

## 4.13 RECREATION

This section provides the recreational setting of the project site, including surrounding recreation facilities and an analysis of potential impacts that project implementation may have on existing recreation facilities. Information presented in this section is based on information provided in the Parks and Recreation Element of the County General Plan (2006) and the County of San Luis Obispo Salinas River Area Plan (1980, amended January 2003).

### 4.13.1 Existing Environmental Setting

The Development project site is located in the Salinas River Planning Area within an unincorporated portion of the County of San Luis Obispo (County), northwest of the San Miguel Urban Area and south and east of Camp Roberts. Regional access to the site is provided by United States Route 101 (US 101) at Mission Street. The land is currently designated Agricultural (AG); there are no recreation facilities or uses on site. If implemented, the proposed project would result in the redesignation of 550 acres (ac) of land currently designated AG, of which 13.1 ac would be redesignated recreation (REC) and 162.3 ac would be redesignated Open Space (OS). The project includes expansion of the existing Wastewater Treatment Plant. The site proposed for the expansion of the plant is located immediately adjacent to (north of) the existing San Miguel Community Service District (CSD) Wastewater Treatment Plant, which is located east of US 101, north of the existing San Miguel Urban Area. Refer to Figure 3.5 for an illustration of proposed land uses. As described in greater detail later in this section, the proposed project would include development of three park facilities, one of which would be open to the general public, and approximately 5 miles (mi) of trails.

### 4.13.2 Existing Recreation Opportunities

The County provides a variety of recreational opportunities, including parks, golf courses, Special Places (historic facilities, coastal access, and natural areas), as well as a minor amount of recreation programming. As described in the County's General Plan Parks and Recreation Element, the types of parks found in the County include: mini, linear, neighborhood, community, and regional parks (urban and rural). There are roughly 23 parks, 3 golf courses, and 8 Special Places currently operated by the County. Recreation programming is limited to recreation classes such as tennis, dance and yoga, and the County's aquatic program. Urban regional parks account for 724 ac, rural regional parks for 11,398 ac, and mini, linear, and neighborhood and community parks for 254 ac.<sup>1</sup>

**Parks.** As mentioned above, the County's Parks and Recreation Element describes the various types of parks that may be provided within the County. These include mini, linear, neighborhood, community, and regional parks (urban and rural). Mini parks generally range in size from 6,000 square feet (sf) to 5 ac and usually offer passive recreation activities. Linear parks are located along a corridor and tend to be narrow and long, and usually accommodate a trail, bike path, and/or passive recreation activities. Neighborhood parks (5 to 10 ac) tend to serve a neighborhood. These parks provide mostly passive recreation with some active recreational components (such as children's play equipment and/or a tennis court). Community parks serve a community or multiple communities. They range in size from 20 ac to 25 ac, and provide active recreation opportunities such as sports

<sup>1</sup> County of San Luis Obispo. Parks and Recreation Department. May 2008.

fields, community centers, or tournament areas for tennis. Regional parks are the largest parks in the County, ranging in size from 200 ac for an urban regional park and 1,000 ac for a rural regional park. These parks provide recreation for the entire County as well as tourists. Activities such as camping, hiking, fishing, multi-use trails, boating, golf, and water sports are also available at various community parks.

Table 4.13.A provides the recreation opportunities, including parks, in the San Miguel Urban Area either owned or operated by the County or privately. Figure 4.13.1 provides the locations of the existing facilities.

**Table 4.13.A: Existing Public Recreation Opportunities in the San Miguel Urban Area**

Name	Recreation Type	Owner/Operator	Provides
San Miguel Park K Street	Community Park	SLO County Parks	Swimming pool, wading pool, ball field, community center, play equipment, picnic sites, restrooms, and parking (4.3 ac)
Wolf Natural Area South of North River Road	Special Places (Natural Area)	SLO County Parks	Natural area largely within the Salinas River corridor; there are existing trails within the property (58 ac)
Rios Caledonia Adobe Mission Street	Special Places (Historic)	SLO County/Friends of the Adobe	A historic adobe, picnic sites, gift shop, and restrooms (2.8 ac)
Mission San Miguel 700 Mission Street	Special Places (Historic)	Catholic Church	Historic mission, church (offers services), grounds, historic education
San Miguel Staging Area	Trails and Staging Areas	SLO County Parks	Parking and access to trails along the Salinas River (2 ac)
Lillian Larsen Elementary 160 L Street	School	San Miguel School District	Children’s play equipment, basketball and handball courts, sports field (grass area with back stops), and buildings
San Miguel Library 254 13th Street	Library	SLO County	Library facilities
San Miguel Senior Center 601 12th Street	Senior Center	San Miguel Seniors	Facilities and assistance to seniors
Father Reginald Park Mission Street near Mission San Miguel Arcangel	Linear Park in roadway median	SLO County; maintained by volunteers	Open space and park benches

Source: County of San Luis Obispo Parks and Recreation Element Project List, 2006.

