

## 4.14 RECREATION

This section describes existing recreational facilities and opportunities in the City of Santa Paula and adjacent Ventura County. It also addresses the potential impacts, recommended mitigation measures to help reduce or avoid impacts to recreational facilities, and the level of significance of those impacts after mitigation. Information in this section was based upon the *City of Santa Paula General Plan* (1998), *Santa Paula General Plan Update Final Environmental Impact Report (FEIR)* (1998), *Ventura County General Plan* (2005), *City of Santa Paula Parks and Recreation Master Plan* (2006) and *East Area 1 Specific Plan* (September 2007).

### 4.14.1 EXISTING CONDITIONS

#### 4.14.1.1 City of Santa Paula

##### Recreational Facilities

##### *Parks and Recreation Facilities*

The City of Santa Paula currently has two Neighborhood Parks, eight Mini Parks, and two Special Interest Parks totaling 35.9 acres.

- Neighborhood Parks
  - Teague Park (5.7 acres)
  - Las Piedras Park (4.5 acres)
  
- Mini Parks
  - Railroad Plaza Park (3 acres)
  - Mill Park (2.9 acres)
  - Obregon Park (2.4 acres)
  - Fagan Barranca Park/Trail (2 acres)
  - Veterans Memorial Park (1.5 acres)
  - Recreation Park (0.8 acres)
  - Ebell Park (0.8 acres)
  - Moreton Bay Fig Tree Park (0.1 acres)
  
- Special Interest Parks
  - George Harding Park (12.2 acres)
  - Skate Park at Veterans Memorial Park

Community Parks are intended to provide community-wide recreational facilities and a greater variety of recreation opportunities than a Neighborhood Park. Community Parks, which are usually between 15-40 acres, can provide a wide variety of uses such as swimming pools, athletic fields, community/recreation centers, cultural centers, picnic areas and gardens. Community parks also serve Neighborhood Park needs for the immediate neighborhood.

Neighborhood Parks are defined as having a usable size of 5-15 net acres and a service area of a one mile radius and provides for the daily recreation needs of residents within the service area.

Special Interest Parks are defined as facilities with a particular use that generally serve the entire community, but also include Mini Parks or Pocket Parks that are smaller than five acres in size and provide passive or limited recreational opportunity to a specific area.

#### *Commercial and Privately Owned Recreation Facilities*

There are also a number of privately owned and operated recreational facilities in the City of Santa Paula. These include Mountain View Golf Course which is open to the public and offers 18 holes of golf along with clubhouse facilities; Ozzie Osborne's (9-hole, 3-par golf course) located adjacent to the Mountain View Golf Course; Santa Paula Airport which offers flying lessons, antique and classic aircraft displays, food service, aircraft hangars and general aviation services; Fillmore and Western Railway Company which provides special activities for tourists and service to the Santa Paula railroad depot.

There are several museums and theaters in Santa Paula including the Aviation Museum which chronicles local aviation history; the California Oil Museum which contains exhibits of science, history, and art related to the oil industry; and the Santa Paula Theater Center which is housed in the historic landmark Ebell Club Theater and features live theater productions.

The Santa Paula Boys and Girls Club offer recreation and human service programs at their facility in Harding Park. The building is owned by the City and leased to the Boys & Girls Club for a nominal fee.

#### *Public School Recreation Facilities*

The Santa Paula High School, Isbell Middle School, and seven elementary schools allow organized sports leagues (e.g., Little League and American Youth Soccer Organization (AYSO)) to play on their fields and use their facilities providing additional recreation opportunities to many City residents. This is done through a Joint Use Agreement and a Memorandum of Understanding that provides for shared use of fields and facilities.

#### Recreational Activities, Programs and Services

The Community Services Department is responsible for recreation, activities, programs, and services in the City of Santa Paula. In addition, the Community Services Department also oversees the Santa Paula Train Depot, issues film permits, administers the City's cable TV franchise agreement, administers programming for government Channel 10, and supervises City Volunteer Programs.

