

5.13 Parks and Recreation

5.13.1 INTRODUCTION

Pursuant to the requirements of CEQA, this section of the EIR analyzes whether the Project would (1) increase the use of existing parks and recreational facilities such that substantial physical deterioration or degradation of the facilities would occur or be accelerated or that new or expanded facilities would be required; (2) result in substantial adverse construction-related effects associated with the provision of new or physically altered parks and recreational facilities, whether on site or off-site; and/or (3) adversely affect existing recreational facilities.

New housing can result in substantial population growth and the need for additional park and recreation facilities. Because CEQA focuses on physical environmental effects, this section analyzes whether any physical changes resulting from an increase in demands for park and recreation facilities from the proposed Project could result in significant adverse environmental effects. Thus, an increase in use of parks would not, by itself, be considered a physical change in the environment. However, physical changes in the environment resulting from the construction of new facilities or an expansion of existing facilities to accommodate the increased staff or equipment needs related to substantial physical deterioration could constitute a significant impact. The proposed Project has also been evaluated to determine its consistency with the City's zoning code provisions related to the provision of park and recreation facilities.

5.13.1 REGULATORY SETTING

Mitigation Fee Act

The California Mitigation Fee Act, Government Code Sections 66000, et seq., allows cities to establish fees to be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the city's ability to provide specified public facilities. In order to comply with the Mitigation Fee Act, the city must follow four primary requirements:

- (1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee;
- (2) Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds;
- (3) For fees that have been in the possession of the city for five years or more and for which the dollars have not been spent or committed to a project the city must make findings each fiscal year describing the continuing need for the money; and
- (4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made.

As described below, the City of Santa Ana has adopted a park land dedication or in-lieu fee that is included in the Municipal Code Chapter 35.

City of Santa Ana Municipal Code

Section 35-108. Santa Ana Municipal Code, Section 35-108 requires that residential development fees be paid for the acquisition, construction, and renovation of park and recreation facilities based on a standard of 2 acres of public park and/or recreational space per 1,000 residents. The fees collected shall be placed in a special fund to be known as the "Park Acquisition and Development Fund." Moneys in such fund shall be expended for the acquisition, construction, and renovation of park and recreation facilities.

Section 35-110. Santa Ana Municipal Code, Section 35-108 requires that any person adding net residential units or converting apartments to condominiums in the City of Santa Ana shall pay to the city fees in such amounts as shall be set by resolution of the city council. The code section states that the purpose of preserving an appropriate balance between the demand by residents for use of park and recreational facilities and the distinctions in fees with respect to types of residential units are to reflect the differences in the demand for use of public park and recreation facilities.

Section 35-111. Santa Ana Municipal Code, Section 35-108 requires that park and recreation related fees for addition of residential units be paid prior to the issuance of a building permit for any construction which adds net residential units. No building permit shall be issued until such fees are paid.

City of Santa Ana General Plan

The City is currently undergoing a comprehensive update to the General Plan. The existing Open Space, Parks, and Recreation Element of the Santa Ana General Plan includes the following park and recreation objectives and policies that are related to the proposed Project:

Goal 1: Provide sufficient open space to meet the recreational and aesthetic needs of the community.

Objective 1.3: Encourage private development of visually accessible open space.

Goal 2: Ensure ready public access and use of open space facilities.

Objective 2.2: Encourage positive linkages between public and private open space.

Policies:

- Provide quality open space in quantities adequate for the type and intensity of surrounding development.
- Treat open space development and facilities upgrading as priority investment objectives.
- Provide incentives for private enterprise to supplement public open space.

5.13.2 ENVIRONMENTAL SETTING

The Open Space, Parks, and Recreation Element of the Santa Ana General Plan states that the City has approximately 400 acres of public parks and recreational space. Based on the 2019 population estimate of 337,716 residents, the City has approximately 1.2 acres of public park and/or recreational space per every 1,000 residents. The closest park and recreation facilities (within 3 miles of the Project site) in the City of Santa Ana that would be most utilized by the residents of the Project are listed in Table 5.13-1. As shown, the City has 11 existing parks that provide 81.88 acres of parkland within 3 miles of the Project site.

