

## 4.14 RECREATION

This section of the Environmental Impact Report (EIR) describes the affected environment and regulatory setting for recreation that would be provided to the proposed project. It also describes the impacts on existing recreation resources that would result from implementation of the proposed project and mitigation measures that would reduce these impacts. The following analysis of the potential environmental impacts related to recreation comes from the following sources:

- Propel Vallejo 2040 General Plan.
- Propel Vallejo 2040 General Plan EIR.
- Greater Vallejo Recreation District (GVRD) Master Plan, 2006.
- Vallejo Trails Master Plan, 1988.

### 4.14.1 ENVIRONMENTAL SETTING

#### EXISTING PARKS AND RECREATIONAL FACILITIES

The City of Vallejo (City) has 7 mini parks, 26 neighborhood parks, 9 community parks, 1 linear park, 2 natural open space areas, and 3 special purpose parks. The closest community parks to the project site are Hanns Park and Blue Rock Springs Park, both located approximately 0.33 mile south of the project site. *Table 4.14-1: City of Vallejo Parks and Recreational Facilities*, identifies the total acreage of parkland in Vallejo according to the classifications used by the Greater Vallejo Recreation District (GVRD) and City's Municipal Code. **Figure 4.13-2: Parks and Schools** in Chapter 4.13, Public Services, shows that most residents live within a ½-mile radius of a park or recreation facility.

Vallejo parks are classified as follows, based on size and the type of recreational use offered.

**Mini Parks** – small, limited use sites generally less than one acre in size. Located in more densely built areas, they vary from small green spaces with open grass areas, children's playgrounds or small picnic spaces, to small squares and plazas.

**Neighborhood Parks** – mid-sized parks intended to serve nearby residents living within a ½-mile radius. They are primarily designed for informal, unsupervised recreational activities and typically feature facilities such as children's playgrounds, picnic areas, pathways, open grass areas for passive use, outdoor basketball courts, and non-lighted, multi-use ball fields. Neighborhood parks generally range from 4 to 10 acres, although GVRD operates several smaller neighborhood parks.

**Community Parks** – larger facilities intended to serve residents living within a 1- to 2-mile radius. They are generally between 10 and 70 acres and designed with a sports field or similar facility that provides active and structured recreation opportunities as the central focus; they can also provide opportunities for passive recreation. Community parks attract people from a wider geographic area than neighborhood

or mini parks and require ancillary facilities such as parking lighted sports fields, and restrooms. A community park can also function as a neighborhood park for nearby residential areas.

**Table 4.14-1: City of Vallejo Parks and Recreational Facilities**

Park Name	Size (Acres)	Operated By	Owned By
<b>Mini Parks</b>			
Coventry Way	0.25	City of Vallejo	City of Vallejo
Crescent Park	1.96	City of Vallejo	City of Vallejo
Garthe Estates	0.75	City of Vallejo	City of Vallejo
Glen Cove Marina	0.75	City of Vallejo	City of Vallejo
Knights Circle	0.25	City of Vallejo	City of Vallejo
Martin Luther King Jr. Unity Plaza	0.6	City of Vallejo	City of Vallejo
Reflections	1.5	City of Vallejo	City of Vallejo
<b>Subtotal</b>	<b>6.06</b>		
<b>Neighborhood Parks - subtotal</b>			
Alden	5.0	City of Vallejo	City of Vallejo
Bennington	2.5	City of Vallejo	City of Vallejo
Beverly Hills Park	11.7	GVRD	City of Vallejo
Borges Ranch Park	3.4	GVRD	City of Vallejo
Carquinez Park	6.3	GVRD	GVRD
Castlewood Park	4.6	GVRD	City of Vallejo
Chapel	3.0	City of Vallejo	City of Vallejo
City Park	3.0	GVRD	City of Vallejo
Crest Ranch Park	10.3	GVRD	GVRD/City of Vallejo
Delta Meadows Park	4.0	GVRD	City of Vallejo
Fairmont Park	1.0	GVRD	GVRD
Glen Cove	6.8	GVRD	City of Vallejo
Grant Mahoney Park	1.5	GVRD	GVRD
Henry Ranch Park	3.4	GVRD	City of Vallejo
Hiddenbrooke	2.05	GVRD	City of Vallejo
Highlands Park	9.3	GVRD	City of Vallejo
Northgate	4.0	GVRD	City of Vallejo
Richardson Park	13.3	GVRD	City of Vallejo
Service Club	4.2	City of Vallejo	City of Vallejo
Setterquist Park	8.9	GVRD	GVRD
Sheveland Park	1.0	GVRD	City of Vallejo
Terrace Park	11.0	GVRD	GVRD
Washington Park	2.5	GVRD	City of Vallejo