Elizabeth Kavanaugh, Planner, County of San Luis Obispo, August 2008.

Note: One additional private recreation opportunity, not listed here, is owned and maintained by a Homeowner’s Association in the San Miguel Urban Area.

SLO = San Luis Obispo

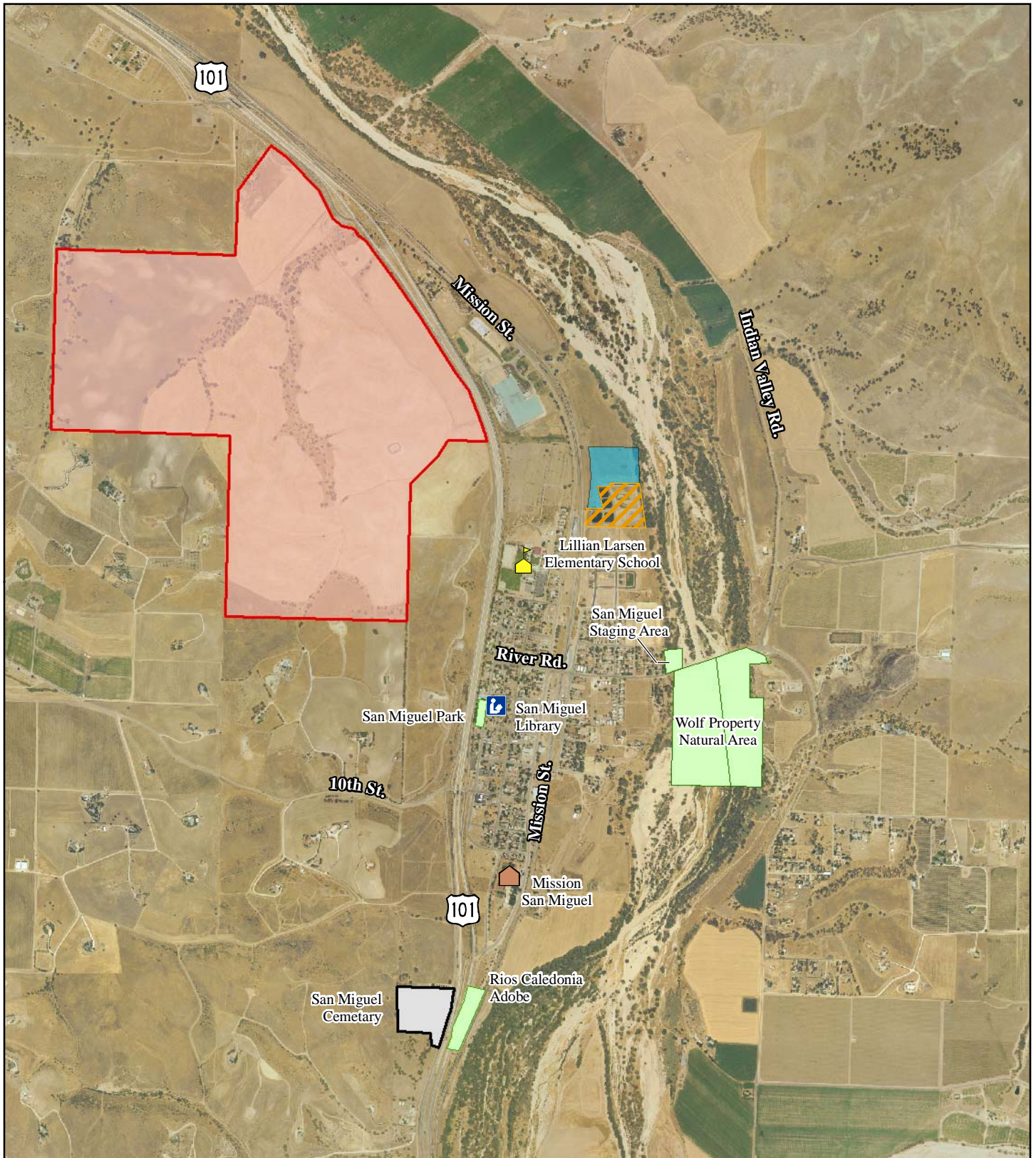
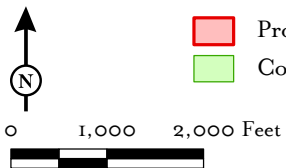


FIGURE 4.13.1

LSA

LEGEND

- Proposed Development Project Site
  - County Owned and/or Managed Lands
- Proposed Wastewater Treatment Plant Expansion Site
  - Existing Wastewater Treatment Plant



Note: Boundaries are approximate and should not be used for survey purposes.

SOURCE: Airphoto USA (2003); SLO County (2007), RRM Design Group (2007).

