

Recreation

SECTION 4.12

4.12 RECREATION

4.12.1 Existing Conditions

Existing Inventory of Parks and Open Space Areas Within the City of Goleta

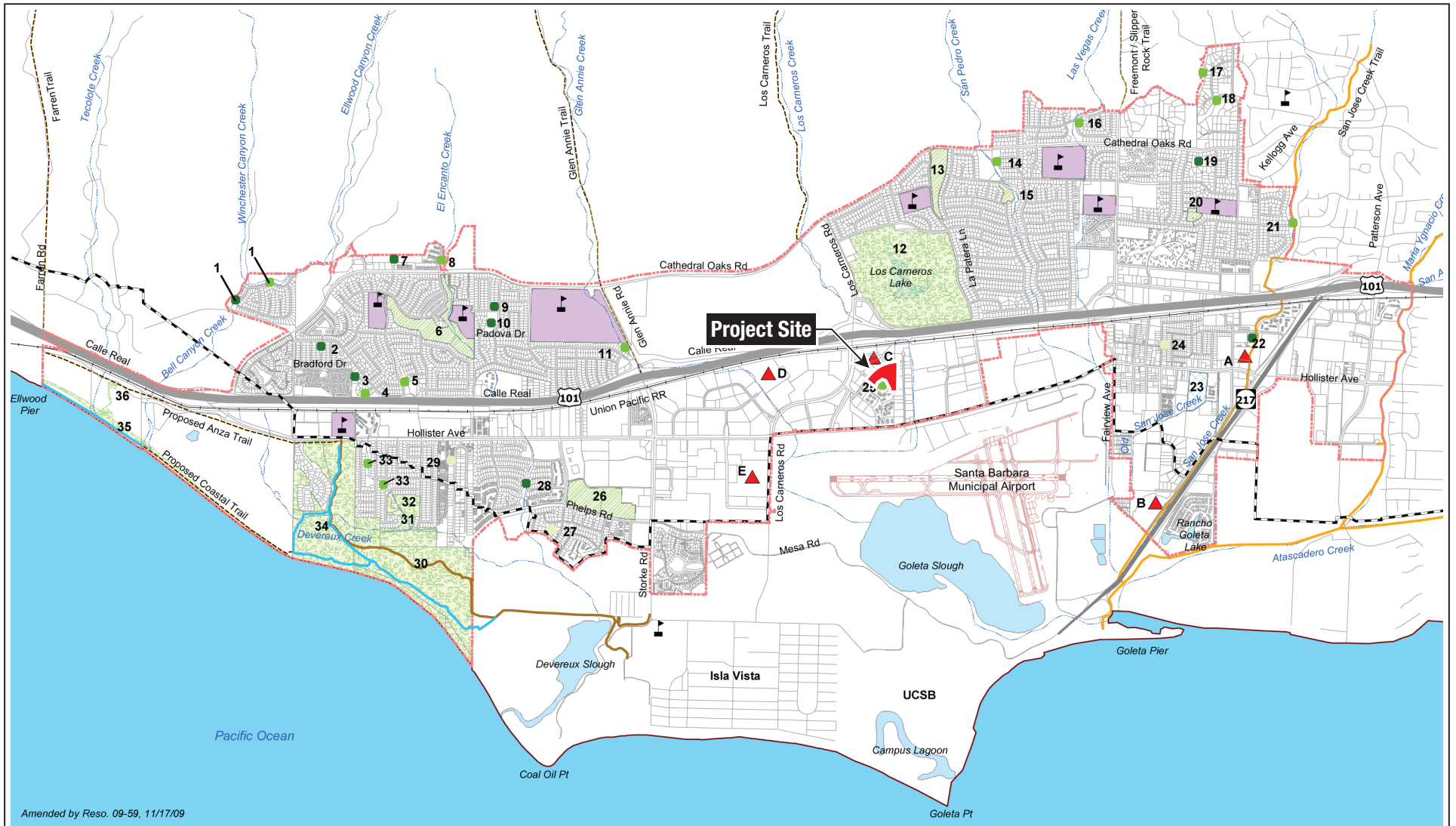
The City of Goleta (City) has 10 public parks, four private parks, and 20 public open space areas comprising a total of 523 acres. This equates to approximately 18 acres per thousand residents. In addition, the City owns approximately 40 percent of Goleta's two miles of Pacific shoreline, providing additional opportunities for enjoyment of natural areas. According to the General Plan/Coastal Land Use Plan (General 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. However, open space preserves are available for passive recreation only and do not provide for the City's active recreational needs.