Table 5.13-1: Santa Ana Park and Recreation Facilities Within Three Miles of the Project Site

Park and Address	Amenities	Acreage	Miles from Project Site	Travel Time from Project Site*
Delhi Park 2314 S. Halladay	Ball Diamond, Basketball Courts, Multi-purpose Field, Parking, Playground, Restrooms, Handball courts	10.40 acres	1.4 miles	Driving: 5 minutes Walking: 28 minutes
Maple & Occidental Maple and Occidental St.	Exercise Equipment	0.43 acre	2.2 miles	Driving: 8 minutes Walking: 42 minutes
Memorial Park 2102 S. Flower	Ball Diamond, Basketball Courts, Handball courts. Multi-purpose	17.0 acres	2.5 miles	Driving: 8 minutes Walking: 48 minutes

Park and Address	Amenities	Acreage	Miles from Project Site	Travel Time from Project Site*
	Field, Parking, Playground, Picnic Tables, Restrooms, Swimming Pool, Exercise Equipment			
Madison Park 1528 S Standard Avenue	Ball Diamonds, Basketball Courts, Concession Stand, Multipurpose Field, Multi-purpose Court, Playground, Parking, Picnic Tables, Restrooms	6.06 acres	2.5 miles	Driving: 9 minutes Walking: 49 minutes
Sandpointe Park 3700 S. Birch Street	Restrooms, Basketball Courts, Hiking & Exercise Trail, Multi-purpose Field, Playground, Picnic Tables, Tennis Courts, Volleyball	6.63 acres	2.8 miles	Driving: 9 minutes Walking: 57 minutes
Segerstrom Triangle 1000 W. Hemlock Wy.	Open Space	1.22 acres	3.0 miles	Driving: 9 minutes Walking: 59 minutes
Pacific Electric	Playground, Picnic Shelter/Tables, Restrooms, Exercise Equipment, Community Garden	1.39 acres	2.9 miles	Driving: 10 minutes Walking: 56 minutes
Lillie King Park 500 West Alton Avenue	Multi-purpose Field, Parking, Playground, Picnic Tables	9.60 acres	3.0 miles	Driving: 10 minutes Walking: 57 minutes
Bomo Koral Park 900 W MacArthur Boulevard	Ball Diamonds, Multi-purpose Field, Parking, Picnic tables	10.40 acres	3.0 miles	Driving: 10 minutes Walking: 62 minutes
Prentice Park 1801 E. Chestnut Ave.	Playgrounds, picnic area	18.75 acre	3.0 miles	Driving: 10 minutes Walking: 63 minutes
Total Acreage of Parkland		81.88 acres		

Source: City of Santa Ana Parks, Recreation and Community Services Website, 2019.

* Per Google Earth.

In addition, there are 9 existing City of Tustin park facilities that provide 92.9 acres of parkland and 3 existing City of Irvine park facilities within 3 miles of the Project site that provide 63.6 acres of park and recreation space, as listed in Table 5.13-2. Thus, the total existing parkland within 3 miles of the Project site is 238.38 acres.

Table 5.13-2: Tustin and Irvine Park and Recreation Facilities Within Three Miles of the Project Site

Park and Address	Amenities	Acreage	Miles from Project Site	Travel Time from Project Site*
City of Tustin Parks				
Tustin Legacy Park Red Hill Avenue and Barranca Parkway	Passive Park, with Trails, and Open Space Area	26 acres	0.7 mile	Driving: 3 minutes Walking: 13 minutes
Veterans Sports Park Lansdowne Road and Valencia Avenue	Basketball, Football, Racquetball, Soccer Softball, Tennis, Volleyball, Open Space, Veterans Memorial, Playground	31.5 acres	0.9 mile	Driving: 3 minutes Walking: 15 minutes
Centennial Park 14722 Devonshire Avenue	Basketball Court, BBQs, Large Turf Area, Picnic Tables, Playground, Restrooms, Sand Volleyball Court	8.0 acres	1.6 miles	Driving: 5 minutes Walking: 32 minutes