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*San Miguel Ranch EIR*  
Existing Recreation Facilities  
in San Miguel Urban Area

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**Special Places.** There are eight designated Special Places in the County; Table 4.13.A provides the locations of the Special Places in the San Miguel Urban Area. Special Places include historic facilities, coastal access, and natural areas. Historic facilities include a wide range of structures that reflect the Spanish architectural style in early California adobes, the Chumash lifestyle, and the first generation of ranchers in the early 1800s. The Rios Caledonia Adobe on Mission Street is located in the San Miguel Urban Area near the project site, as well as the Mission San Miguel.

County Parks provides lateral and vertical coastal access. Lateral access is the area where one would walk along the beach. Vertical access is a path and/or stairway from a public road down to the beach. The County maintains over 25 vertical access ways. Natural Areas are generally open space areas acquired by the County to preserve natural resources. Natural areas tend to only accommodate passive recreation.

**Trails and Bikeways.** The County's parks provide several multi-use trails, including equestrian and pedestrian/bicycle trails. The Santa Margarita Lake Regional Park provides seven trails ranging from approximately 1 mi to 10 mi in length. Lopez Lake Recreation Area (regional park) also has 10 trails ranging from less than 0.5 mi to 7 mi in length. El Chorro Regional Park ranges from 0.7 mi to 1.5 mi in length. Hellmann Regional Park also has two trails, both less than 2 mi in length.

In addition to trails within County parks, the County also provides recreation and, at times, alternative transportation corridors outside of parks. For example, County Parks developed and maintains the Bob Jones City to the Sea Bike Path—a Class I bike path located in Avila Beach. Other trails located outside of a park or Natural Area include multi-use trails (for bikes, pedestrians, and equestrians) such as the Cypress Ridge Trail and Hi Mountain Trail. For many of these trail facilities, County Parks also maintains a staging area, which provides parking for the Trail or bike path corridor.

The County Public Works Department administers the County's Bikeways Plan. The County currently has 3 mi of Class I (off-street) bike routes, over 100 mi of Class II (on-street) bike lanes, and approximately 40 mi of roads marked as Class III bike routes. Class I (off-street) bike routes provide a completely separated right-of-way for use by bicycles and pedestrians. Class II bike lanes provide a striped lane for one-way bike travel on a street or highway, and Class III bike routes are similar to Class II bike lanes, except that the shoulder area is shared with vehicles and should be designated with signs.

There is an undesignated bike trail within the vicinity of the project area identified on local bike maps as a recreational route,<sup>1</sup> which is a scenic route on rural roads with the travelway shared with pedestrians and/or motor traffic. The route follows Cross Canyons Road, North River Road, and Estrella Road. In addition, bikes are permitted on US 101 in the vicinity of the San Miguel Urban Area.

<sup>1</sup> San Luis Obispo County Visitors & Conference Bureau. <http://www.sanluisobispocounty.com/static/index.cfm?action=group&contentID=333>. 2008.

**Proposed Recreation Opportunities.** In addition to information on existing recreation opportunities in the County, the County General Plan Parks and Recreation Element also provides information on proposed facilities. Most of the proposed facilities have not been funded or undergone a master planning process. According to the Parks and Recreation Element, the proposed facilities lists represent the desires of the communities and the County in general. Table 4.13.B provides a list of proposed recreation opportunities in the San Miguel Urban Area.

The Salinas River Trail is a proposed trail that would stretch from Santa Margarita Lake to the Monterey County line. Significant amounts of private property would be involved, as private landowners own land along and underlying the river. Extensive trail systems, such as the Salinas River Trails, would generally be developed in a series of shorter, but viable, segments. Such segments would not be constructed until a viable link can be established connecting residential communities, parks, staging areas, or other public points of interest. In 2003, the City of Paso Robles (City) was the recipient of a grant from the National Park Service Rivers, Trails and Conservations Assistance (RTCA) Program. The grant enabled the City to conduct a public outreach and community visioning effort for the Salinas River Corridor Master Plan. According to the City's website, the initial community outreach efforts were so successful that the City Council established a working budget for a project dedicated to improving the Salinas River Corridor. In March 2006, the City Council approved the Upper Salinas River Parkway Plan for a 1.5 mi portion of the trail. The City of Atascadero has also completed at least one section of the Salinas River Trail. There is a staging area in San Miguel that currently serves trails within the Wolf Natural Area. This staging area may serve future trails along the Salinas River.

The County has also proposed a San Miguel Downtown Loop Trail that would provide a connection from the Salinas River to N Street or Mission Street and to the Rios Adobe and the San Miguel Mission. This trail is proposed and has been identified in the County Parks and Recreation Element.

### 4.13.3 Regulatory Setting

#### Federal Policies and Regulations.

**Americans with Disabilities Act.** The Americans with Disabilities Act (ADA) of 1990 (42 United States Code [USC] 12181) prohibits discrimination on the basis of disability in public accommodation and State and local government services. Under the ADA, the Architectural and Transportation Barriers Compliance Board issues guidelines to ensure that facilities, public sidewalks, and street crossings are accessible to individuals with disabilities. Play areas, meeting rooms, park restrooms, and other buildings and park structures must comply with ADA requirements. Park facilities proposed as part of the project would be required to be ADA compliant.