The General Plan recognizes the many acres of open space preserves available for passive recreation but cites an insufficiency in active recreational space. It notes that areas specifically developed for active recreational uses were less abundant in 2005, with about 3 acres of land per thousand residents, and additional active parks were an important need identified in the public workshop process that was considered during creation of the General Plan. Existing City parks are identified in General Plan Figure 3-2, provided herein as **Figure 4.12-1**.

The City's single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all needs of community groups and residents. Although Girsh Park, a privately owned and managed park, provides much-needed active recreation facilities in addition to the City's Community Center, there remains a shortage of public active recreation facilities, such as sports fields, tennis courts, and dedicated trails. The Housing Element Technical Appendix addresses recreation needs with regard to development of new housing on the mid-Hollister parcels, including the project site, which was rezoned to DR-20 (IP-6A Rezone Vacant Sites for Housing). Section IV.B.17 *Parks and Recreation* of the Housing Element reiterates the City's current low level of service for active-use parks and recreational services and concludes that additional parks, including those set aside in the General Plan will be needed to ensure adequate recreational opportunities.

Public and Private Parks in the Project Vicinity

The public park closest to the project site is the Lake Los Carneros Natural and Historical Preserve located at a driving distance of approximately 0.7 miles to the north, north of Highway 101. Lake Los Carneros Natural and Historical Preserve provides predominantly passive open space. The historic Stow House is also located within this Preserve. In addition, located at a driving distance of approximately 5.6 miles to the north (north of Lake Los Carneros Natural and Historical Preserve), is Stow Grove Park, which provides active recreation amenities such as a softball field, two volleyball courts, horseshoes, open lawn and playground, restrooms, BBQ grills, benches and picnic tables.



Amended by Reso. 09-59, 11/17/09

Legend		Existing and Proposed Parks	Existing and Proposed Trails	Other Features
	Goleta Valley Community Center			
	Mini Park			
	Neighborhood Open Space			
	Neighborhood Park			
	Community Park			
	Regional Open Space			
	Planned Future Park Site			

Note: Site numbers correspond to Table 3-1, which provides data for each site.

Source: The Juan Bautista de Anza Trail and Coastal Trail locations are based on the locations presented in the Draft Ellwood-Devereux Coastal Open Space Habitat Management Plan (URS, 2004).

Source: General Plan/Coastal Land Use Plan, November, 2009.



The largest private park in the project vicinity is Girsh Park, located less than two miles southwest of the project site and south of Camino Real Marketplace. Girsh Park offers opportunities for active recreation, including athletic fields, basketball courts, children's play area, community meeting room, and group and family barbecue-picnic areas.

The adjacent 235-unit Willow Springs residential community (Willow Springs I) includes a combination of private passive open space and active recreation amenities for its residents (see [Figure 2-4](#)). The 2.37-acre open space (Lot 20), at the center of the development's north boundary, is a passive open space that is held as a preserve, with a decomposed granite walking/jogging trail around the perimeter. In addition, a 0.03-acre outdoor seating area provides an additional passive open space facility. The Willow Springs I development also includes concrete walkways throughout the property, among its residential buildings and a decomposed granite walkway/jogging path abutting the Los Carneros Wetland on the southwest. Active recreational facilities at Willow Springs I include a clubhouse and recreation area. The clubhouse provides a meeting room, restrooms, kitchen, and games and exercise rooms. Active recreation includes a swimming pool, two spas, a tot lot, and a sand volleyball court. The total acreage occupied by these active recreational facilities equals approximately 13,639 square feet (0.31 acre). An existing walking trail, located within the open space area (Lot 20), which currently provides passive recreation, is not included in the total area of active recreation facilities. Access to these facilities is currently limited to residents of Willow Springs I development.

Provisions for a Neighborhood Park within the Project Area

General Plan Policies OS 6.2, Table 3-1, and Figure 3-2, identify the general location of a neighborhood park within the Willow Springs II and Willow Springs North sites to serve the Mid-Hollister area.