Park and Address	Amenities	Acreage	Miles from Project Site	Travel Time from Project Site*
City of Tustin Parks				
Victory Park 3300 Park Avenue	Large Turf Area, Pavilion, Picnic Shelters Playground, Reflection Area, Restrooms	4.7 acres	1.8 miles	Driving: 6 minutes Walking: 36 minutes
Frontier Park 1400 Mitchell Avenue	Disc Golf Course, Fitness Equipment, Picnic Shelters and Tables, Playground, Restrooms, Water Feature Play Area	4.5 acres	2.0 miles	Driving: 7 minutes Walking: 40 minutes
Magnolia Tree Park 2274 Fig Tree Drive	Basketball Court, Picnic Shelters and Tables, Playground, Restrooms, Tennis Court	4.2 acres	2.5 miles	Driving: 7 minutes Walking: 46 minutes
Pine Tree Park 1402 Bryan Street	Large Turf Area, Picnic Shelters, Picnic Tables, Playground, Restrooms, Sand Volleyball Court, Skate park, Volleyball	4.2 acres	2.7 miles	Driving: 10 minutes Walking: 56 minutes
Peppertree Park 230 W. 1st Street	Baseball / Softball Diamond, BBQs, Bocce Ball Court, Horseshoe Pit, Parking, Picnic Shelters and Tables, Playground, Restrooms, Water Feature Play Area	5.5 acres	3.0 miles	Driving: 10 minutes Walking: 67 minutes
Camino Real Park 13602 Parkcenter Lane	Basketball Court, Picnic Shelters and Tables, Playground, Restrooms	4.3 acres	3.0 miles	Driving: 10 minutes Walking: 66 minutes
Total of Tustin Parkland Within 3 Miles of the Project Site		92.9 acres		
City of Irvine Parks				
Plaza Park 610 Paseo Westpark	Playground, Soccer Fields, Baseball Field, Group Picnic Area	7.7 acres	2.5 miles	Driving: 7 minutes Walking: 51 minutes
Sweet Shade Park 15 Sweet Shade	Multi-Use Building, Playground, Basketball Courts, BBQs, Group Picnic Area	7.9 acres	2.7 miles	Driving: 8 minutes Walking: 47 minutes
Bill Barber Park 4 Civic Center Plaza	Drinking Fountains, Playground, Amphitheater, Concession Stand, Soccer Fields, Tennis Courts, Baseball Courts, Trail Access, Batting Cages, BBQ, Group Picnic Areas	48 acres	3.0 miles	Driving: 10 minutes Walking: 50 minutes
Total of Irvine Parkland Within 3 Miles of the Project Site		63.6 acres		

Source: City of Tustin Parks, Recreation and Community Services Website, 2019; City of Irvine Park Locator Map, 2019.

* Per Google Earth.

5.13.3 THRESHOLDS OF SIGNIFICANCE

Appendix G of State CEQA Guidelines indicates that a project could have a significant effect if it were to result in:

- PR-1 Substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives;

- PR-2 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
- PR-3 Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.13.4 METHODOLOGY

The analysis below considers the increase in use of parks and recreation facilities that would be generated by the Project in relation to the ability of existing park and recreation facilities to accommodate the increased use. The analysis considers whether an increase in use would result in the substantial physical deterioration of existing recreational facilities, such as accelerated wear on sports facilities and fields, or in the need for new or expanded facilities.

The analysis uses a parkland-to-population ratio to measure demand for recreational facilities that is based upon the City's municipal code requirements. A shortfall in meeting the requirements for provision of park or recreation facilities from the proposed Project would be presumed to increase use of existing parks and recreational facilities and cause deterioration of these existing facilities. The EIR thus evaluates the amount of recreational use areas that would be provided by the proposed Project and the extent of increased usage of existing parks and recreational facilities that might result in the substantial physical deterioration of existing recreational facilities. Anticipated increases to parks were also estimated based on the California State Parks Survey on Public Opinions and Attitudes on Outdoor Recreation in California (2014). In addition, the analysis of construction impacts associated with the development of proposed recreational facilities are considered as part of the overall Project.

5.13.5 ENVIRONMENTAL IMPACTS

IMPACT PR-1: THE PROJECT WOULD NOT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED PARK FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS.

Less than Significant. The proposed Project would result in development of 1,150 multi-family apartments and would increase demands for park and recreational facilities. As described in Section 4.9, *Population and Housing*, the proposed Project is anticipated to result in 2,081 residents at full occupancy. However, as described in Section 3.0, *Project Description*, and shown in Figure 3-4, the proposed Project includes 174,555 square feet of exterior open space recreation area and approximately 8,008 square feet of interior amenities to total 183,363 square feet of recreational and open space onsite. These onsite amenities are anticipated to meet many of the park and recreation needs of Project residents.

The new residential population is also anticipated to utilize existing off-site park and recreation facilities. As described listed in Table 5.13-1, there is currently 81.88 acres of Santa Ana parkland within 3-miles of the Project site. These existing City of Santa Ana parks provide a variety of facilities that include sports fields, exercise equipment, picnic areas, and playgrounds. In addition, there are 92.9 acres of parkland within the City of Tustin and 63.6 acres of parkland within the City of Irvine Park facilities (listed in Table 5.13-2) that are also within 3 miles of the Project site and are likely (due to location) to be used by residents of the proposed Project. This equals approximately 245.38 acres of existing parkland within three miles of the site, which equates to 5,136.35 acres of parkland per Project resident at full occupancy.