**Table 4.13.B: Proposed Recreation Opportunities in the San Miguel Urban Area**

<b>Name</b>	<b>Location</b>	<b>Description</b>
New Community Park*	Specific Site Unknown	Obtain a minimum of 25 acres of parkland for a community park in San Miguel in order to accommodate active recreation facilities. This acreage may be over multiple sites. At the time a new school is located in San Miguel consider parkland acquisition with the new school.
New Neighborhood Park*	Specific Site Unknown	Obtain roughly 10 acres of parkland for a neighborhood park.
Private Parks**	Specific Site Unknown	Encourage large subdivisions to include a neighborhood park managed by a homeowner's association or similar entity. The park may be developed in exchange for a Quimby fee credit.
Expand San Miguel Park*	K Street	Review closing the portion of K Street between the existing park and sports field in order to provide more usable parkland and augment facilities.
Terrace Area Natural Area*	Natural Area	Obtain acreage in the Terrace Area for a passive park.
Community Center*	Specific Site Unknown	Expand the existing community center and/or obtain a new community center that provides a stage, performing arts, youth center, and other recreation programming. This new facility could include an aquatic center. At the time a new school is located in San Miguel consider a new community center with the new school.
Salinas River Natural Area*	Salinas River Corridor	Provide a natural area along the Salinas River corridor consisting of passive recreation, resource protection, and environmental education.
Salinas River Trail*	Salinas River Corridor	In San Luis Obispo County this trail corridor extends from Santa Margarita Lake to the Monterey County line. Provide a trail corridor along the Salinas River.
Tenth Street Trail*	Tenth Street Near US 101	Connect development east of US 101 to the developed portion of San Miguel via Tenth Street.
Old Paso Airport Trail*	Old Paso Airport Property	Create a loop trail on the Old Paso Airport Property when new development occurs.
San Miguel Downtown Loop Trail*	Salinas River, North River Road, Mission Street, N Street	South of North River Road, connect the Salinas River to N Street or Mission Street to the Rios Adobe and San Miguel Mission. North or North River Road, connects the Salinas River to N Street or Mission Street and the northern portion of town.
San Miguel to San Juan Bautista de Anza Trail*	Specific Site Unknown	Connect the community of San Miguel to the Juan Bautista de Anza Historic Trail near Camp Roberts.

Source: County of San Luis Obispo. General Plan Parks and Recreation Element. Parks and Recreation Project List. Table G2—San Miguel (Salinas PA). Adopted December 19, 2006.

Notes: \* The project would be owned and/or managed by County Parks or a similar entity.

\*\* The project would be owned and/or managed by a homeowner's association, nonprofit, or a similar entity.

## State Policies and Regulations.

**The Quimby Act.** The Quimby Act (California Government Code, Section 66477) was established by the California legislature in 1965 to develop new or rehabilitate existing neighborhood or community park or recreation facilities. This legislation was in response to the need to provide parks and recreation facilities for California's growing communities. The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map. The Quimby Act authorizes a minimum contribution of three 3 ac; if a jurisdiction has an existing park standard above three 3 ac, it can require contributions equal to that higher level up to a limit of five 5 ac per 1,000 population. The Quimby Act is implemented through County Ordinance and is discussed further below.

## Local Policies and Regulations.

**County of San Luis Obispo General Plan Land Use Element.** The County General Plan expresses the County's development goals and embodies public policy relative to the distribution of future land uses. It provides a basis for local government decision-making and informs citizens, developers, and decision-makers of the ground rules that guide development in the County. The Land Use Element Part I (Framework for Planning-Inland) identifies several goals applicable to recreation uses and the proposed project. These include:

**Goal 6:** Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the County's and citizens' financial ability to provide them.

**Goal 7:** Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.

The Land Use Element Part II is comprised of 11 area plans. The proposed project site falls under the Salinas River Area Plan. Applicable goals relating to recreation for the proposed project include:

**Goal 11:** The amount and pace of growth should be moderated as needed to maintain a high quality environment by using the Resource Management System and a series of cooperative decisions amount the County and the various cities.

**Goal 13:** Recognize the importance of the Salinas River as a natural and multi-use resource, and permit development that will minimize or avoid impacts to this resource.

**County of San Luis Obispo Parks and Recreation Element.** The Parks and Recreation Element is an integral part of the General Plan in terms of developing new parks and recreation as

well as protecting the County's natural resources by designating and preserving land as County Natural Areas. The mission of County Parks is to ensure diversified opportunities for recreation and the personal enrichment of the County's residents and visitors while protecting its natural, cultural, and historical resources.<sup>1</sup> The Parks and Recreation Element of the County's General Plan also identifies a goal of achieving a minimum of 3 ac of parkland per 1,000 population in each of the County's unincorporated communities (including San Miguel).