General Plan Table 3-1 identifies the location of future planned parks, recreational facilities and open spaces, including a future "Willow Springs Park." A portion of this table is included later in this section as Table 4.12-1. Development of Willow Springs Park is identified to be located on 2-3 acres, somewhere on APNs 073-060-031 to 073-060-048. **Figure 4.12-2** provides an outer boundary that encompasses all of these APNs. These APNs comprise all of the parcels on the current Willow Springs II and Willow Springs North (north of Camino Vista Road) properties. The description of the park is listed in the General Plan as "Camino Vista by Willow Springs Phase II Apartments."

Policy OS 6.11 describes planned new public parks and references the park locations in [General Plan](#) Figure 3-2 and the park descriptions in [General Plan](#) Table 3-1. [The future](#) Willow Springs Park is specifically identified as, "A 2- to 3-acre neighborhood park in the proposed Willow Springs Phase II project located south of US-101 and east of Los Carneros Road, on property totaling approximately 19 acres."

At the time of General Plan adoption, it was assumed that the entire property between the existing 235-unit Willow Springs I development and the railroad tracks would be developed as one project and, therefore, the General Plan refers to this entire area as "Willow Springs II" or "North Willow Springs". As discussed in Section 2.0, Project Description, these properties ~~are currently under the same ownership and both properties~~ are identified as affordable housing opportunity sites in the General Plan. However, the current development request is referred to as Willow Springs II and is limited to the extension of Camino Vista Road and construction of a

100-unit condominium project on the south side of Camino Vista Road. The property owner is still in the design phase for development of the property to the north of Camino Vista Road, "Willow Springs North." Therefore, specific development plans and/or an application have not yet been submitted to the City of Goleta for processing for this remaining acreage property.

General Plan Figure 3-2, provided herein as Figure 4.12-1, provides a general location for the planned future neighborhood park. This general location is shown just north of the current Willow Springs II project site (Park Site "C") and on the north side of the Camino Vista Road extension.

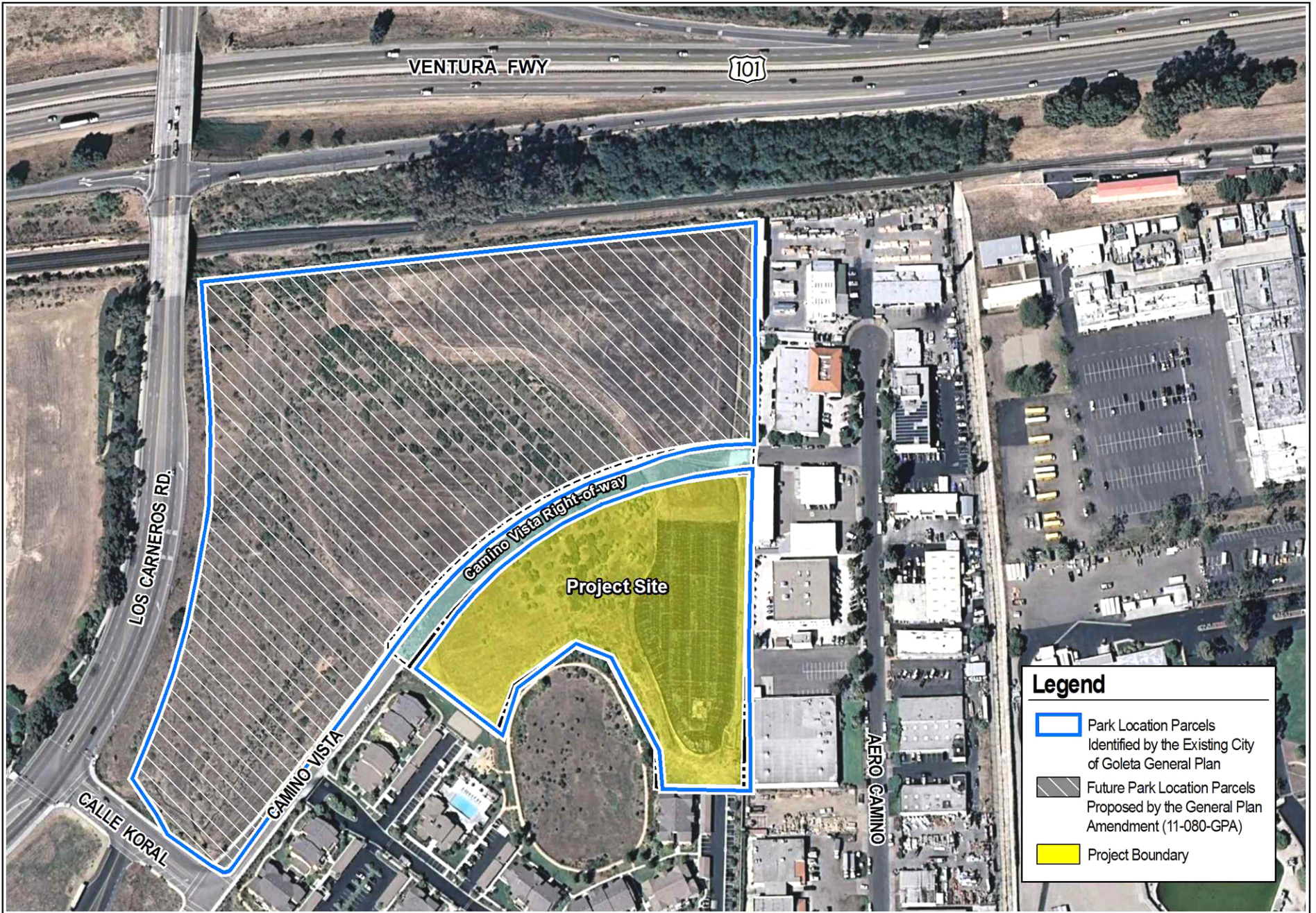
A city-wide inventory of planned recreation facilities as identified in the City's General Plan (excerpt of General Plan Table 3-1) is provided in **Table 4.12-1**.

