres

Total Passive Neighborhood Open Space: 133,729 sq. ft./3.07 acres

TOTAL PUBLIC RECREATION AREA: 245,291 sq. ft./5.631 acres
Based on preliminary measurements of proposed recreation areas depicted in the Project’s conceptual plans, the total private and public active recreational area provided on-site would be approximately 201,341 sq. ft. or approximately 4.6 acres. A total of 133,729 square feet, or approximately 3.7 acres of public passive Neighborhood Open Space would be provided. Total combined public active recreation and passive open space parkland would be 5.63 acres.

**Ratio Of Park Area To Residents (Project)**

The Project would provide a total of approximately 4.6 acres of combined private and public active recreational area. The Project would provide housing for 1,209 residents, which would result in a ratio of 3.83 acres of active recreation area provided per thousand Project residents, which is less than the City’s adopted goal of providing 4.7 acres of parkland per thousand residents. The on-site private active recreation area would be 2.06 acres, which would provide a service ratio of 1.7 acres per thousand Project residents.

The Project would increase use of existing public passive open space areas. However, there is already a sufficient supply of public passive open space within the City to meet existing demand as well as the demand generated by the Project.

As noted, the current supply of active recreational land in the City is considered insufficient. The Project’s population of approximately 1,209 residents would add to the deficiency, even though the Project would increase the available active recreational facilities by 4.6 acres, with 2.56 acres available to the public.

By providing on-site active recreational facilities in combination with the required payment of development impact fees, which would be used to fund additional public park facilities, the Project would meet legal requirements for public recreational facilities. Accordingly, the Project would not result in a substantial demand for active park facilities that would cause physical deterioration of existing public facilities. Therefore, and the Project’s impact on recreational facilities would be reduced to a less than significant level (Class II).

**Impact REC 2: Would the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

Significance Before Mitigation: Potentially Significant

The proposed Project includes the provision of approximately 1.75 acres of active Neighborhood Park facilities located between two ESHA and buffer areas. Access to the Neighborhood Park site can only be gained through a bicycle/pedestrian path that must be constructed through the Tecolotito Creek SPA riparian corridor from the Tecolotito Creek maintenance road. There is no direct access to the neighborhood park through the Project itself. The construction of the access pathway through the Tecolotito Creek SPA riparian corridor would result in adverse physical effects on the SPA riparian corridor, which would need to be fully mitigated. It would also increase potential for human access to the SPA protected corridor, which would require mitigation. Lastly, unless the active uses of the Neighborhood Park were limited to those types of active uses that would avoid the SPA riparian corridor and the corridor for the adjacent unnamed tributary buffer, use of the proposed site for active recreation could have an adverse physical effect on the environment. Mitigation measures requiring the replacement of lost riparian area, limiting access to the balance of the corridor, and
specifying active uses within the neighborhood park would reduce these potential impacts to a less than significant level (Class II).

4.12.4 Cumulative Impacts

**Impact REC 3: Would the Project’s residential population contribute to cumulative population growth and an associated cumulative increase the demand for recreational facilities in the City of Goleta.**

*Significance Before Mitigation: Potentially Significant*

According to the City’s GP/CLUP and GP/CLUP FEIR the City has a significant deficit in the amount of its active public recreational space. In addition, the facilities it has are unevenly distributed. Although the City has identified additional park sites, full development of these sites is not assured. There are approximately 1,030³ residential units approved or pending at this time as noted in EIR Section 3.0, Related Projects. At an average household size of 2.6 residents per unit,³ this represents a potential near term increase of approximately 2,678 new City residents. The Project, in combination with future growth provided for in the GP/CLUP, would result in a population increase of approximately 7,500 residents overall, and potential need for 35.25 acres of active recreational area.⁴

Based on the GP/CLUP and GP/CLUP FEIR, there are adequate passive recreation opportunities to meet the demands of the expected cumulative growth. However, active recreation opportunities would remain constrained. The Project will provide both public and private active recreation amenities such as a pool and recreation areas, public bicycle path and the active neighborhood park area, but does not provide facilities that are sufficient to meet the City's acreage goal of 4.7 acres per thousand residents and would, therefore, result in increased use of other existing active parks, especially those providing ball fields, tennis courts, gymnasiums, and other, larger scale or specialized facilities. Of the parks listed in Table 4.12-1 above, the expansion of Armitos Park, and the Old Town Park, Willow Springs Park, and a park at Village at Los Carneros are required to contain active recreation amenities. If fully developed for active recreation, these parks would provide an additional 13 acres of active recreational facilities, bringing the total active recreational acreage within the City to 101.7 acres.