Applicable goals/policies of the Parks and Recreation Element include:

**Goal 1:** An equitable and quality public park system within San Luis Obispo County.

Policy 2.1: Provide parks which are aesthetic and consistent with community needs.

Policy 2.2: When acquiring parkland or considering the acceptance of a parkland donation give first priority to sites that would:

1. Augment needed park or recreation opportunities as defined in this Element.
2. Serve a good mix of users at a reasonable cost.
3. Provide an appreciable amount of parkland or recreation as a result of being adjacent to a compatible site, such as a school.
4. Allow development in a reasonable time period. The County should not obtain lands that have extensive permit and mitigation requirements that may conflict with the project's proposed use(s) or County policy.
5. Serve an important existing or future need. The site should be able to be developed consistent with that need.
6. Accommodate planned uses in terms of size, location, and existing constraints. The property should be largely devoid of constraints or hazards.
7. Adequately accommodate long-term maintenance.
8. Concentrate park acquisition efforts on sites larger than ten acres, except when (a) the proposal is for a linear park connecting important community components or providing key alternative transportation (such as a link between two schools), (b) a proposed park provides the only available park site in a community, (c) another agency will provide maintenance for the park, or (d) a smaller.

<sup>1</sup> County of San Luis Obispo (2006). County of San Luis Obispo General Plan–Parks and Recreation Element.

Policy 2.5: Encourage private development of parklands and facilities, to assist with meeting park needs.

**Goal 2:** Recreation that serves the County's residents and visitors, various age groups, varying economic situations and physical abilities.

Policy 3.1: To provide an equitable distribution of recreation throughout the County, County Parks should attempt to provide new or expanded recreation (as a first priority) in those Planning Areas that have:

1. Experienced faster growth rates
2. Very limited existing park acreage and/or recreation opportunities in relation to population density. When assessing existing park acreage and/or recreation opportunities consider parks and recreation offered by all entities provided that entity offers comparable service to the County's unincorporated population.

**Goal 7:** High quality park maintenance that is cost effective and environmentally sensitive.

### **Public Facilities Fees.**

**Public Facilities Fees Ordinance, Title 18 of the San Luis Obispo County Code.** The County of San Luis Obispo Public Facilities Fees Ordinance, Title 18 of the County Code, allows the County to charge public facilities fees for new development projects within the County in order to mitigate impacts caused by such projects. The intent of the fee is to provide new or expanded public facilities (such as parks, libraries, new government offices, and police and fire stations) for the new populations generated by new development. In terms of the park component of the fee, this fee is only generated by new residential development (not commercial or industrial development). The fee may be used for acquisition, design, and/or development of new facilities (such as park and recreation facilities). The fees may not be used for maintenance of new facilities.

**Public Facilities Financing Plan.** The County of San Luis Obispo Public Facilities Financing Plan for Unincorporated Area Facilities documents the amount and cost of new capital facilities required to serve development in unincorporated areas through the year 2025. The Public Facilities Financing Plan is reviewed annually by the Board of Supervisors. This plan sets the Public Facility fee rate. One potential source of funding is public facilities fees, or impact fees, paid by new development to fund its fair share of facilities needs. The Public Facilities Financing Plan documents the maximum justified level of those fees. The 2008 Public Facility Fee for the park component is \$2,156 per new single-family residential unit and \$1,641 per new multi-family unit.<sup>1</sup> If Quimby Fees (see below) have been previously paid for the property, the park impact fee is reduced to

<sup>1</sup> Public Facilities Financing Plan, County of San Luis Obispo, June 2006.

\$1,462 per single-family residential unit and \$1,113 per multi-family unit. This fee is collected at the time a building permit is obtained for a new residential unit, and these fees can only be used to expand, acquire, or develop community-serving parks. This latter fee is calculated differently and paid in addition to any Quimby Act fees required of a development.

### **Quimby Ordinance.**

**Real Property Division Ordinance of the County of San Luis Obispo, Title 21 of the San Luis Obispo County Code.** The Real Property Division Ordinance contains the technical regulations and procedures for divisions of land. The County General Plan is implemented through this and other ordinances. This ordinance regulates divisions of land to promote the orderly development of real property; protects purchasers and surrounding landowners; prevents circumvention of existing real property division, zoning and building ordinances, and regulations; and ensures adequate services. The County's Quimby Ordinance is contained within Title 21.

**Quimby Ordinance.** The County's Real Property Division Ordinance sets forth the County's Quimby Ordinance. The County's Quimby Ordinance establishes: (1) the County's desired park-to-population ratio of 3 ac of neighborhood or community parkland per 1,000 new population generated, (2) criteria for when new development shall pay a fee versus provide parkland, and (3) criteria for obtaining a credit for private park or recreation proposed within a new residential development. The County's Quimby Fee is periodically reviewed and set by the Board of Supervisors. When a fee is to be paid in lieu of land dedication, the amount of the fee is generally based on the anticipated cost of acquiring new park acreage and/or developing a new park. The County's current Quimby Ordinance fee is \$926 for a new single-family lot and \$705 for a new multi-family lot. Quimby fees are collected at the time a residential subdivision is recorded. The fee can only be used to expand, acquire, rehabilitate, or develop a new neighborhood or community-serving park. The fee may not be used for maintenance.