Table 4.12-1
Future Planned Recreation Facilities, Parks and Open Spaces

Park Name	Park Type	Acres	Description
Expansion of Armitos Park	Neighborhood Park	4.0	Parallels San Jose Creek
Potential Active Recreation	Community Park	4.0-5.0	Active recreation park by SR-217 and old drive-in theatre
Willow Springs Park	Neighborhood Park	2.0-3.0	Camino Vista by Willow Springs Phase II Apartments
Village at Los Carneros Park	Neighborhood Park	3.0 – 5.0	Castilian 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.			

Of the planned parks listed in Table 4.12-1, 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).

General Plan Policies OS 9.2 and OS 9.3 specify that future parks and recreational amenities will be provided through a combination of direct provision/construction concurrent with new development and/or through payment of impact fees (Quimby fees for residential subdivisions). Payment of impact fees may be offset, in some instances, subject to the specific details of land dedication, development of active recreational uses within the park or recreational facility, and public access to the park or recreational facility. (Refer to Section 4.9 Land Use and Planning for the full text of these open space and recreation policies).



Aerial Source: Google Earth, 2008.

WILLOW SPRINGS PHASE II



Potential Parcel Locations for Willow Springs Park (City of Goleta General Plan)

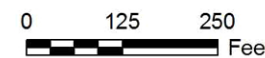


FIGURE 4.12-2

General Plan Amendment

As provided in the *Existing Conditions* discussion above, the General Plan specifies that *Willow Springs Park* shall be provided among APNs 073-060-031 through 073-060-048, a total of approximately 19 acres. Concurrent with the project, the applicant is requesting amendments to the General Plan (**11-080-GPA**), which would modify Open Space Element, Policy OS 6.11 and Open Space Element, Existing and Planned Parks and Open Space Areas, Table 3-1, Planned New Parks and Open Spaces. No changes are proposed to General Plan Figure 3-2, the General Plan Park and Recreation Plan Map. These amendments would not eliminate the planning for the two to three-acre neighborhood park. The amendments would shift the general location to the Willow Springs North property only. An Addendum to the Goleta General Plan Final EIR (SCH #2005031151) ~~is concurrently being~~ has been prepared for the amendments to the General Plan and is available for public review at City Hall, 130 Cremona Drive, Suite B, Goleta, California 93117.

The specific amendments to the General Plan relating to Willow Springs Park are included immediately below:

Amendments to the General Plan Open Space Element as follows:

1. Amendment to Open Space Element Policy OS 6.11(c):

OS 6.11 Planned New Parks and Open Space. [GP] The locations of planned new public parks and open space are shown on Figure 3-2 and described in Table 3-1. Specific improvements will be implemented as conditions require and when funding is available. These planned new public parks and open space include:

- c. Willow Springs Park. A 2 – 3 acre neighborhood park in the proposed Willow Springs ~~Phase II North~~ project located south of US-101 ~~and~~, east of Los Carneros Road, and north of Camino Vista, on property totaling approximately 19 14.46 acres.
2. Amendment of Open Space Element Table 3-1(C) (Existing and Planned Parks and Open Space Areas) to delete reference to APNs 073-060-044, -045, -046, -047, -048. Remainder APNs would be shown as 073-060-031 to 073-060-043.