**Table 4.14-1: City of Vallejo Parks and Recreational Facilities**

Park Name	Size (Acres)	Operated By	Owned By
Wilson	17.8	GVRD	GVRD/City of Vallejo
<b>Subtotal</b>	<b>149.45</b>		
<b>Community Park</b>			
Blue Rock Springs Park	24.5	GVRD	City of Vallejo
Dan Foley Park	68.2	GVRD	City of Vallejo
Glen Cove Nature Area	15.0	GVRD	City of Vallejo
Hanns Memorial	22.6	GVRD	City of Vallejo
Independence Park	1.0	GVRD	City of Vallejo
Lake Dalwigk Park	8.9	GVRD	GVRD/City of Vallejo
Wardlaw	13.0	GVRD	City of Vallejo
<b>Subtotal</b>	<b>153.20</b>		
<b>Linear Park</b>			
Blue Rock Springs Corridor	44.0	GVRD	City of Vallejo
<b>Subtotal</b>	<b>44</b>		
<b>Natural Open Space</b>			
Hiddenbrooke Open Space	481.0	GVRD	GVRD/City of Vallejo
River Park	54.0	GVRD	City of Vallejo
<b>Subtotal</b>	<b>535</b>		
<b>Special Purpose Parks</b>			
Amador Tennis	5.0	GVRD	--
Children's Wonderland	3.0	GVRD	GVRD
McIntyre Ranch	24.0	GVRD	GVRD
Wardlaw Skate/BMX Park	1.46	GVRD	City of Vallejo
<b>Subtotal</b>	<b>33.46</b>		
<b>Total Acreage</b>	<b>921.17</b>		

Note: GVRD = Greater Vallejo Recreation District  
Source: City of Vallejo, 2017

**Special Use Parks** – facilities designed for specialized recreational activities. In Vallejo, these include the Wardlaw Skate/BMX Park and Children's Wonderland.

**Linear Parks** – open space or landscape features such as creek corridors, canals, trail alignments, and abandoned railroad rights-of-way. They link community facilities and provide passive recreational opportunities such as walking, jogging, and bicycling. They typically feature trails, landscaped or natural areas, viewpoints, and seating areas. Neighborhood park facilities may be incorporated when space is available.

**Natural Open Space** – large, undeveloped properties left primarily in their natural state with recreation as a secondary use. This type of park often includes wetlands, steep hillsides, stream and creek corridors, and environmentally sensitive lands containing wildlife habitat or unique and/or endangered plant species. Typically managed by a governmental agency, natural open space may or may not offer full public access.

With approximately 921.17 acres of parks and open space within the City limits, Vallejo is meeting its parkland standard. The nearest parks and recreation facilities to the project site are Hanns Park and Blue Rock Springs Corridor Park.

## **GREATER VALLEJO RECREATION DISTRICT**

The Greater Vallejo Recreation District (GVRD) is a “Special Service District” that operates separately, but in partnership with the City of Vallejo. GVRD provides park and recreation programs to the City’s residents. The District currently manages 407 acres of public park space including 20 neighborhood parks, 10 community parks, 6 special purpose parks, an Olympic-size swimming pool, and 4 community centers. The GVRD manages some of the parks listed above including the Amador Area, Beverly Hill Park, Blue Rock Spring and others. All parks within the City, including these parks and other managed by GVRD, are listed in Table 4.14-1, above.