**Land Use Ordinance, Title 22 of the San Luis Obispo County Code.** The Land Use Ordinance provides standards for proposed developments and new land uses that are specific to the Salinas River Planning Area defined by the Land Use Element. These standards apply to proposed development and new land uses.

Guidelines applicable to recreation include retaining open space in new land divisions that would preserve oak woodlands, riparian and other biological habitats, physical landmarks, prime agricultural, and visual and historic areas.

#### **4.13.4 Methodology**

Recreation impacts are assessed based on the physical effects of the proposed project on existing recreation facilities in the area. The impact assessment is based on policies, ordinances, and

guidelines adopted by the County. The potential effects of construction of new recreation facilities proposed as part of the project are evaluated throughout this EIR, and therefore are not discussed or analyzed further in this section.

#### 4.13.5 Impact Significance Criteria

The following criteria are based on the County's Initial Study, the Initial Study Checklist, and Appendix G of the State CEQA Guidelines. The effects of the proposed project on recreation are considered to be significant if the proposed project would:

**Threshold 4.13.1:** Increase the use of existing neighborhood and regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated.

**Threshold 4.13.2:** Include recreation facilities or require the construction or expansion of recreation facilities that might have an adverse physical effect on the environment.

**Threshold 4.13.3:** Reduce public access to trails, parks, or other recreation opportunities.

**Threshold 4.13.4:** Be inconsistent with the goals and policies of the County's Parks and Recreation Element

#### 4.13.6 Project Impacts

**Threshold 4.13.1: Increase the use of existing neighborhood and regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated.**

The following analysis of potential impacts to parks is based on the estimated population increase anticipated by project build out. The proposed project includes development of 44 multi-family residential units and 345 single-family residential units, which would generate approximately 1,179 new residents.<sup>1</sup> The Quimby Ordinance (Section 21.09.014) specifies how to calculate a development's parkland dedication requirement. Per the Quimby Ordinance, the dedication shall be based on the dwelling units expected to be generated and shall be computed on the basis of 0.00564 ac of land required per dwelling unit for Residential Multiple Family and 0.00741 ac of land required per dwelling unit for any other residential or Rural Lands land use category. Development of the proposed project would generate a demand for approximately 2.80 ac<sup>2</sup> of parkland, based on the County's Quimby Ordinance.

<sup>1</sup> Calculation reached assuming 3.03 new residents per household. Source: U.S. Census Bureau. Census 2000. American FactFinder. San Miguel CDP, California.

<sup>2</sup> Calculation assumed 44 multi-family units x 0.00564 and 345 single-family units x 0.00741.

The proposed project would include development of one 10.4 ac community (public) park and two (private) mini-parks. Table 4.13.C summarizes proposed park uses on the Development project site. The locations and designs of the three proposed parks are shown on Figures 3.10a, 3.10b, and 3.10c.

**Table 4.13.C: Proposed Project Park Facilities**

Facility	Proposed General Plan Designation	Acreage	Uses
Community Park	REC	10.4	Soccer fields or ball fields, children’s playground, walking paths, and connections to trails. Public use. Maintained by the San Miguel CSD.
Pocket Park No. 1	REC	1.4	Small children’s play structure and connections to trails. Private use. Maintained by the Homeowners’ Association (HOA).
Pocket Park No. 2	REC	1.3	Small children’s play structure and connections to trails. Private use. Maintained by the HOA.

REC = recreation

CSD = Community Service District

The proposed 10.4 ac community park would include a mix of active uses (e.g., soccer fields or ball fields) as well as passive uses (e.g., walking paths and connections to trails described below). The community park is proposed to be dedicated to a public entity (e.g., the County or the San Miguel CSD), and maintenance funding would be provided by a Community Facilities District (CFD) that includes only the Development project site. The San Miguel CSD has agreed to sponsor the CFD.

Two smaller pocket or mini-parks are also proposed. Pocket Park No. 1 is proposed to be 1.4 ac, and Pocket Park No. 2 is proposed to be 1.3 ac. The pocket parks would each include a small play structure and are intended to serve residents of the proposed project. The pocket parks double as staging areas to access the trails within the open space area. The two pocket parks would be owned and maintained by the Homeowner’s Association (HOA). Although too small to be considered a neighborhood park, this ownership arrangement is consistent with the County Parks and Recreation Element, which encourages “large subdivisions to include a neighborhood park managed by a homeowner’s association or similar entity” (refer to Table 4.13.B).

