

## 4.12 RECREATION

This section describes and evaluates the potential impacts to recreation resources associated with the proposed project.

### 4.12.1 EXISTING SETTING RELATED TO RECREATION

The City of Santa Ana operates 38 facilities within its parks and recreation network, along with several public school playgrounds. The City is 97 percent built out, with only 0.9 acres of open space per 1,000 residents; less than 10 percent of the State standard of three acres per 1,000 inhabitants. Almost 65 percent of the City's parks are less than 10 acres in size, and 40 percent have an area of five acres or less.<sup>1</sup> According to the General Plan, the City's goal for park open space is two acres per 1,000 residents. Table 4.12-1 shows parks in the City of Santa Ana as well as parks within two miles of the project site in adjacent jurisdictions. The City of Orange is the only jurisdiction that has parks within two miles of the project site.

The closest park to the project site is Santiago Park located at 2535 North Main Street, approximately 340 feet from the proposed project site. The park consists of 23 acres and provides a combination of active and passive recreational uses. Santiago Park was established in 1936 and is one of the oldest parks in the City.

**TABLE 4.12-1  
RECREATION RESOURCES IN THE VICINITY OF THE PROPOSED PROJECT**

PARK NAME	LOCATION	NUMBER OF ACRES
Adams	South Raitt Street and West Warner Avenue	7
Angels Community	914 West 3 <sup>rd</sup> Street	2
Birch	Birch Street and 3 <sup>rd</sup> Street	2
Bomo Koral	MacArthur Boulevard	11
Cabrillo	Cabrillo Park Road and Fruit Street	8
Campesino	West 5 <sup>th</sup> Street and Clinton Street	6
Centennial	West Edinger Avenue and South Fairview Street	87
Colonel W.C. Eldridge	2701 North Flower Street	1.2
Delhi	2314 South Halladay Street	2.5
Edna	2140 West Edna Drive	2
El Salvador	1825 West Civic Center Drive West	11
Fisher	West Park Lane and North Flower Street	3.6
French	901 North French Street	0.5
Friendship	2210 West Myrtle Street	0.1
Heritage	West Camille Street	8
Jerome	2115 West McFadden Avenue	14
Lillie King	500 West Alton Avenue	10
Logan	1009 North Custer Street	0.5
Lowell	Bishop Street	5
Mabury	Mabury Street and Fruit Street	6
Madison	1528 South Standard Avenue	7
Memorial	St. Gertrude Place and Flower Street	17
Morrison	Sherwin Lane and Freeman Lane	5

<sup>1</sup> City of Santa Ana Parks, Recreation, and Community Services Agency written communication with Ron Ono, Administrative Services Manager, May 10, 2007.

**TABLE 4.12-1  
RECREATION RESOURCES IN THE VICINITY OF THE PROPOSED PROJECT**

<b>PARK NAME</b>	<b>LOCATION</b>	<b>NUMBER OF ACRES</b>
Portola	East Santa Clara Avenue and North Lyon Street	10
Prentice/Santa Ana Zoo	1801 East Chestnut Avenue	20
RiverView	1817 W 21 <sup>st</sup> Street	6.2
Rosita	West Roosevelt Avenue and North Newhope Street	8
Sandpointe	MacArthur Boulevard and Birch Street	7
Santa Anita	North Figueroa Street	5
Santiago	2535 North Main Street	23
Santiago Nature Preserve	900 East Memory Lane	
Sarah May Downie Herb Garden	North Flower Street	0.1
Sasscer	400 Civic Center Drive West	0.1
Seegerstrom Triangle	Dyer Road and Seegerstrom Avenue	0.5
Spurgeon	West 5 <sup>th</sup> Street	2.1
Thornton	West Seegerstrom Avenue and South Douglas Street	3
Windsor	La Verne Avenue and Nakoma Drive	12
Saddleback View	Patricia Lane	1
<b>Total Acres</b>		<b>329.4</b>
<b>City of Orange Parks Within 2 Miles of the Project Site</b>		
El Camino Real	400 North Main Street	18.7
Hart	701 South Glassell Street	40.1
Killefer	615 North Lemon Street	5
Pitcher	204 South Cambridge Avenue	0.5
Plaza	Intersection of Glassell and Chapman Avenue	0.7
Veterans Memorial at Depot	100 North Atchison Street	0.4