### **4.14.2 REGULATORY SETTING**

#### **STATE REGULATIONS**

##### **Mitigation Fee Act**

The 1987 Mitigation Act (California Government Code Section 66000) authorizes development impact fees to provide new park and recreation facilities to mitigate for new residential development projects. The City has applied this Act to establish a development impact fee under Section 3.18 of the Municipal Code.

##### **Quimby Act**

The 1975 Quimby Act (California Government Code Section 66477) sets forth parkland standards for jurisdictions within the State of California. The Act provides for a maximum of 3 acres of park dedication/fee per 1,000 persons unless the amount of existing (at the time of adoption) neighborhood and community parkland exceeds that limit. If a jurisdiction exceeds the 3 acres per 1,000 persons, then the jurisdiction is eligible to adopt the higher 5 acres per 1,000 persons standard.

##### **Lighting and Landscaping Act**

The 1972 Lighting and Landscaping Act (California Streets and Highways Code Section 22500 et seq.) (1972 Act) has been used by the City to provide limited maintenance funding of parks that serve new neighborhoods. The City has established 26 Landscape Maintenance Districts (LMDs) pursuant to the 1972 Act. A LMD is used to make certain improvements to particular neighborhoods within the community.

These improvements, such as parks, playgrounds, landscapes, sidewalks, trees, etc. are paid for by the landowners within the LMD. The public right-of-way along Turner Parkway is within the City's Landscape Maintenance District Region 4.

## LOCAL REGULATIONS

### Solano Open Space

Solano Open Space area covers 10,000 acres of open space generally bordered by I-80, I-680, and Lake Herman Road and functions as an important buffer between the neighboring cities of Benicia, Fairfield, and Vallejo. This open space area is managed by a Joint Powers Authority (JPA) formed in May 1992. The JPA's goal is to plan, manage, and maintain the land for open space preservation, conservation and enhancement uses, agricultural production, and regional parkland recreation.

### Measure K

Measure K is a \$48 annual parcel tax for the purpose of funding park operations and maintenance through the GVRD. Measure K was approved by Vallejo residents in May 2012 with a terminus date of 2018. Measure K generates approximately \$2 million per year in revenue to the GVRD. This funding goes towards services and programs, including salaries and benefits, capital improvements, maintenance, and recreation programs. To renew the tax, a parcel tax measure was placed on the May 2, 2017 ballot. The measure was approved by GVRD voters to renew the GVRD's annual parcel tax. The property tax is now based on units of property rather than assessed value. The tax expires in 2023. The project site is/is not subject to Measure K.

### Propel Vallejo General Plan 2040

The policies, goals, and implementation measures in the General Plan applicable to the proposed project are provided below.

Policy CP-3.4	Parks. Plan for and provide parkland and facilities to support Vallejo's recreational needs.
Action CP-3.4A	Maintain a standard of 4.25 acres of parkland per thousand residents and continue to require that new residential development make a fair share contribution to future parks development.
Action CP-3.4C	Update City regulations to allow a portion of the parkland dedication requirement to be met through the provision of onsite mini parks and trails in new development.
Policy CP-3.6	Park Safety. Ensure that parks are designed and managed to maximize the personal safety of users and maintain the visibility of play areas.
Policy CP-1.4	Active Recreation Facilities. Ensure all Vallejo residents are served by convenient and safe active recreation facilities that meet the needs of all ages, abilities, and interest groups.

Action CP-1.4E Promote community “ownership” of active recreation facilities by establishing programs that encourage local residents and neighborhood organizations to "adopt," protect, and maintain parks, open spaces, and trails.

## City of Vallejo Municipal Code

Chapter 3.18 of the Vallejo Municipal Code (VMC), Land Dedication and Fees for Park and Recreational Purposes, requires developers of residential land to either dedicate land at a rate of 4.25 acres per 1,000 persons, or pay a Park Impact Fee per residential unit. The Park Impact Fee is automatically adjusted by the Engineering News Record Construction Cost Index for the San Francisco Bay Area. *Table 4.14-2: City of Vallejo Park Impact Fee FY 2016-2017*, identifies fees collected for each type of residential development.