#### *Community Clubs and Organizations*

There are a number of clubs, organizations, youth sports groups, and senior citizen organizations that provide programs and services to the community. Community service clubs include Santa Paula Rotary Club, Loyal Order of Moose, Santa Paula Lyons Club, Women of the Moose, Santa Paula Optimist Club, Masonic Lodge #291, Santa Paula Kiwanis Club, Santa Paula V.F.W. Post #2043, Santa Paula Ebell Club, Santa Paula Soroptimist Club, Latino Town Hall, Santa Paula Theater Center, Chamber of Commerce, Knights of Columbus, Casa Del Mexicano, Independent Order of Odd Fellows, and the Mexican American Chamber of Commerce.

Youth sports groups and organizations include Santa Paula AYSO, Santa Paula Youth Track Club, Santa Paula Little League, Santa Paula Girl's Softball, Santa Paula Youth Football, Santa Paula Boys & Girls Club, Santa Paula Boy Scouts, Santa Paula Girl Scouts, and the Santa Paula 4H Club. Senior citizen organizations include the Santa Paula AARP Chapter #2022, Santa Paula Meals on Wheels, and the Santa Paula Commission on Aging.

The Community Services Department has established good relations with all of the community clubs and organizations and works with them to help them deliver services and activities to the community. Clubs and organizations in Santa Paula are active groups providing an array of community events and human services as well as organized sports activities for youth.

The following list is a broad description of programs and services available in Santa Paula. A majority of the activities listed are offered by, or in cooperation with the City. Some of the programs listed are offered by local nonprofit and/or for profit groups.

Activities available to the community include:

- Youth baseball, youth and adult soccer, golf, softball, tennis and fitness programs
- Special Interest and Life Enrichment Classes
- Arts and Crafts Programs, Dance and other Creative Classes
- Senior Citizens Programs and Services
- Preschool and Child Development Activities
- Special Citywide Events, such as the Citrus Festival and Santa Paula Parade
- Community Center rentals for birthdays, weddings and special events
- Family Fun and Cultural Events – Concerts and Plays
- Human/Social Services including parent/teen classes, counseling, E.S.L., self-help
- Workshops, job skills classes and financial assistance when available
- Volunteering Opportunities
- Skateboarding
- Hiking/walking/bicycling
- Competitive swim
- Museums
- Picnic and tot lot play
- Summer recreation day camps
- Train rides
- Flying lessons

In addition to City parks, programs and services, community residents also have access to nearby County regional parks and open space areas of the Santa Clara Riverbed.

### *Trail Facilities*

There are a number of natural and man-made corridors in the Santa Paula area that serve as a linear recreation system. This system links together parks and open space areas as part of an overall recreation network. Some of these corridors include bicycle routes (Class I<sup>1</sup> and II<sup>2</sup>), trails, Santa Paula Creek, Fagan Barranca Park/Trail, the Santa Clara River, and the railroad right-of-way. It should be noted that a portion of the Santa Paula Branch Line Recreational Trail (SPBLT) is currently under construction in the City.<sup>3</sup>

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<sup>1</sup> Class I refers to a bicycle trail that is physically separated from motorized vehicular traffic by an open space or barrier and either within the roadway right-of-way or within an independent right-of-way.

<sup>2</sup> Class II refers to a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

<sup>3</sup> Note: This facility is currently being constructed by the City of Santa Paula as a Class I bicycle trail and will extend from Peck Road/Main Street east to Santa Barbara Street/Santa Paula Creek. The total length of the facility is proposed to be approximately 2.5 miles and is planned to be constructed by December 2007.

### Parkland Standards

The City of Santa Paula General Plan sets forth the maximum standard under state law of five acres of parkland per 1,000 residents.<sup>4</sup> As shown in Table 4.14-1, utilizing the January 2006 City population estimate of 29,133 persons (California Department of Finance (DOF)) and its existing parkland acreage of 35.9 acres, there is a parkland shortfall of approximately 109.8 acres.

**TABLE 4.14-1  
PARKLAND CALCULATION**

2006 City Population	29,133
Existing Parkland Acreage	35.9
Citywide Parkland Acreage Goal	145.7
Parkland Shortfall Acreage	109.8

Source: P&D Consultants, 2007.

