

## 3.9 RECREATION

This section analyzes the impacts of the proposed East Cherry Avenue Specific Plan (Project) on existing parks and recreational uses within the City of Arroyo Grande (City). This section analyzes adverse and beneficial impacts on recreational resources, identifies mitigation measures to reduce impacts, and determines residual impacts and cumulative effects upon recreational resources.

The information in this section is based on the City's General Plan as well as information developed during field reconnaissance by Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) staff. It is also based on information from the City Public Works Department Streets & Landscaping Division.

### 3.9.1 Environmental Setting

#### 3.9.1.1 Recreational Resources

The Project site is located within the City of Arroyo Grande. There are 15 public or quasi-public recreational resources and open spaces within the vicinity of the Project site located within the City (Table 3.9-1). These recreational resources include over 147.9-acres of active parks, sports complexes, and passive open spaces managed and maintained by the City of Arroyo Grande with the Project vicinity. The City Recreational Services Department also maintains approximately 20.4 acres of non-useable landscape areas for a total of 168.34-acres of public lands in parks, landscaped areas, and open spaces (City of Arroyo Grande 2013).

#### 3.9.1.2 Project Site

The Project site is located within a predominantly residential neighborhood in the southeastern portion of the City limits. The Project site does not currently contain any recreational resources. Within the direct Project vicinity, the adjacent neighborhood to the east contains a small neighborhood park, with remaining City recreational facilities scattered to the north, east, and west.

**Table 3.9-1. Public Open Spaces and Recreational Resources**

#	Recreation Facility	Private Or Public	Distance from Project (miles)	Acreage	Activities
1	Centennial Park and Gazebo	Public	0.37	0.25	Creek-side picnics, eating areas, music events, the weekly Farmers' Market, and other community events
2	Prospective Garden	Private	1.65	-	Community garden plots
3	Elm Street Park	Public	1.55	5.0	Public barbeques, picnic tables, and playground
4	Hart-Collett Memorial Park	Public	0.25	0.36	Picnic area
5	Health Fitness Park	Public	0.81	0.51	Jogging trails and exercise stations
6	Heritage Square Park and Rotary Bandstand	Public	0.29	2.12	Picnic tables and small barbeque grills
7	Howard Mankins Hoosegow Park	Public	0.46	0.31	Historic resources
8	James Way Habitat and Wildlife Preserve	Public	0.72	75.02	Equestrian trails, jogging/walking trails, and wildlife viewing
9	Kingo Park	Public	1.87	0.8	Picnic tables, playground, and small barbeque grills
10	Kiwanis Park	Public	0.35	3.30	Walking trails and picnic areas
11	Parkside Park	Public	1.80	0.14	Basketball court, picnic tables, and a playground
12	Rancho Grande Park	Public	1.20	8.0	Baseball/softball field, basketball court, horseshoe pits, barbeques, playground, and a soccer field
13	Soto Sports Complex	Public	1.70	40.01	Baseball/softball diamond, football field, soccer field, and tennis courts
14	Strother Park	Public	1.18	8.14	Baseball/softball field, basketball court, horseshoe pits, and barbeques
15	Terra De Oro Park	Public	1.0	3.94	Playground
<b>Total Acreage</b>					<b>+/- 147.9</b>

Note: All distances are approximate.

Source: (City of Arroyo Grande 2015; City of Arroyo Grande 2013)

### 3.9.2 Regulatory Setting

#### 3.9.2.1 Federal

There are no federal regulations regarding public access or recreational resources applicable to the proposed Project.

#### 3.9.2.2 State

There are no state regulations regarding public access or recreational resources applicable to the proposed Project.

#### 3.9.2.3 Local

##### City of Arroyo Grande Municipal Code

Chapter 3.36.030 of the City Municipal Code establishes development impact fees which are imposed as a condition of approval upon all development projects for which a building permit is issued. These fees must be paid to the City at the time a building permit is issued, pursuant to §66007 of the California Government Code. A park improvement fee shall be required of subdivisions that do not provide a sufficient amount of park and recreation facilities pursuant to regulations established in Chapter 16.64.060 of the Municipal Code. These fees are intended to address the need of, or increased use of existing park and recreation facilities in the service area of a proposed residential development.

##### City of Arroyo Grande General Plan

Recreational resources in the City are managed through the General Plan, including the *Fringe and Urban Area Land Use Element* and the *Parks and Recreation Element*. The *Fringe and Urban Area Land Use Element* designates recreational land uses, including open space, recreation, and public/quasi-public uses. The goal of *Parks and Recreation Element* is to adequately provide for the recreational needs of the City area residents and visitors.

