

4.12 RECREATION

This section describes existing recreational facilities in the vicinity of the project site and the potential impacts of the proposed project on such facilities. In the Initial Study (Appendix A), the proposed project was determined not to have the potential for significant adverse effects related to the construction or expansion of recreational facilities.

4.12.1 Setting

a. Existing Park and Recreation Facilities. The City of Goleta currently has 14 public parks, four private parks, and 15 public open space areas comprising a total of 476.7 acres (Andrea Moreno, Office Specialist, City of Goleta, personal communication, June 7, 2013). This equates to approximately 15.9 acres per 1,000 residents. According to the Goleta General Plan, three City-owned regional open space preserves — Sperling Preserve, Santa Barbara Shores Park, and Lake Los Carneros Natural and Historical Preserve — collectively account for 363 acres of the total acreage. In addition to park and open space areas, approximately 40 percent of Goleta’s two miles of Pacific shoreline is in City ownership. Furthermore, hiking trails and recreational areas in the Los Padres National Forest are located within a few miles of the City.

Although the aforementioned parks, open space areas, and shoreline provide opportunities for passive recreational activities and enjoyment of natural areas, they do not provide facilities that address the City’s active recreational needs. The term “passive recreation” refers to activities that do not require prepared facilities like sports fields or pavilions, while “active recreation” consists of structured individual or team activities that require the use of special facilities, courses, fields, or equipment. According to the Goleta General Plan the City currently has about 90 acres of existing active park land (including the private Girsh Park), or about three acres per 1,000 residents. The City’s single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all of the needs of community groups and residents. Although privately owned and managed, Girsh Park provides facilities for active recreation; nevertheless, there remains a shortage of public facilities for active recreation such as sports fields, tennis courts, swimming pools, and dedicated trails.

The parks in closest proximity to the project site are Girsh Park and Lake Los Carneros Natural and Historic Preserve. The 24.9-acre Girsh Park is located approximately 0.5 miles southwest of the project site, to the south of Camino Real Marketplace. As discussed above, Girsh Park provides opportunities for active recreation, including baseball, softball, soccer, and basketball facilities; grassy open space; play equipment; and barbecue-picnic areas. The approximately 140-acre Lake Los Carneros Natural and Historic Preserve provides predominantly passive open space, as well as the historic Stow House Museum.

The locations of existing parks and open space within the City are shown in Figure 4.12-1. Planned parks and open space areas in the City, based on the Goleta General Plan are listed in Table 4.12-1.

Of the planned parks listed in Table 4.12-1, the Armitos Park expansion, the Community Park by SR-217, Willow Springs Park, and Village at Los Carneros Park would include active recreation components, with a potential total acreage of between 13 and 17 acres (assuming the entire areas are dedicated to active recreation).



**Table 4.12-1
 Planned Parks and Open Space Areas**

| Park Name | Park Type | Acres | Description |
|-----------------------------------|-------------------------|--------------------|---|
| Expansion of Armitos Park | Neighborhood Park | 4.0 | Active recreation park currently 1.43 acres in size located parallel to San Jose Creek |
| Hollister/Kellogg Park | Neighborhood Park | 4.0 | Active recreation park located between Kellogg Avenue and San Jose Creek to the north of Hollister Avenue |
| Potential Active Recreation | Community Park | 4.0 - 5.0 | Active recreation park located in the vicinity of SR-217 and old drive-in theatre |
| Willow Springs Park | Neighborhood Park | 2.0 - 3.0 | Active recreation park located on Camino Vista adjacent to the Phase II of the Willow Springs Apartments |
| Village at Los Carneros Park | Neighborhood Park | 3.0 - 5.0 | Active recreation park located on Castillian Drive near Village at Los Carneros Project |
| Cabrillo Business Park Open Space | Neighborhood Open Space | 15.8 | Los Carneros Road (southwest corner of parcel) |
| Total | | 30.8 - 35.8 | |