In addition, with exception of the existing Skate Park, the City is deficient in all facility types (open play areas, casual picnic facilities, child play area/tot lot, outdoor basketball courts, softball and baseball fields, tennis (lighted and unlighted), swimming pool, soccer/football fields, walking/jogging trails, boxing, gymnasium and meeting/teen & senior centers) for parklands.<sup>5</sup>

### Impact Fees

Impact fees are assessed of new development by the City to, among other things, finance park and recreation capital improvements. At the time of this writing, the applicable fees are \$4,240 per single-family residential unit, \$4,025 per multi-family residential unit, and \$0.315 per acre of commercial development. The cost per square foot of commercial development is dependent upon the use and is variable.

#### 4.14.1.2 County of Ventura

Unincorporated Ventura County has more than twenty parks that offer recreational opportunities to County residents. Most of these parks contain their own facilities which include ball fields, basket ball courts, soccer fields and other active recreational equipment. Recreation facilities in the immediate vicinity of the City of Santa Paula are limited to Steckel Park and Toland Park. Steckel Park is located at 8080 Mistletoe Road off Highway 150, just five miles north of Santa Paula. Steckel Park is maintained and operated by the Ventura County Parks Department (VCPD). Amenities provided at Steckel Park include a large campground next to the Santa Paula Creek, RV and tent camping, restrooms/water, barbecue/fire pits, kitchen, clubhouse, horseshoe pits, a playground and a softball field. Steckel Park serves residents of unincorporated Ventura County as well as City of Santa Paula residents. Currently, Toland Park is an open space park with no amenities. The County currently has a local parkland dedication ordinance (Quimby Ordinance) in-place to fund the development and renovation of neighborhood and community recreation facilities.

There are other regional recreational opportunities that serve both City and unincorporated County residents. Lake Piru Recreation Area is in the Los Padres National Forest and is maintained by the United Water Conservation District. The Lake Piru Recreation Area is about 19 miles northeast of the project site. The Lake Piru Recreation Area offers full services including boat rentals, fish cleaning facilities and

<sup>4</sup> City of Santa Paula General Plan, Government Code § 66477

<sup>5</sup> City of Santa Paula Parks & Recreation Master Plan (April 17, 2006), Table 3.2.

recreational vehicle camping sites with electrical hookups. Kenney Grove Park is located 823 North Oak Avenue, northwest of the City of Fillmore between Old Telegraph and Sycamore Roads. Kenney Grove Park is maintained and operated by the VCPD. Amenities provided at Kenney Grove Park include campground with electric and water hookups, RV and tenting camping, hot showers, amphitheater, large grassy area, restroom/water, barbeque/fire pits, kitchen, clubhouse, horseshoe pits and a softball field. Los Padres National Forest (LPNF) encompasses approximately 1.75 million acres of the central California coast and Transverse Mountain Ranges. LPNF is located north of the City of Santa Paula.

#### 4.14.2 THRESHOLDS OF SIGNIFICANCE

Based upon the thresholds contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on the environment if it would:

- Increase the use of an existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated<sup>6</sup>
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment<sup>7</sup>
- Increase in the demand for recreation when measured against the following standards<sup>8</sup> (multi-jurisdictional in terms of supply)
  - Local Park/Facilities – 5 acres of developable land (less than 15 % slope) per 1000 population
  - Regional Parks/Facilities – 5 acres of developable land per 1000 population
  - Regional Trails/Corridors – 2.5 miles per 1000 population
- If the project would impede future development of recreation parks/facilities and/or regional trails/corridors<sup>9</sup>

#### 4.14.3 METHODOLOGY RELATED TO RECREATION

Information on City park and recreation facilities was primarily gathered from the *City of Santa Paula General Plan*, the *City of Santa Paula General Plan Update FEIR*, *City of Santa Paula Parks and Recreation Master Plan*, and communication with the City Staff. Information on County parks and recreational facilities was gathered from the *Ventura County General Plan*, VCPD website, and personal communication with VCPD staff. For the purposes of analysis, the *East Area 1 Specific Plan's* (proposed project) required provision of park space is evaluated in terms of City of Santa Paula requirements only since the project area is proposed for annexation. However, potential impacts to County facilities are also addressed in the analysis.