In addition to parkland, the proposed project would include approximately 5 mi of trails. The proposed trails would be located in the project’s open space. The Development project site’s open space would be owned and maintained by the Homeowner’s Association (HOA); however, public access easements would be provided so the trails could be accessed by the general public. Trails would be maintained by the same CFD that would maintain the proposed community park. As proposed by the project applicant, the project trails would not connect to the planned or existing County Trail system.

Two types of trails would be provided: earthen trails and multi-use paths. The proposed 4.0 mi of earthen trails would primarily be used as pedestrian hiking trails. Bicycles would not be allowed on earthen trails. The proposed 1.3 mi of multi-use paths may be used by pedestrians and bicycles.

Horses would be prohibited from using any of the trail facilities. Refer to Figure 3.11 for an illustration of the proposed trail alignments.

The open space area on the Development project site would also include a facility for the HOA. The HOA facility is anticipated to include an approximately 600 sf shade structure (with a solid roof but no sides) for HOA meetings and community gatherings.

The proposed project would provide 10.4 ac of public, community parkland and almost 3.3 ac of private parkland. The proposed public, community parkland would incorporate on-site recreation uses, including, but not limited to, soccer fields, ball fields, open play areas, and passive recreation areas for use by the community.

As stated above, the proposed community park and trails would be maintained by a CFD while the proposed open space areas, and the project's mini-parks would be maintained by the HOA. In order to guarantee the community park would be developed and recreation impacts to existing off-site facilities minimized, Mitigation Measure 4.13.1 requires that the proposed CFD be put into place and/or alternative maintenance financing for the park developed prior to recordation of the final map.

In addition, because it is the applicant's intent to make on-site trails available to the public, on-site trails should be maintained by the same CFD that maintains the community park.<sup>1</sup> This would ensure that on-site trails remain open to the community and continue to serve community recreation needs to prevent deterioration of existing and proposed recreation facilities. Therefore, Mitigation Measure 4.13.1 also requires that the CFD be responsible for maintenance of proposed on-site trails.

As proposed, on-site recreation facilities are intended to serve the recreation demands of residents of the Development project site and to supplement trail and community recreation facilities in San Miguel. As currently proposed, the public would have access to the Development's proposed community park and trail system. It is also expected that residents of the Development project site would use existing park and natural areas located in San Miguel. For example, it is expected that residents of the Development project site would use the swimming pool at San Miguel Park and the trails located within the Wolf Natural Area.

San Miguel Park includes a group picnic area, open playfields, playground equipment, a tot swimming pool, as well as a 2,310-square-foot swimming pool. The nearest other public swimming pool is located in the City of Paso Robles. The San Miguel Park public swimming pool located within San Miguel Park was constructed in 1955. Since San Miguel is small community and average summer temperatures range from the 90s up to over 100 degrees, the pool provides an important recreation resource within the community. The park's swimming pool serves San Miguel's population of roughly 1,427 (2000 population). The proposed project would result in roughly 1,179 new residents, thereby roughly doubling the anticipated use of this facility. This increase in use would adversely impact this roughly 53-year-old recreation facility. Through payment of park Public Facility Fees, as required by Mitigation Measure 4.13.3, existing facilities, such as the community pool, could be increased in size to accommodate the community's projected new population. In addition, the master plan process required by Mitigation Measure 4.13.2 (see discussion under

<sup>1</sup> If the HOA were to own and maintain the on-site trails, it could close the trails to the general public at some point in the future.

Threshold 4.13.4) would also assess community recreation needs and may assess whether the existing pool should be augmented or perhaps relocated to best serve community needs and prevent physical deterioration of the facility.

The project applicant may request a Quimby and/or Public Facility Fee waiver. Providing a Quimby fee waiver would be potentially consistent with the Quimby Ordinance, as the ordinance allows projects that provide adequate public parkland to request a waiver; however, this would be contingent on the County's acceptance of the proposed Community Park into the County's park system. The Public Facility Fee Ordinance also allows a request for a reduction, an adjustment, or a waiver. If the applicant were successful in reducing or waiving Public Facility Fees in addition to Quimby fees, there would be an impact to off-site recreation facilities, such as the San Miguel Park public swimming pool. In such a case, the existing swimming pool, which now serves a community of roughly 1,427 would, with the proposed Development project, serve an additional population of roughly 1,179. The proposed project would almost double the population of the community. Since Public Facility Fees may be used to expand, acquire, or develop additional neighborhood and/or community-serving parks, this fee could be used by the County to expand the San Miguel pool. The proposed Development project would generate approximately \$553,362 in park Public Facility Fees.

The proposed expansion of the Wastewater Treatment Plant is not anticipated to generate any additional population in San Miguel and would not increase the use of existing neighborhood and regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. No mitigation is required.