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

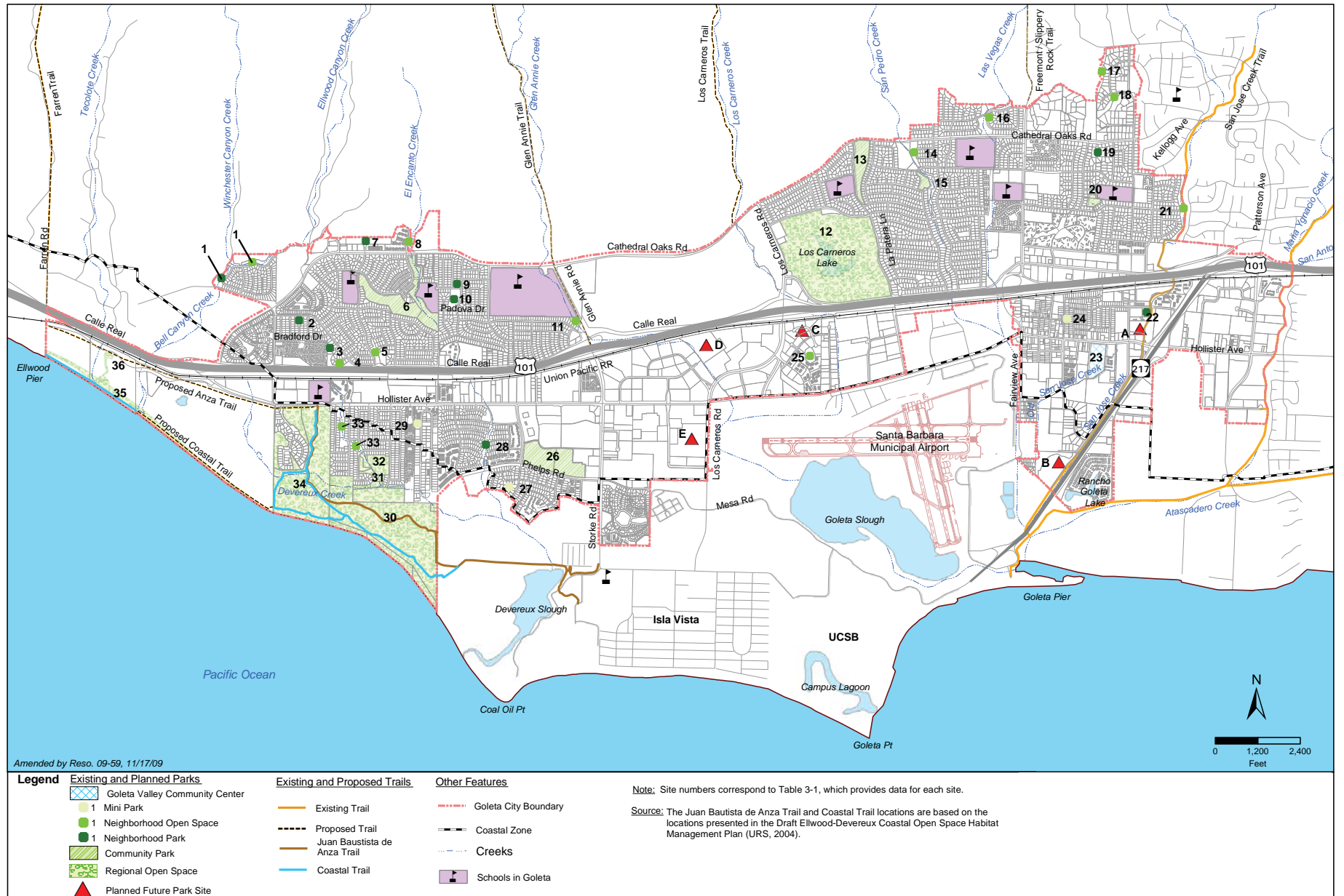
b. Regulatory Setting.

Quimby Act (1975). The Quimby Act (California Government Code §66477) is intended to require developers to help mitigate the impacts of growth on park facilities. It gives the legislative body of a City or County the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map.

City of Goleta Municipal Code Chapter 16.14 – Park and Recreation Dedication and Fees. Based on the authority vested in the City by the Quimby Act, 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. Section 16.14.010 of the Goleta Municipal Code requires that 0.0128 acres of property per dwelling unit be devoted to neighborhood and community park and recreational purposes, exclusive of and in addition to school lands used cooperatively for recreational purposes. This requirement is intended to meet the City’s existing Quimby Act park-to-population ratio of 4.7 acres of parkland per 1,000 residents. In lieu of dedicating parkland, a developer may pay a fee for the purpose of developing new or rehabilitating existing park or recreation facilities. The City’s Park and Recreation fee is based on the number of multi-family dwelling units proposed and is updated periodically.