Upon build-out of the General 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. However, in addition to the development of onsite public and private active recreational facilities, the Project would also be required to pay its prorated share of the cost of acquiring and developing sufficient active park area to satisfy the cumulative demand pursuant to the requirements of GMC Chapter 16.14, as would all residential projects on the cumulative projects list. Further, given the availability of a range of active recreational opportunities within the Project site itself, the Project’s residents are unlikely to increase demand on other public facilities such that their use would result in substantial actual or accelerated physical deterioration of these facilities. As such, the Project’s contribution to the potential cumulative shortfall of active recreational facilities would be reduced to a less than cumulatively considerable level (Class II).

⁴ City of Goleta General Plan FEIR, September 2006, Population and Housing Element. Any pending General Plan amendments or are not factored into the growth projections.
4.12.5 Mitigation Measures

Impact Rec 1: The Project’s residential population has potential to increase the use of existing facilities and create additional demand for recreational facilities in the City of Goleta, which would be mitigated through the provision of a Neighborhood Park.

REC 1-1: The Applicant Permittee must provide the following improvements to the 1.75 acres of active neighborhood park area within the Village at Los Carneros Park site:

a. paved pathways; and
b. benches.

- No pets will be permitted in the Neighborhood Park.
- The perimeter of the active Neighborhood Park area must be fenced with five-foot high fencing consisting of a 2-foot high block wall with a 3-foot high post and rail fence or powder coated wrought iron on top. If post and rail fence is selected, it must be constructed of concrete with factory-applied powder color that does not require repainting. All fencing must be set outside of the riparian corridor and upland setback areas (SPA) of the riparian corridors of Tecolotito Creek and its unnamed tributary.
- No lighting will be permitted.
- Maintenance personnel must monitor the active park area once a week to remove any trash and debris from the park site.
- Use of the Neighborhood Park will be prohibited after 6 p.m. or sundown, whichever occurs first.
- All grasses and plant materials installed in the neighborhood park must be drought tolerant, non-invasive native species compatible with the adjacent SPA riparian corridors.
- The irrigation for the Neighborhood Park landscape irrigation system must include a controller that is accessible to maintenance personnel from within the Project area. Sprinkler heads must be directed away from the SPA open space riparian corridors adjacent to the Neighborhood Park site. The active portion of the Neighborhood Park must be maintained by the HOA.

Project Requirements and Timing: Plans for the proposed improvement of the 1.75-acre active Neighborhood Park area, inclusive of the improvements outlined above, must be incorporated into the Project’s landscape plans and include cut sheets for the design and specifications of the perimeter fencing, and specifications for all irrigation system components. The Project’s landscape plans, cut sheets, and specifications must be submitted to the Planning and Environmental Review Director, or designee, for review and approval before the City issues any permits and performance security in form and amount acceptable to the City Attorney must be filed with the City before the City issues any grading permits.
**Monitoring:** The Planning and Environmental Review Director, or designee, will inspect the site upon notification of completion of the park improvements and periodically thereafter to ensure that all improvements are installed pursuant to this condition and maintained in good condition over the course of the maintenance period.

**Impact Rec 2: The Project includes recreational facilities or requires the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.**

**REC 2-1:** A pathway accessible to pedestrians and bicycles must be constructed between the Tecolotito Creek Maintenance Road and the active Neighborhood Park area to provide access.

- All impacts associated with the provision of this pathway, whether direct or indirect, temporary or permanent, must be mitigated for pursuant to the requirements of the California Department of Fish and Wildlife as a condition of its 1602 Agreement.
- All mitigations shall be installed within one year of the date of the execution of the 1602 Agreement.
- The access path must be fenced on both sides by 4-foot tall post and beam fencing or as required by the CDFW to prevent unauthorized access to the balance of the SPA riparian corridor.
- No lights may be installed.
- The HOA is responsible for the cost of maintaining the pathway including weekly policing of the pathway for the removal of trash and debris.

**Project Requirements and Timing:** Plans for the proposed improvement of the pathway access through the SPAs riparian corridor to the active Neighborhood Park, inclusive of the improvements outlined above, must be included as part of the Project landscape plans, including design of the perimeter fencing. The Project’s landscape plans must be submitted to the City’s Planning and Environmental Review Director, or designee, for review and approval before the City issues any permits. A maintenance agreement and performance security in form and amount acceptable to the City Attorney must be filed with the City before the City issues any grading permits.

**Monitoring:** The Planning and Environmental Review Director or designee should inspect the pathway upon notification of completion of the park improvements and periodically thereafter to ensure that all improvements are installed pursuant to this condition and maintained in good condition.

**4.12.6 Residual Impacts**
The Project’s residual Project-specific and cumulative impacts to public recreational facilities would be less than significant after mitigation (Class II).