<i>Planned New Parks and Open Spaces</i>					
APNs	Map #	Name	Park Type	Acres	Description
APNs 073-060-031 through 073-060-043	D	Willow Springs Park	Neighborhood Park	2.0 – 3.0	South of US-101, east of Los Carneros Road, and north of Camino Vista

When the General Plan was adopted in 2006, the Willow Springs I development had been built with 235 units and private recreational amenities including a protected 2.37-acre open space. A future Neighborhood Park of two to three acres was designated on the remaining 19 vacant acres, although the specific location was not called out. This vacant area is generally identified as “Willow Springs II” in the General Plan. The approximately 19-acre area designated for Willow Springs Park now comprises two separate developments: The Willow Springs II project site is 4.92 acres (net) and the remaining acreage, now called “Willow Springs North,” is approximately 14.46 acres (net) in size. At this time, no specific development plans have been submitted to the City for the Willow Springs North property.

Willow Springs II does not include a provision for Willow Springs Park, and the analysis of project impacts in this EIR is based on the assumption that Willow Springs Park will not be constructed (either on-site or off-site) as part of Willow Springs II.

Regulatory Framework

Federal

There are no applicable Federal regulations pertaining to recreational facilities.

State

The Subdivision Map Act, Government Code Sections 66410 et seq.

California Government Code Sections 66410 et seq. (referred to as the Subdivision Map Act) set forth general provisions, procedures, and requirements for the subdivision of land, including collection of fees and dedication of land for park and recreation purposes.¹

The Quimby Act, Government Code Sections 66477 et seq.

California Government Code Sections 66477 et seq. (referred to as the Quimby Act) provides local governments with the authority to require dedications or fees for recreation. The statute allows local governments to require dedication of land, a fee payment, or a combination of both, under certain conditions.

Local

City of Goleta Coastal Zoning Ordinance

Section 35-317.7(1)(d) of Article 3, Chapter 35 of the Municipal Code (the City of Goleta Inland Zoning Ordinance) includes a requirement for finding of adequate public services to serve new developments.

City of Goleta General Plan

As described above, the General Plan includes background and policy language which addresses the need for active recreation parks and facilities, maintenance of such facilities, location of future parks, including Willow Springs Neighborhood Park, parameters for what a Neighborhood Park should include, and mitigation requirements for new developments which impact parks and recreation facilities. Please refer to ~~the EIR Section 4.9 Land Use and Planning, policy consistency section of this EIR~~ for a more complete discussion of applicable General Plan policies, which address parks and recreation.

4.12.2 Thresholds of Significance

The City of Goleta's Environmental Thresholds and Guidelines Manual does not include specific 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:

¹ Subdivision Map Act: California Government Code, Division 2. *Subdivisions*, Chapter 4. *Requirements*, Article 1. *General*, Section 66477.

- 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.

4.12.3 Project Impacts

Impacts on Existing Parks and Recreational Facilities²

Consistent with the assumptions in the General Plan, the project's expected residential population of 265 (2.65 persons per unit)³ would generate additional demand for recreational facilities and would exacerbate the General Plan identified low level of service and maintenance of active recreational facilities in the City.

Under Covenants, Conditions and Restrictions (CC&Rs) for both the Willow Springs I development and the Willow Springs II project, the project residents would have access to all common areas, including the existing recreational amenities, within the existing Willow Springs I development. The recreational amenities in the Willow Springs I development include the clubhouse with workout room, meeting room, a swimming pool, tot lot, walking/jogging track around the 2.37 acre preserve (also referred to as Lot 20), walking path adjacent to the Los Carneros Wetland, and other existing walking paths throughout the residential development (see Figure 2-4). The existing sand volleyball court would be removed as part of project development in order to accommodate a driveway connection between the project and existing Willow Springs I. The volleyball court area to be impacted is approximately 1,850 square feet (0.04 acres).