**Table 4.14-2: City of Vallejo Park Impact Fee FY 2016-2017**

Type of Development	Fee Amount
Single Family Detached	\$12,191
Single Family Attached	\$10,991
Duplex	\$9,952
Multi-family	\$8,353
Mobile Home	\$7,313

Source: City of Vallejo, 2017a.

## Vallejo Trails Master Plan (1988)

In 1988, the Vallejo Trails Master Plan was developed jointly between the City of Vallejo and GVRD in response to an increased resident interest in trails. The Trails Master Plan provides a map as well as guidelines, policies, and objectives to support the network of recreational trails throughout Vallejo. The plan also includes continued development of a local bicycle network by the City and GVRD.

The project site borders an existing portion of the Class 2 Bicycle Facility, striped one-way for bike travel, on Admiral Callaghan Lane. As part of the Admiral Callaghan Lane improvements, the planned/proposed Class 2 Bicycle facility would be installed.

## Greater Vallejo Recreation District Master Plan (2006)

The GVRD Master Plan was adopted in 2006 to guide future development of parks, recreation, and open space facilities throughout the City. The Master Plan establishes service standards independent of the Vallejo General Plan standards for parks, recreation, and open space facilities. It includes policies to distribute recreational amenities evenly throughout the City and describes existing conditions of parks and recreation facilities located within the City. The Master Plan also includes opportunity areas for new parks/facilities to meet both District and national goals from the National Recreation and Park Association and includes financing strategies for maintenance of existing parks and expansions.

### 4.14.3 STANDARDS OF SIGNIFICANCE

The following criteria included in Appendix G of the State CEQA Guidelines is used to determine the significance of potential recreation impacts. Impacts to recreation 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
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

### 4.14.4 PROJECT IMPACTS AND MITIGATION

**IMPACT  
REC-1**

**WOULD THE PROJECT, 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?**

**(LESS THAN SIGNIFICANT)**

The proposed project would increase the demand on existing neighborhood parks due to the increase in the residential population associated with the project. As previously discussed in Local Regulations, Chapter 3.18 of the VMC would require the developer to either dedicate land at a rate of 4.25 acres per 1,000 residents or pay an in-lieu fee for land acquisition. The General Plan includes Action CP-3.4A to maintain this standard to accommodate for the growth associated with new development. In addition to the dedication requirement, VMC Chapter 3.18 requires the payment of an impact fee for the purpose of providing park improvements. Chapter 3.18 allows dedication of improved parks to be credited against the dedication and/or impact fee, subject to City and GVRD approval.

Based on VMC Chapter 3.18 and the proposed number of residential units, the project's park dedication requirement pursuant to the Quimby Act is calculated to be 2.31 acres. The proposed project includes 2.66 acres of parks and trails<sup>1</sup>. The project includes the following open space facilities for the use of project residents and the general public: two 0.15-acre "pocket" parks, two 0.13-acre paseos connecting to the pocket parks, 0.18-acre of open space along Turner Parkway, and a 1.92-acre linear park/trail to be located between the residential area and a 5.7-acre open space area.

In addition, the City of Vallejo requires the payment of a Development Impact Fee to the GVRD for each single-family unit. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to project approval. Fees paid

<sup>1</sup> Acreage calculation does not include north/south residential paseos.

aid in the development of new park-space and maintenance as required, to ensure continued high-quality park facilities for all city residents. Given that the City maintains an ample and diverse range of park sites and park facilities and collects fees from new development to fund the construction of new parks and the maintenance of existing parks, the additional demand for parks generated by the project would not result in the physical deterioration of existing parks and facilities within Vallejo. As such, this is a less than significant impact and no mitigation is required.

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**IMPACT**  
**REC-2**

**DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?**

**(LESS THAN SIGNIFICANT)**

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As previously addressed, the project proposes two 0.28-acre parks for the use of project residents. Further, a 2.0-acre linear park/trail would be located between the residential area and the 5.7-acre open space area. The linear park/trail would be accessible to the public and connect to a meandering sidewalk along Turner Parkway on the north and extend to the south with connections to the residential area from three pass-thru walkways between homesites bordering the park/trail. Within the interior of the residential area, the project would provide a series of pedestrian paseos connecting to the parks and liner park/trail and a new meandering sidewalk on Turner Parkway. The proposed project includes these walkways to encourage pedestrian activity within the residential community as well as to the on-site retail and service-oriented uses.