#### 4.14.4 POTENTIAL IMPACTS

Implementation of the proposed project would add 1,500 dwelling units or net increase in the City's population of approximately 5,275<sup>10</sup> new residents. In addition, commercial, light industrial and civic institutional uses are also proposed which would increase the daytime population of this area and the City as a whole. Based upon the current non-residential land use mix proposed for the project, a daytime

<sup>6</sup> California Environmental Quality Act Guidelines, 2007.

<sup>7</sup> *Ibid.*

<sup>8</sup> Ventura County Initial Study Assessment Guidelines, 2006, Page 128.

<sup>9</sup> *Ibid.*

<sup>10</sup> Note: Population total is based upon the following assumptions: 1,430 dwelling units times 3.52 persons per unit, 70 work/live units times 2.00 persons per unit, and 100 assisted living units times 1.0 persons per unit.

population of 1,305<sup>11</sup> persons is anticipated. Both the increase in resident and daytime populations would result in additional demand on existing City and nearby County parks and recreational facilities.

In order to meet these new recreational demands and address potential impacts to existing City and County recreational facilities, the proposed project includes the provision of open space, parkland (passive and active) and trails that will contribute to both the desirability and livability of the community. These areas will provide a diverse variety of spaces for family and community oriented recreation. Of the 501 acres comprising the Specific Plan, 201.2 acres (40 percent) of the site would be dedicated to Open Space (i.e., 79.4 acres of natural lands and 55 acres of agricultural preserve) and Parkland (66.8 acres). A system of recreational trails would also be provided (see discussion below) and could connect to the City’s existing and planned trail system. In addition, shared athletic fields (23.2 acres) contained within the future High School could also be available for use by City residents.<sup>12</sup> Figure 3-5 shown previously in Section 3.0, Project Description, shows the location of proposed open space, parkland (passive and active) and trails contained within the Specific Plan.

Table 4.14-2 shows the number of acres of open space, parkland and shared facilities by Planning Area proposed within the Specific Plan.

**TABLE 4.14-2  
EAST AREA 1 - OPEN SPACE AND PARKLAND**

PLANNING AREA	OPEN SPACE <sup>1</sup>		PARKLAND		SHARED FACILITIES
	NATURAL LANDS (ACRES)	AGRICULTURAL PRESERVE (ACRES)	ACTIVE PARKS (ACRES) <sup>2</sup>	PASSIVE PARKS AND GREENWAYS (ACRES)	ATHLETIC FIELDS (ACRES) <sup>3</sup>
A (Santa Paula Creek Neighborhood)	0	14.3	1.4	7.6	0
B (Foothill Neighborhood)	79.4	40.7	0	9.8 <sup>4</sup>	0
C (Santa Paula Creek Civic District)	0	0	0	8.4	23.2
D (Haun Creek Neighborhood)	0	0	0	39.6 <sup>4</sup>	0
E (East Santa Paula Railroad District)	0	0	0	0	0
<b>TOTAL</b>	<b>79.4</b>	<b>55</b>	<b>1.4</b>	<b>65.4</b>	<b>23.2</b>

Source: East Area 1 Specific Plan, September 2007.

<sup>1</sup> Note: The 134.4 acres of Open Space is comprised of 79.4 acres of natural lands and 55 acres of Agricultural Preserve.

<sup>2</sup> Note: These areas contain athletic courts, such as basketball and tennis courts.

<sup>3</sup> Note: These facilities would be located within the Santa Paula Creek Civic District and would be housed within the future High School facility.

<sup>4</sup> Note: Total includes acreage 5.8 acres of land associated with the Haun Creek Greenway (11.6 acres) since this facility extends from Planning Area B to Planning Area D.

<sup>11</sup> East Area One Specific Plan Fiscal Analysis of Annexation City of Santa Paula, August 20, 2007, page 6.

<sup>12</sup> Note: Use availability would be dependent upon Joint Use Agreements (JUA) and Memorandum of Understanding (MOU) between the City of Santa Paula and local school or community college districts.