The Willow Springs II project would include the development of additional recreation amenities to be shared by the project residents and the existing residents of Willow Springs I. The construction of a designated five-foot wide bicycle lane on each side of the Camino Vista Road right-of-way would facilitate options for project residents to cycle as a mode of transportation and for recreation. The bicycle lanes would provide indirect connectivity to the City designated Class II bicycle lane within Los Carneros Road, offering a marginal level of new public recreation opportunity as well. Other additional recreation amenities to be provided as part of the project for residents of both Willow Springs I and II include: 1) an additional tot-lot playground west of the proposed community laundry room along the north side of the existing Willow Springs I open space of Lot 20, and 2) outdoor exercise equipment along the existing perimeter walking path of open space Lot 20, referred to as a "Life Trail." These facilities are for the exclusive use of the Willow Springs I and II residents (not accessible to the public). Examples of the type of tot-lot playground equipment and the "Life Trail" "parcourse" exercise equipment that would be constructed are included in Appendix I. The types of recreation and amounts of space provided for the project are based on the applicant's experience in developing and managing Willow Springs I and similar multi-family residential projects located in nearby Ventura County. A model was established by the project developer for these amenities based on surveys conducted of the residents, which determined that the types and sizes of the proposed recreation facilities for Willow Springs II are sufficient to meet the needs of the resident population for private use.

² Addresses Threshold "a"

³ City of Goleta Environmental Thresholds and Guidelines Manual, October 2002, Page 162.

Impact to Public Active Recreation Facilities⁴

The additional project population (265 people) would result in a marginal increase relative to the City's total population (approximately 30,000 at the time of the General Plan).⁵ This population's demand for public recreation would slightly lower the City-wide ratio of three acres of active recreational land per thousand residents. While the City has not adopted a standard service ratio requirement that specifies an acceptable amount of active recreation land area per a given number of residents, according to the General Plan, the current supply of active recreational land is considered insufficient on a City-wide basis to service the existing population, (e.g., soccer and baseball fields for youth and adult league practices and games).

As stated above, the Willow Springs II project residents would include have access to a number of active private recreation amenities on-site, and including combination existing recreational amenities with providing access to at Willow Springs I amenities. This access to private recreational amenities would, to partially meet the recreational demands of Willow Springs II its residents. New aActive recreation amenity concepts include an additional tot-lot to be located within Willow Springs II west of the laundry facilities, and new "Life Trail" fitness course exercise equipment that would be installed at regular intervals around the perimeter of the existing decomposed granite walking and jogging track that surrounds open space Lot 20 within Willow Springs I (see Figure 2-4). All equipment/recreational improvements would be located outside of the protective fencing surrounding the passive open space area to avoid disturbance within the protected area. The Life Trail equipment would offer a variety of active exercises that one could engage in during a typical walking or jogging routine (as described in more detail in Appendix I), offering an active recreation amenity to be used in conjunction with the existing track, which by itself would be considered a component of the passive open space. Other existing sShared Willow Springs I existing recreational amenities would include the walking path along the wetland/stormwater retention area and the clubhouse and ancillary recreation area consisting of a meeting room, restrooms, kitchen, entertainment/ game and exercise rooms, a swimming pool, two spas, a picnic/barbeque area and an existing tot-lot (see Figure 2-4).

At this time, the value of the active recreation amenities in meeting the recreation demands of the future residents cannot be fully determined. To that end, a new tot-lot and "Life Trail" are conceptual only for purposes of this analysis, as they have not been fully incorporated into the project plans. In addition, Willow Springs I and II would be two separate developments and legal entities. As such, long-term joint access to the recreation amenities for residents between the two developments must first be legally established (through covenants or other related documents) before this shared use concept can be considered as partially meeting demands of the project's future residents. Therefore, the active recreation value that could be attributed to these two proposed concepts is not conclusive and would not reduce the project's impacts until they are more fully and legally established. Until established through mitigation measures outlined below, the reduction in impacts to recreation through the incorporation of these two conceptual components would not be realized. The project's increase to the City's existing deficit of active recreational facilities is considered a **potentially significant impact (Impact REC 1)**.

⁴ Addresses Thresholds "a" and "b"

⁵ City of Goleta General Plan FEIR September 2006, Housing and Population.

Impact to Public Passive Open Space⁶

As described above, the City has an adequate level of passive open space opportunities. The project would increase demands on the capacity of existing 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. In addition, the project would not generate population at a level that would have the potential to significantly deteriorate existing open space facilities. Therefore, the project's impacts on passive open space recreation are considered less than significant.