Cortona Apartments Project EIR
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Source: City of Goleta General Plan/Coastal Plan, Nov. 2009

Existing and Planned Parks

Figure 4.12-1
 City of Goleta

City of Goleta General Plan, Open Space Element. The Open Space Element 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. Policy OS 6 will ensure that new parks and recreational services for the public are provided concurrent with new 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.** *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.** *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.*

4.12.2 Impact Analysis

a. Methodology and Significance Thresholds. The City does not have specific thresholds regarding impacts involving recreational facilities, but strives to maintain a ratio of 4.7 acres of parkland per 1,000 residents. Therefore, impacts may be significant if a project causes the City to contain less than 4.7 acres of parkland per 1,000 residents, such that new facilities would need to be developed. Furthermore, in accordance with Appendix G of the *CEQA Guidelines*, impacts would be significant if the proposed project 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.



b. Project Impacts and Mitigation Measures.

Impact REC-1 The proposed project would accommodate an estimated 480 residents, resulting in demand for 2.25 acres of parkland. Although the project would provide private recreational facilities, these would not count fully toward meeting demand. However, the permittee would be required to offset the development's demand for parkland through the payment of mitigation fees. With payment of these fees, impacts related to recreation would be Class III, *less than significant*.

The proposed project is anticipated to accommodate 480 residents when fully occupied. This represents a 1.6 percent increase in the City's population, which would generate a corresponding increase in demand for recreational facilities, opportunities, and open space. Absent new active park space, the 480 residents anticipated for the project site would reduce the per person park space level in the City to 2.96 acres per resident.

For new developments and subdivisions that increase recreational demand, Chapter 16.14 of the Goleta Municipal Code requires a dedication of 0.0128 acres per dwelling unit to neighborhood and community park and recreation purposes. According to this ratio, the proposed project must devote 2.25 acres to park and recreation purposes. Alternatively, when filing a tentative map application for approvals, the permittee may choose to pay the City an in-lieu fee.

Private recreational facilities would be provided as part of the proposed project for residents of the development, including a clubhouse building with 2,491 gross square feet of recreational space (consisting of an exercise room, a pool area, and a lounge area) and an approximately 4,000 square foot outdoor recreation area in the northwest corner of the project site for a sand volleyball court or similar facility. As these recreational facilities would not be available for public use, they do not count fully toward the required dedication of park and recreational facilities for neighborhood or community use. However, pursuant to Chapter 16.14 of the Goleta Municipal Code, the provision of private developed parkland within common open space can be credited towards offsetting public parkland impacts in the form of reduced in-lieu fees. The credit toward in-lieu fees may not exceed 50 percent.

As described in the *Setting*, the City has an abundance of passive open space opportunities. The project would increase demands on the capacity of existing regional and neighborhood open space areas with passive recreational opportunities, such as the Ellwood/Sperling Preserve and Lake Los Carneros Natural and Historic Preserve. However, the City's supply of such areas is sufficient to meet the demand generated by the project. Therefore, the project's impacts on passive open space recreation are considered less than significant.

The increase in demand for recreational facilities from future residents on the project site would exacerbate the City's existing deficiency in parkland with active recreational amenities. Thus, the proposed project could further contribute to deterioration, or accelerate deterioration, of the City's existing inventory of active recreational facilities. Nevertheless, given that Chapter 16.14 of the Goleta Municipal Code would require the permittee to pay in-lieu park and recreation fees, which would be used to fund public park facilities, the project's impact on recreational facilities would be less than significant.

Mitigation Measures. With the required payment of in-lieu park and recreation fees, impacts related to recreation would be less than significant; therefore, mitigation is not required.

Residual Impact. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Residential growth throughout the City, including the proposed project, would result in increased demand for recreational facilities. According to the City's most recent list of cumulative projects (May 2013), a total increase of 1,249 residential units (including the proposed project) are pending review, have been approved, or are under construction in Goleta. As prescribed in Chapter 16.14 of the Goleta Municipal Code, new residential developments within the City must dedicate 0.0128 acres per dwelling unit to parks and recreation, or else pay in-lieu fees toward the future development of such facilities. Thus, cumulative development in the City would generate demand for about 16 acres of recreational facilities.

According to the Goleta General Plan, the City's existing passive recreation opportunities would be adequate to meet the demands of the expected cumulative growth. However, active recreation opportunities may become further constrained. The Goleta General Plan identifies approximately 90 acres of existing active recreation, which translates to just over 3 acres per 1,000 residents. Several of the planned park facilities, as shown in Table 4.12-1, would provide space for active recreation. If fully developed, these parks would provide an additional 17 acres, bringing the total active recreation area to 106.7 acres. Nevertheless, with the addition of approximately 3,410 City of Goleta residents upon development of cumulative projects (1,249 residences x 2.73 persons per residence), the available active recreation ratio would be approximately 3.15 acres per 1,000 residents. Although this is an increase from the current 3 acres per 1,000 residents, it still 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 incremental contribution to this cumulative impact would be less than significant.