#### 4.14.4.1 Open Space

A total of approximately 80 acres of natural lands located immediately north of the Agricultural Preserve (see Section 4.2 (Agricultural Resources) of this EIR for more information) and the Santa Paula Creek and Foothill Neighborhoods would be dedicated as Open Space under the Specific Plan. These areas are mountainous, containing south-trending minor canyons comprised of native plant communities including coastal sage scrub and chaparral. These areas would be accessible to City residents for day hikes and nature walks. The location of these Open Space areas was shown previously on Figure 3-5.

#### 4.14.4.2 Parkland

The Specific Plan proposes the construction of 66.8 acres of Parkland. Of this total, 65.4 acres are proposed as passive parks and greenways, while the remaining 1.4 acres would be active parks.

The Specific Plan defines Parkland as follows:

- Community Park – These facilities are comprised of non-athletic portions of the large open space blocks and will contain non-athletic family-oriented activities such as picnicking and family gathering
- Neighborhood Parks – These facilities are generally comprised of a range of landscape features, playgrounds, lawn areas, picnic shelters, bandstands, benches and athletic courts
- Greenways – These facilities are generally linear parks that follow alongside creeks with the main function of providing pedestrian and bike trails

Table 4.14-3 shows the facility type, acres and amenities of Parkland (including greenways and plaza) proposed within the Specific Plan.

**TABLE 4.14-3  
EAST AREA 1 - PARKLAND AND GREENWAYS**

NAME <sup>1</sup>	MAP LOCATION	FACILITY TYPE	ACRES	AMENITIES
Santa Paula Creek Linear Park	A & B	Greenway	5.5	Trailhead, interpretive center and parking, rest areas, tot lot pedestrian and bicycle trail.
Santa Paula Creek Neighborhood Park – 1	C	Neighborhood Park	1.4	Basketball and tennis courts, community swimming pool and tot lot.
Santa Paula Creek Neighborhood Park – 2	D	Neighborhood Park	0.7	Tot-lot
Hallock Trailhead Park	E	Neighborhood Park	1.0	Community Center (historic barn), tot-lot, Bocce courts <sup>2</sup> and chess tables.
Foothill Trailhead Parks	F	Neighborhood Park	1.5	Trailheads, benches
Foothill Neighborhood Park	G	Neighborhood Park	1.5	Tot-lot and Bocce courts, picnic area
Community Park & Athletic fields	H	Community Park (8.4) & Athletic fields (23.2)	31.6	Lawn, benches (community park) Athletic fields and structures
Central Park	I	Community Park	3.5	Amphitheater and benches
Park Blocks	J	Community Park	1.5	Historic Well House, rest areas and benches
Hallock Plaza	K	Plaza	0.8	Rest areas and benches, water features

**TABLE 4.14-3  
EAST AREA 1 - PARKLAND AND GREENWAYS**

NAME <sup>1</sup>	MAP LOCATION	FACILITY TYPE	ACRES	AMENITIES
Detention/ Recreation Basin 1	L	Community Park and Detention Basin	13.7	Turf area for informal ball games, picnic areas
Detention/ Recreation Basin 2	M	Community Park and Detention Basin	14.3	Turf area for informal ball games, picnic areas, parking
Haun Creek Greenway	N	Greenway	11.6	Paths, picnic areas

Source: East Area 1 Specific Plan, September 2007

<sup>1</sup>Note: Names are for planning purposes only and may be changed.

<sup>2</sup>Note: Bocce is a precision sport closely related to bowls and pétanque and is played on dirt courts approximately 65 to 98 feet in length and eight to 13 feet wide, sometimes with wooden boards of approximately 6-inches in height surrounding the court.

#### 4.14.4.3 Shared Facilities

The Specific Plan would also provide a total of 23.2 acres of shared athletic facilities. These facilities would be located within the Santa Paula Creek Civic District and would be housed within the future High School facility. The location of the Parks & Shared Facilities was shown previously on Figure 3-5.