Source: Good Time Net, April 2007

<http://www.goodtime.net/mshomep0.htm>

City of Orange, 2007

[http://www.cityoforange.org/depts/commser/parks\\_and\\_facilities/default.asp](http://www.cityoforange.org/depts/commser/parks_and_facilities/default.asp)

#### 4.12.2 THRESHOLDS OF SIGNIFICANCE RELATED TO RECREATION

Based on Appendix G of the CEQA Guidelines, implementation of the proposed project would result in significant and adverse impacts on the environment related to recreation if it would:

- Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- Not include recreational facilities or would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### 4.12.3 METHODOLOGY RELATED TO RECREATION

The City of Santa Ana Parks, Recreation and Community Services Agency was contacted to determine if the proposed project would result in a significant adverse impact on the ability to provide park and recreational resources to the project site and surrounding area.

4.12.4 IMPACTS RELATED TO RECREATION

Park Acquisition and Development Fees are collected from residential developers for the acquisition and development of park and recreational facilities. The developer and/or person adding new residential units is required to pay a fee for each residential unit based upon the total number of bedrooms being proposed. The fee is collected at the Building Permit counter at the time a building permit is pulled for the proposed project and is based on the formula identified in Table 4.12-2.

It is important to note, the City requires that any residential development over 50 units be assessed a park in-lieu fee that will be included as part of the development agreement. This fee will be used to address capital deferred maintenance projects within the area.

The City of Santa Ana is divided into four districts. The proposed project would be located in District 2. Any in-lieu fees collected in each of these districts remain in that specific district for park improvements.

**TABLE 4.12-2  
PARK ACQUISITION AND DEVELOPMENT FEES**

NUMBER OF BEDROOMS	FEE
5 or more	\$4,823
4	\$4,335
3	\$3,915
2	\$2,918
1	\$2,190

Source: Ron Ono, Administrative Services Manager, Santa Ana Parks, Recreation and Community Services Agency, May 2007.

Table 4.12-3 establishes the standards and formula for the dedication of land within the City of Santa Ana.

**TABLE 4.12-3  
STANDARDS AND FORMULA FOR DEDICATION OF LAND**

DWELLING UNIT TYPE	ASSUMED DENSITY PER ACRE	ASSUMED PERSONS PER UNIT	LAND TO BE DEDICATED PER DWELLING UNIT	
			ACRES	SQUARE FEET
Single-Family	3 to 7.3	4.0	0.008	348.5
Duplexes	8.14	3.0	0.006	261.4
Multi-Family	Variable	2.4	0.005	209.1

Source: City of Santa Ana Municipal Code, May 2007.  
<http://www.municode.com/Resources/gateway.asp>

Implementation of the proposed project would increase the demand for parks and recreational facilities in the City. To help meet the City’s parkland goals, the proposed project would be subject to the parkland dedication requirements provided in Section VIII of the Santa Ana Municipal Code. The City’s parkland dedication requirements stipulate 209.1 square feet of open space to be provided for each multi-family dwelling unit. Based on the total of 353 multiple family units, the proposed project would be required to provide 1.70 acres of open space. The public parkland dedication requirement allows up to 25 percent of a project’s parkland requirement to be provided as private open space. The proposed project will provide a total of 35,203 square feet of private open space. Therefore, the project’s open space requirement would be 0.90 acres. Whether this common open space would reduce the developer’s commitment to pay

the park fees would be predicated on terms to be negotiated with the City administration in the required Development Agreement.

#### 4.12.5 MITIGATION RELATED TO RECREATION

R-1 Prior to the issuance of the first certificate of occupancy permit, the proposed project shall comply with the City's public dedication requirements either through provision of private open space, public land dedication, fees, or other vehicles acceptable to the City.

#### 4.12.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION RELATED TO RECREATION

Implementation of the mitigation measure listed above would reduce potential recreation impacts to a level that is less than significant.