Based on a standard of 2 acres of public park and/or recreational space per 1,000 residents (Municipal Code Section 35-108), the proposed Project would require 4.2 acres of parkland to serve the new residents. As described previously, the Project includes a total of 4.2 acres (183,363 square feet) of park and recreation area. Therefore, the Project would include the Municipal Code required park and/or recreational space.

Based on the existing amount of 245.38 acres of existing park and recreation facilities within 3 miles of the Project site, the recreation facilities that would be provided as part of the Project, and the number of residents at full capacity of the proposed Project, the Project is not anticipated to require the provision of new or physically altered park facilities in order to maintain acceptable service ratios.

In addition, Municipal Code Sections 35-108, 35-110, and 35-111 require that residential development fees be paid for the acquisition, construction, and renovation of park and recreation facilities prior to the issuance of a building permit for any construction which adds net residential units. Thus, the proposed Project would be required to pay park and recreation fees to “preserve an appropriate balance between the demand by residents for use of park and recreational facilities”, as stated in Municipal Code Section 35-110. Therefore, impacts related to park and recreation service facilities would be less than significant.

In addition, use of sports fields by approximately 14 percent of adults and 33.1 percent of those under 18 years old that utilize park and recreation facilities is largely used by sports leagues that pay fees to the City for use of the facilities, which is used to fund maintenance and improvements related to use of the facilities. Overall, Project impacts related to the need to provide new or altered park and recreation facilities in order to maintain acceptable service ratios would be less than significant.

IMPACT PR-2: THE PROJECT WOULD NOT RESULT IN INCREASE OF 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. As described previously in the discussion for Impact PR-1, the Project would provide onsite open space and recreation facilities for residents that is anticipated to reduce the needs for off-site recreation facilities. In addition, the Project site is located within 3 miles of 245.38 acres of parkland; 81.88 acres of which are within Santa Ana.

Anticipated visitation increases to these parks were estimated based on the California State Parks Survey on Public Opinions and Attitudes on Outdoor Recreation in California (2014) that established the average distance and travel time people in the Southern California region (which includes the Project site) take to reach the outdoor recreation they most often visit. The travel time is provided for both walking and driving in Table 5.13-3.

Table 5.13-3: Average Travel Time in Southern California to Outdoor Recreation Areas

Mode	<5 min	6-10 min	11-12 min	21-60 min	>60 min
Driving	20.1%	17.2%	20.8%	31.3%	10.6%
Walking	27.5%	20.3%	31.5%	18.9%	1.8%

Source: California State Parks, 2014.

As shown in Table 5.13-3, over 58 percent of people regularly drive within 12 minutes to reach typical outdoor recreation uses. Another 31.3 percent drive between 20 and 60 minutes. Also, 47.8 percent of people that walk to outdoor recreation typically take less than 10 minutes; and 79.3 percent walk 12 minutes

or less to outdoor recreation. All of the park and recreation facilities previously listed on Tables 5.13-1 and 5.13-2 are within the 12-minute driving distance; however, they are beyond the 12-minute walking distance.

The California State Parks Survey on Public Opinions and Attitudes on Outdoor Recreation in California (2014) describes that 16.7 percent of residents visit parks two or more times per week, 13.8 percent visit parks about once a week, 20.6 percent visit once or twice per month, 24.4 percent visit several times a year, and 15.1 percent visit once or twice a year.

The facility users in southern California went average of 5.76 days per month and spent an average of approximately 30 minutes per visit. The adult park and recreation users generally engage in the following activities: walking on paved surfaces: 49.8%, playing: 27.9%, picnicking: 22.0%, sedentary activities: 17.6%, sports: 21.4%, running: 15.6%, and dog walking: 10.8 percent. The park and recreation users under 18 years old generally engage in the following activities: playing: 57.8%, sports 33.1%, other 21.6%, walking on paved surfaces: 16.4%, picnicking: 14.3%, jogging: 14.5%.

Based on the California State Parks information for the southern California Region, the anticipated number of Project residents at full occupancy (2,081 residents), the distance and type of recreational facilities near the Project site, it is anticipated that the Project would generate 348 additional park users two or more times per week, 287 additional park users about once per week, 429 additional park users once or twice per month, 508 additional park users several times a year, and 314 additional park users once or twice a year that would utilize the 245.38 acres of parks within 3 miles of the Project site.