#### 4.14.4.4 Trails

Recreational trails are proposed to be located along the Santa Paula Creek and the Foothill Neighborhoods. Along the north edge of the Foothill Neighborhood, multiple trail heads are to be provided leading to recreational trails in the foothills. Similarly, within the Santa Paula Creek Neighborhood, trail heads leading to the foothills and along SPBLT would be constructed. Trailheads would be constructed in a number of parks and/or greenway areas including the proposed Santa Paula Creek Recreational Park, Santa Paula Creek Linear Park, Hallock Trailhead Park and Haun Creek Greenway. The location of the on-site Trails was shown previously on Figure 3-6.

#### County of Ventura

As noted above, most of the County parks and recreational facilities potentially affected by the proposed project provide passive recreational and camping opportunities or are primarily weekend destinations. The projects contribution to increased demand for recreational opportunities at these facilities is anticipated to be minor since most residents would likely seek recreational opportunities (e.g., camping and hiking) outside of their immediate area. These recreational destinations would likely include areas such as the Piru Lake Recreation Area and LPNF and which have been created and/or designed to accommodate regional recreational demand. Similarly, the project's daytime population would not be expected to use these areas due to their distance from the project site and lack of amenities for active recreation activities. As such, the proposed project would not have an adverse significant impact on County recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. In addition, based upon the assessment above the proposed project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment and as such, impacts are less than significant.

### City of Santa Paula

The proposed project's non-residential land use mix would generate a daytime population of 1,305<sup>13</sup> persons which could place additional demand on existing and planned City parkland facilities. However, this additional demand would likely be limited to after hour periods (e.g., 5:00 P.M. to 9:00 P.M.) and would generally vary seasonally. It is anticipated that most of the demand on City parks and recreation facilities would primarily include pick up (informal) games of basketball, softball, hardball and soccer. Nevertheless, any additional demand on existing City parks and recreational facilities would result in a significant impact since these facilities are currently over utilized and overburdened. Therefore, implementation of the proposed project would result in a significant impacts since it could; (1) accelerate or result in substantial physical deterioration to a City park facility; or (2) require the construction or expansion of recreational facilities to the detriment of the environment.

Implementation of the proposed project would result in additional demand for existing City parks and recreational facilities. As previously discussed, the City's existing parks and recreational facilities are over utilized and overburdened. Any additional demand would exacerbate these conditions, thereby resulting substantial and/or accelerated physical deterioration of these facilities. In addition, the additional residential population and employment would create additional demand for these facilities which would require the construction or expansion of recreational facilities, resulting in an adverse physical effect on the environment.

In order to address these impacts, the proposed project would be required to meet parkland standards in accordance with the City's policy of five acres per 1,000 residents. Using the population estimate of 5,275 new residents, the Specific Plan would be required to provide 26.4 acres of parkland. As noted above, the total amount of parkland planned for the proposed project would be 66.8 acres or a net excess of 40.4 acres (i.e., 65% greater than required).

In addition, it should be noted that implementation of the proposed project would also directly assist the City in meeting its parkland facilities shortfall. Specifically, the following facility types would be provided:

- Open play areas
- Casual picnic facilities
- Child play area/Tot lot
- Outdoor basketball courts
- Tennis
- Swimming pool
- Soccer fields
- Walking/jogging trails
- Meeting/Teen & Senior centers

Moreover, a comparison of Table 4.14-3 above with park criteria and development standards contained within the City of Santa Paula's Parks and Recreation Master Plan (2006)<sup>14</sup> indicates that parkland facilities and amenities proposed under the Specific Plan are consistent.

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<sup>13</sup> East Area One Specific Plan Fiscal Analysis of Annexation City of Santa Paula, August 20, 2007, page 6.

<sup>14</sup> Note: Park criteria and development standards are contained within Appendix E of the City of Santa Paula Parks and Recreation Master Plan (2006).

The new parkland created by the proposed project would add a new net total of 66.8 acres to the City's existing 35.9 acres or a combined total of 102.7 acres of parks in the City (an increase of 283%). As shown in Table 4.14-4, although the City-wide parkland acreage would still be below the *General Plan* standard, the proposed project would result in an overall increase in the City-wide per-capita average of parkland per 1,000 persons. The new parkland acreage would more than offset significant increases in the use of existing neighborhood and regional parks or other recreational facilities that would be attributable to the proposed project. As such, implementation of the proposed project would result in a beneficial impact and would assist the City in meeting its overall parkland/population ratios.