##### *General Plan, Fringe and Urban Area Land Use Element*

**Goal LU9** – Provide for appropriate maintenance, development and placement of Community Facilities (CF) relative to existing planned land uses.

**Policy LU9-4** – Ensure that new developments provide opportunities for recreation that are commensurate with the level and type of development. Ensure

that recreational uses are compatible with surrounding uses and with sensitive resources that may be present.

**Policy LU12-3.5** – Require the provision of open space and recreation areas within the urban residential portions of the city. Within the rural residential portions of the planning area, emphasize the preservation of natural landforms and vegetation.

*General Plan, Parks and Recreation Element*

**Goal PR1** – Neighborhood and community park facilities, including the sports complex, should be provided at a ratio of four (4) acres of parkland per 1,000 persons.

**Policy PR1-1** – Neighborhood parks serve as the day-to-day recreational areas of the City, and should include such amenities as playgrounds, playfields, and areas for passive recreation.

**3.9.3 Environmental Impact Analysis**

3.9.3.1 Thresholds of Significance

With respect to land use and planning, applicable sections of Appendix G of the 2016 CEQA Guidelines state that a project would normally have a significant impact to recreation 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 which might have an adverse physical effect on the environment.

3.9.3.2 Impact Assessment Methodology

Impacts to recreational resources within the Project vicinity are assessed through review of existing City standards and regulations, and available City resources. Recreational resource impacts associated with the Project are evaluated based on Goal PR1 of the *Parks and Recreation Element*, which calls for the ratio of four acres of parkland per 1,000 persons.

**3.9.4 Project Impacts and Mitigation Measures**

This section discusses the impacts to recreation from the proposed Project. Table 3.9-2 below provides a summary of the recreation impacts resulting from the proposed Project.

**Table 3.9-2. Summary of Project Impacts**

Recreational Impacts	Mitigation Measures	Residual Significance
Impact REC-1. The proposed Project would increase the use of and need for recreational facilities, resulting in potential increase physical deterioration of existing recreational facilities.	MM REC-1a	Less than Significant with Mitigation
Impact REC-2. The proposed Project includes the construction of recreational facilities which may have an adverse effect on the physical environment.	None required	Less than Significant

Impact

**REC-1      The proposed Project would increase the use of and need for recreational facilities, resulting in potential increased physical deterioration of existing recreational facilities (Less than Significant with Mitigation).**

The City of Arroyo Grande Municipal Code Chapter 16.64.040, pursuant to California Government Code Section 66477, establishes a development impact fee for improvements to park and recreation facilities to serve the needs of residents of the subdivision and the greater public residing in the City. In the event that a subdivision consists of more than 50 parcels, the Applicant is required to dedicate land and/or pay a fee for park and recreation facilities. Payment of these fees shall be required of the Applicant in the event that only a portion of required land is proposed for local park purposes. Pursuant to Section M of this chapter, Subarea 1 and Subarea 3 would remain exempt from such fees as their land uses do not propose residential subdivisions. Should their intended uses change, future proposed uses would be reviewed to ensure that park-related development impact fees are not required.

The development of residential housing for Subarea 2 would create 58 single-family medium density residential dwellings, and would result in an increase in the City population by approximately 140 individuals. Based on City standards described in the *General Plan Parks and Recreation Element*, the City requires four acres of parkland per every 1,000 individuals. To comply with this regulation, the estimated 140 new residents would require an additional 0.56 acres of parkland. The proposed Project includes the public dedication and development of a 0.35-acre public neighborhood park within Subarea 2, which would also serve as a stormwater drainage and storage facility. This park would

not fully address the park dedication requirement, since it would be 0.21 acres short of the required 0.56 acres.

The site plan for Subarea 2 identifies a 0.21-acre area of land located along the northern residential interior street, directly in front of residential units. The applicant proposes to include this strip of land, in part, to address the required 0.56 acres of parkland. This 0.21-acre area of land would be 15-feet wide, extend approximately 580 feet, and include a meandering sidewalk. The linear open space abuts private residences and would appear to function more as a front yard than an effective public open space for recreational use given it would not be large enough to support active and passive recreational uses defined in Chapter 16.04.070 of the City Municipal Code.