Based on the existing amount of park and recreation facilities in the vicinity of the Project site, the recreation facilities that would be provided as part of the Project, and the number of residents all full capacity of the proposed Project, the Project is not anticipated to increase the use of existing parks and recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated.

In addition, as listed Park and Recreation Regulatory Setting Section, the Santa Ana Municipal Code, Section 35-108 requires that residential development fees be paid for the acquisition, construction, and renovation of park and recreation facilities. Also, Sections 35-108 and 35-111 requires that any person adding residential units shall pay the park and recreation fees prior to the issuance of a building permit. The Municipal Code describes that park and recreation fees are for the purpose of preserving an appropriate balance between the demand by residents for use of park and recreational facilities and the availability of such park and recreational facilities. Thus, by payment of the required park fees, the Project would provide funding to offset any increased usage at other park and recreation facilities within Santa Ana. Overall, the proposed Project would not result in substantial physical deterioration of park and recreation facilities, and impacts would be less than significant.

IMPACT PR-3: THE PROJECT WOULD NOT 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. As described above, the Project includes recreational facilities that include 183,363 square feet of open space and recreation facilities. The impacts of development of the recreational amenities and access options are considered part of the impacts of the proposed Project as a whole and are analyzed throughout the various sections of this EIR. For example, activities such as excavation, grading, and construction as required for the park and recreational components of this Project are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation Sections.

In addition, while the Project would contribute park development fees pursuant to Municipal Code Sections 35-108, 35-110, and 35-111 to be used towards the future expansion or maintenance parks and recreational facilities, these fees are standard with every residential development, and the proposed Project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts would be less than significant.

5.13.6 CUMULATIVE IMPACTS

The cumulative area of recreation impacts for the proposed Project includes portions of the Cities of Santa Ana, Tustin, and Irvine that are within three miles of the Project site. This area was identified as the cumulative area as the residents within this area are most likely to use the same parks and recreation facilities, due to the location of the facilities, pattern of roadway infrastructure, and pattern of urban development in the area. However, other residents of projects located on the periphery of this cumulative area would also use other park and recreation facilities located farther away. As described in the Existing Setting, there are numerous existing park and recreation facilities totaling 245.38-acres within this cumulative area.

As described above, based on a standard of 2 acres of public park and/or recreational space per 1,000 residents (Municipal Code Section 35-108), the proposed Project would require 4.2 acres of parkland to serve the new residents. The 183,363 square feet of park and recreation space provided by the Project equals the required 4.2 acres of area. Therefore, the Project would include the Municipal Code required park and/or recreational space.

Although Project residents would also likely use of off-site park facilities, such as the other parks listed in Table 5.15-2, along with the residents of the cumulative projects listed on Table 5-1 and shown on Figure 5-1 (in Section 5.0), these projects would also be required to provide park and recreational facilities and/or pay in-lieu fees as required by each city, which are implemented to preserve an appropriate balance between the demand by residents for use of park and recreational facilities, and as a result reduce cumulative effects of each project. Thus, because the proposed Project would provide the open space and recreation facilities described that meet municipal code requirements and would provide payment of the required park fees, the Project's impact would not be cumulatively considerable, and cumulative impacts related to park and recreation facilities would be less than significant.

5.11.7 EXISTING STANDARD CONDITIONS AND PLANS, PROGRAMS, OR POLICIES

The following standard regulations would reduce potential impacts related to park and recreation services:

- California Code Sections 66000 (Mitigation Fee Act)
- Santa Ana Municipal Code Section 35-108
- Santa Ana Municipal Code Section 35-110
- Santa Ana Municipal Code Section 35-111

5.13.8 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Impacts PR-1 through PR-3 would be less than significant.

5.13.9 MITIGATION MEASURES

No mitigation measures are required.

5.13.10 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant unavoidable adverse impacts related to parks and recreation would occur.

REFERENCES

California State Parks, Survey on Public Opinions and Attitudes on Outdoor Recreation in California, January 2014 (California State Parks 2014). Accessed: <https://www.parks.ca.gov/pages/795/files/2012%20sboa.pdf>

City of Irvine Park Locator Map, 2019. Accessed: <https://gis.cityofirvine.org/parks/>

City of Santa Ana Parks, Recreation, and Community Services Website, 2019. Accessed: <https://www.santa-ana.org/parks>

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