4.12.4 Cumulative Impacts⁷

As the City continues to grow there will be an increasing need to provide public open space and active recreational opportunities to meet the cumulative needs of its residents. Including the proposed project, there are currently 1,580 residential units approved or pending at this time (see Section 3.0 *Related Projects*). At an average rate of 2.65 residents per unit⁸ this represents a potential near term increase of approximately 4,187 residents. The project, in combination with future growth provided for in the General Plan, would result in a population increase of approximately 7,500 residents overall.⁹

According to the General Plan, there are adequate passive recreation opportunities to meet the demands of the expected cumulative growth; however, it is expected that active recreation opportunities will become further constrained. In addition to open space demands, the project would generate a demand for use of public recreation facilities that offer more substantial City-wide active recreation opportunities, such as ball fields or other facilities similar to those provided at Girsh Park, which are not ~~feasible for construction at~~ included at the Willow Springs I or II sites. Increased demand from new residents is expected to result in physical deterioration and reduced availability of park and recreational facilities (e.g., play fields, playground equipment, historic Stow House, etc.) and the additional demand cannot be met without provision of the new parks and rehabilitation of existing resources identified in the General Plan. This is considered a significant cumulative impact. The project request involves a subdivision (condominium map) and is therefore subject to payment of fees allowed by the Quimby Act (Government Code Section 66477), which are to be used for provision of new parks. Payment of Quimby fees for each new residential unit satisfies the proportional share of the cost of acquisition and improvement of parks, recreation facilities, and open space generated by increased demand for such facilities by the 100-unit condominium project. Therefore, the project's proportional contribution toward funding of park and recreational facilities would be used to address the project's additional demand for active recreational facilities, ~~would~~ resulting in an adverse, but less than significant contribution to this cumulative impact.

⁶ Addresses Threshold "a".

⁷ Addresses Threshold "a".

⁸ City of Goleta Environmental Thresholds and Guidelines Manual, October 2002, Page 162.

⁹ 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

The following mitigation measures would address **Impact REC 1**.

REC 1-1 The ~~permittee applicant~~ shall submit Covenants, Conditions and Restrictions (CC&Rs) for review and approval by documents acceptable to the City Attorney's Office, which guarantee residents of Willow Springs I and II long-term shared and equal access to all common areas, including the passive and active recreational facilities and amenities, within both Willow Springs I and II. The permittee shall record the approved CC&Rs.

Plan Requirements and Timing: ~~The permittee Applicant~~ shall submit CC&Rs documents to the City for review and approval prior to any occupancy clearance, recordation of the final map which shall provide that the common area shall include all of the common areas of both the existing Willow Springs I and the Willow Springs II project, including all passive and active recreational amenities, roadways, walkways, paths, uncovered parking spaces and all other common areas ~~for the condominiums.~~ The permittee shall record the approved CC&Rs prior to any occupancy clearance.

Monitoring: City shall confirm approval from the City Attorney's Office and recordation of the CC&Rs documents ensuring shared use of recreation facilities and amenities prior to occupancy clearance recordation.

REC 1-2 The ~~permittee applicant~~ shall submit final plans showing tot lot and "Life Trail" equipment and installation details ~~prior to land use clearance.~~ The new Life Trail equipment shall be located at each of the five entrances to the Lot 20 decomposed granite trail and shall be installed at the entrance or the outside perimeter of the trail. In no case shall any Life Trail-related equipment or activities be located within the fenced preserve area. This shall be noted on project grading plans as well as within the project CC&Rs.

Plan Requirements and Timing: ~~The permittee Applicant~~ shall submit plans to City for review and approval prior to ~~land use clearance~~ any LUP issuance for grading.

Monitoring: City shall confirm that these requirements are information is shown on applicable plans and CC&Rs prior to any LUP issuance for grading land use clearance and ~~City~~ shall perform field visits to ensure installation per approved plans and shall confirm that these requirements are included in the CC&Rs prior to occupancy clearance.

4.12.6 Residual Impacts

The project would still contribute to demand for constrained active recreational facilities in the community. However, wWith implementation of the mitigation measures identified above, residents of Willow Springs II will have access to a variety of recreational opportunities within their residential community, including the existing recreational amenities within Willow Springs I and the addition of the five new "Life Trail" exercise stations around the Lot 20 track and an additional tot lot. The permittee will also pay Quimby fees for each of the new 100 residential

condominium lots, which will be used to expand park facilities in the project area to offset increased demand from project residents. Therefore, the project's impacts on active public recreational facilities would be reduced to adverse, but **less than significant (Class II)**. Cumulative impacts would remain **less than significant (Class III)**.