The Project site would result in potentially significant impacts to recreational resources, specifically, the provision of park and recreation facilities at a ratio of four (4) acres per 1,000 individuals, established by policy PR1 of the General Plan, *Parks and Recreation Element*. With the implementation of the proposed mitigation measures which would require dedication of additional useable public recreation area and/or payment of parkland development impact fee for the acreage shortfall, this potential impact would be ***less than significant with mitigation.***

#### Subarea 2 Mitigation Measure

*MM REC-1a Development Impact Fees for Subarea 2. The Applicant for Subarea 2 (Mangano Homes, Inc.) shall pay a park improvement impact fee equal to the land value, plus twenty (20) percent of toward the cost of offsite improvement, for the additional 0.21 acres of parkland required to be dedicated pursuant to the provisions of Chapter 16.64.060 of the City Municipal Code. The value of this fee shall be based upon the fair market value of 0.21 acres, as determined by the formula provided in Section E of Municipal Code Chapter 16.64.060, immediately prior to the filing of the final map. At the discretion of the Community Development Director, this requirement may be met by one of several alternative means that would result in additional dedication of lands for recreational use, such that Project suits the need for 0.56 acres of required parkland. Potential alternatives include the expansion of the existing proposed 0.35 neighborhood park to provide more adequate park space, implementation of trail connections from the property to proposed trails identified in the City Bicycle and Trails Master Plan, or the connection of the Project*

*proposed Class I Bikeway located along the Project Residential Collector road with the City proposed bikeway along Trinity Avenue.*

**Requirements and Timing.** Price of in-lieu fees shall be determined by the City Council at the time of the final map approval. The payment of these in-lieu fees shall be made in their entirety prior to the issuance of any building permits and paid to the City Council and deposited in the parks development fund.

**Monitoring.** The price and payment of in-lieu fees will be determined and approved by the City Council at the time of Project approval.

#### Residual Impact

With implementation of the above mitigation measure, impacts associated with the increased use of and need for park and recreation facilities would be less than significant.

#### Impact

**REC-2        The proposed Project includes the construction of recreational facilities which may have an adverse effect on the physical environment (Less than Significant).**

The proposed Project includes the development of a 0.35-acre neighborhood park that would provide the day-to-day recreational needs of the residents of the new housing development on Subarea 2. This park would include amenities such as playgrounds, pathways, park benches, and BBQs. Construction would entail grading of the site, staging of construction equipment, cut and fill operations, over-excavation and compaction of soils, and other construction operations listed in Section 2.7.2.1 of the *Project Description*. The construction of the neighborhood park has the potential to result in construction-related impacts to air quality, noise, and traffic. However, these impacts would be negligible due to the small size of the neighborhood park, implementation of construction best management practices (BMPs), and adherence to the City's General Plan policies. Project construction impacts are further addressed in Section 3.3, *Air Quality and Greenhouse Gas Emissions*, Section 3.8, *Noise*, and Section 3.10, *Transportation and Traffic*.

Subarea 3 of the proposed Project would include recreational and open space opportunities through the creation of cultural, native, and farm gardens, educational classes, and native grass areas for play and gatherings. Currently, Subarea 3 recreational uses may be limited to members of the Arroyo Grande Valley Japanese Welfare Association (JWA).

Consequently, impacts to the physical environment associated with the construction of recreational facilities are considered *less than significant*.

#### Mitigation Measures

No mitigation measures required.

#### **3.9.5 Cumulative Impacts**

The Project would also contribute, in combination with other projects in the City of Arroyo Grande listed in Table 3.0-1, to increased recreational use of parklands and recreational facilities. Cumulative projects with the Project vicinity include a number of residential developments that have been approved or are currently under construction. Implementation of these projects, along with the proposed Project, could result in an incremental increased use of, and demand for, park and recreation facilities. The *Parks and Recreation Element* requires that neighborhood and community park facilities be provided at a ratio of four (4) acres of parkland per 1,000 persons. The City maintains at least 147.9 acres of parkland; this is more than double the required 71.63 acres of parkland required to serve the current estimated City population of 17,908 (U.S. Census Bureau 2015) as well as the 80 acres of parkland need to support the projected City buildout population of 20,000 individuals. Other future and pending projects may require the acquisition of land for the development of parkland to comply with City standards. Should inadequate parklands be provided for these developments, individual developers would be subject to development impact fees in accordance with Municipal Code Chapter 16.64.060. As the City currently provides a more than adequate amount of parkland and open space for the projected buildout of the City, cumulative impacts to parkland and recreation facilities within the Arroyo Grande area would be *less than significant*.