**TABLE 4.14-4  
PARKLAND CALCULATION WITH PROPOSED PROJECT**

2006 City Population	29,133
East Area 1 Contribution (acres)	66.8
Parkland Acreage (Existing + Proposed Project)	102.7
Citywide Parkland Acreage Goal	145.7
Parkland Shortfall	43.0

Source: P&D Consultants, 2007.

The proposed project also includes the provision of Open Space totaling 134.4 acres (55 acres comprised of Agricultural Reserve and 79.4 acres of natural lands). However, only the natural lands areas would be accessible to City residents and would provide supplemental recreation opportunities beyond those noted above. Recreational activities would include hiking and nature walks, wildlife watching and a general outdoors experience. The provision of these additional open space areas would result in a beneficial impact to the City's overall recreational opportunity needs.

The General Plan indicates that a multi-purpose trail should link East Area 1 to neighborhoods in Santa Paula Canyon via a trail-only bridge spanning Santa Paula Creek.<sup>15</sup> Although the Specific Plan does not propose this specific improvement, such a facility could be built at a future date within the northwestern portion of the project site. However, the Specific Plan does include the provision of an extensive trail system that could connect with existing and planned facilities.

As shown previously on Figure 3-6, a series of trails (i.e., walking and bicycle trails) would be constructed along the perimeter of the project site. A north/south trail would be constructed along Santa Paula Creek and could connect to the City's planned SPBLT at Santa Paula Street/Santa Paula Creek.<sup>16</sup> An easterly extension of the SPBLT would also be constructed and would extend to the southeastern corner of the project site before continuing off-site in the vicinity of SR-126. From the easterly extension of the SPBLT, a north/south trail along Haun Creek would also be constructed. In the vicinity of the northeast corner of the project site, this trail would interconnect with trails located within the Open Space area. A series of north/south and one east/west trails would connect the northern areas of the project site with the aforementioned on-site trail system. The provision of open space and trails would directly assist the City in meeting its existing and planned trail system. Therefore, implementation of the proposed project would result in a beneficial impact to the City's recreational objectives.

<sup>15</sup> Source: City of Santa Paula General Plan (1998), page LU-22.

<sup>16</sup> The City's planned SPBLT is currently proposed to terminate at Santa Barbara Street/Santa Paula Creek. This would result in an approximately 600 feet north/south "gap" between the SPBLT and the planned Class I bicycle trail along Santa Paula Street.

#### 4.14.5 MITIGATION MEASURES

The following mitigation measures were developed to avoid or minimize the potential impacts on the proposed project related to recreation.

- R-1 As a project design feature, the applicant and/or its contractor must provide at least 26.4 acres of parkland within the Specific Plan project site, as identified within Section 3.0 (Project Description) (shown on Figure 3-5) and Table 4.14-3 of this EIR (see Section 4.14 (Recreation) of this EIR).
- R-2 As a project design feature, the applicant and/or its contractor must preserve at least 134.4 acres of Open Space (79.4 acres) and Agricultural Preserve (55 acres), as identified within Section 3.0 (Project Description) (shown on Figure 3-4).
- R-3 The applicant and/or its contractor must pay the impact fees to the City of Santa Paula. If agreed to by the City, the applicant's provision of the amenities described in mitigation measures R-1 and R-2 above can be in lieu of all or a portion of the development fees payable to the City. To ensure that the City of Santa Paula has adequate funds to finance park and recreation improvements, the applicant and/or its contractor must either pay the City's related impact fees or provide certain additional project amenities in lieu of all or a portion of such development fees, as negotiated with and agreed to by the City. If agreed to by the City, the amenities in mitigation measures R-1 and R-2 may satisfy the in-lieu-of-fees condition of this mitigation measure (i.e., R-3). The applicant will not be required to provide park or open space amenities and pay related impact fees, unless otherwise agreed to with the City.

#### 4.14.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of the proposed project would not result in significant adverse impacts related to recreation.