All parks proposed as part of the project would occur within the existing development footprint and potential impacts are accounted for in this EIR. Should the proposed project not meet its parkland dedicated requirements through the provision of the proposed on-site parkland, the proposed project would be required to pay an in-lieu fee as mitigation for the amount of parkland acreage not provided. Any off-site parks developed using in-lieu fees would occur through the City of Vallejo or GVRD consistent with the respective parks plan. These measures would ensure that additional demand for parks generated by the proposed project would not result in the physical deterioration of existing parks and facilities within Vallejo. In addition, all newly constructed parks would require permitting and their own environmental review in accordance with CEQA. This would ensure that any environmental impacts are disclosed and mitigated to the extent possible. Therefore, the project would not result in an adverse physical effect on the environment.

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#### **4.14.5 CONCLUSION**

Implementation of the proposed project would increase the demand for parks due to new residential population associated with the project. Chapter 3.18 of the Vallejo Municipal Code would require the developer to either dedicate land at a rate of 4.25 acres per 1,000 persons and/or pay a Park Impact Fee per residential unit or 2.31 acres. As part of the proposed project, on-site parks and recreational uses totaling 2.66 acres would be provided: two 0.15-acre “pocket” parks, two 0.13-acre paseos connecting to

the pocket parks, 0.18-acre of open space along Turner Parkway, and a 1.92-acre linear park/trail. With compliance with the City's Park Impact Fee requirements (Chapter 3.18 of the Vallejo Municipal Code), the project would have a less than significant impact on park and recreation facilities in the City, and no mitigation is required. Further, the project includes the preservation of 5.7 acres of wetlands/open space which serves as a buffer between the residential and commercial components of the proposed project.

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#### **4.14.6 CUMULATIVE IMPACTS**

A significant cumulative environmental impact would result if cumulative growth including the proposed project would result in or accelerate substantial physical deterioration of a recreational facility, or exceed the ability of the local agencies to provide recreational opportunities, resulting in the need for construction of new facilities thereby causing an adverse physical impact on the environment.

The proposed project is anticipated to generate approximately 513 new residents and marginally increase demand for recreational opportunities in the City. The proposed project would provide recreational opportunities within the project site to help serve the increased demand. The proposed project would include 2.66 acres of park area. The proposed project also includes the preservation of 5.7 acres of open space adjacent to the linear trail. This area would serve as a physical and aesthetic visual buffer between the residential and commercial components of the proposed project. In addition, the project applicant would be required to pay additional applicable fees as part of the City's Park Impact Fee if the City should determine the existing provision of parks is not adequate to satisfy City requirements.

All other new residential or qualifying development projects would be required to provide new park and recreation facilities or pay fees to mitigate for impacts. Fees are collected at the time new building permits for new development are issued. Fees are determined by the fee schedule in effect at the time of permit issuance. The development of and planning for all new parks provided as part of the proposed project, by other projects, or funded by payment of fees would be reviewed by the City. City review would ensure the new recreational facilities are planned and built-in accordance with all applicable City policies and guidance. The final location and size of additional recreational facilities would be determined as part of future development activity and as determined by the City. These measures would ensure the provision of adequate parklands are provided in conjunction with past, present, and reasonably foreseeable projects. Impacts associated with construction of new parks, or specific parkland expansion or improvement projects would undergo site-specific environmental review, if applicable.

The proposed project would not result in a change in parkland demand for the City of Vallejo because the project would meet its project-specific parkland requirements as well as providing a linear park/trail that would be open to the public. It is anticipated that this would minimize the proposed projects contribution to cumulative impacts. Therefore; the proposed project, combined with past, present, and reasonably foreseeable future projects, would not result in a substantial impact to park and recreational facilities. The proposed project also is not anticipated to result in significant environmental impacts from off-site recreational resources because each would undergo site-specific CEQA review. As a result, the cumulative impact associated with parks and recreational facilities would be less than significant.

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## 4.14.7 REFERENCES

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