**Potential Impact Summary:** Class II. The project would create a demand for approximately 2.80 ac of parkland, based on the County's Quimby Ordinance. The proposed project would meet County park requirements by dedicating approximately 10.4 ac of parkland for public use, contingent on the County accepting the proposed Community Park into the County Park system. If the proposed Community Park is not accepted into the County Park system and/or is dedicated to the San Miguel CSD, the payment of Quimby Act fees would be required. The project would also increase demand for recreation facilities and substantially increase use of existing off-site recreation resources. Mitigation Measure 4.13.1 requires that the proposed CFD be approved prior to recordation of the final map to ensure that the proposed community park is maintained. Similarly, Mitigation Measure 4.13.1 requires that the CFD maintain on-site trails to ensure ongoing maintenance and public access. Measure 4.13.2 requires a master plan for the proposed community park to ensure that it serves community recreation needs and addresses changing community needs that may result from project implementation. Implementation of Mitigation Measure 4.13.3 would address potential impacts to off-site recreation facilities, including the swimming pool within San Miguel Park, through the payment of park Public Facilities Fees. Mitigation Measures 4.13.1, 4.13.2, and 4.13.3 would reduce the potential recreation impacts of the proposed project to a less than significant level.

**Threshold 4.13.2: Include recreation facilities or require the construction or expansion of recreation facilities that might have an adverse physical effect on the environment.**

As discussed above, the proposed project would result in new residential development and a demand for new recreation facilities. It is anticipated that the project would address County requirements by incorporating on-site recreation uses, including those discussed above. These recreation facilities are integrated into the proposed project, and their associated physical environmental impacts have been addressed in this EIR. The potential effects of construction of new recreation facilities proposed as part of the project are evaluated throughout this EIR and therefore are not discussed or analyzed further in this section. The proposed project may require the expansion of an off-site pool facility. Although the project would pay fees toward the expansion or replacement of the pool facility, this expansion is not included as part of the proposed project. At the time plans become available for expansion or replacement of the pool facility, additional review and analysis in accordance with CEQA may be required.

**Potential Impact Summary:** Class III. Proposed recreation facilities are integrated into the proposed project, and their associated physical environmental impacts have been addressed throughout this EIR. The proposed project may require the expansion of an off-site pool facility. Although the project would pay fees toward the expansion or replacement of the pool facility, this expansion is not included as part of the proposed project. At the time plans become available for expansion or replacement of the pool facility, additional review and analysis in accordance with CEQA may be required. Project impacts related to the provision of proposed recreation facilities is less than significant, and no mitigation is required.

#### **Threshold 4.13.3: Reduce public access to trails, parks, or other recreation opportunities.**

There is currently no existing or designated recreation opportunities on the Development project site. The proposed Development project would not preclude or reduce public access to any existing or proposed recreation facilities in the project vicinity because the site is currently surrounded on three sides by private property and US 101 on the east side. The Development project site is not currently public land, and there are no existing trails, parks, or other recreation opportunities that would be blocked by project implementation. The proposed project would, however, provide new park and recreation facilities to meet the demands of future residents.

The Wastewater Treatment Plant expansion site is designated AG and Residential Suburban (RS), and there are no existing recreation opportunities on site. The expansion of the Wastewater Treatment Plant is proposed to occur in an area the County has identified as part of the proposed San Miguel Trail Corridor and is adjacent to the proposed Salinas River Trail.<sup>1</sup> The Wastewater Treatment Plant expansion would occur on 6 ac of privately owned land immediately adjacent to (north of) the existing San Miguel CSD Wastewater Treatment Plant. Although implementation of the proposed project would remove 6 ac of vacant land from an area identified for future development of the San Miguel Trail Corridor, it would not preclude development of the trail to the east and/or west of the existing and the expanded Wastewater Treatment Plant. In addition, the land is currently privately owned, and County Park and Recreation Element Policy 3.11 prevents the use of eminent domain to establish trails facilities. For this reason it is uncertain if the proposed Wastewater Treatment Plant

<sup>1</sup> Parks and Recreation Project List, Table G2–San Miguel (Salinas PA). County of San Luis Obispo Parks and Recreation Element. San Miguel Map G. Adopted December 2006.

expansion site would ever be available for development of the proposed trail. The County may, however, condition future development on the Wastewater Treatment expansion site (including the proposed project) to provide a trail corridor.

Therefore, the proposed project would result in a less than significant impact related to reduced public access to existing trails, parks, or other recreation facilities in the project vicinity, and no mitigation is required.

**Potential Impact Summary:** Class III. The proposed project would result in a less than significant impact related to reduced public access to existing trails, parks, or other recreation opportunities, and no mitigation is required.

#### **Threshold 4.13.4: Be inconsistent with the goals and policies of the County's Parks and Recreation Element**

As stated in Section 4.13.2, the Parks and Recreation Element of the County General Plan presents goals and policies with respect to recreation resources. The purpose of the Parks and Recreation Element is to (1) provide policy guidance regarding the provision of park and recreation services, (2) document the County's existing park and recreation resources, and (3) facilitate the evaluation of park and recreation needs, including those resources that are outside of the County's management during the land use decision process.

The County's Parks and Recreation Element (PRE) establishes policies for new parkland and recreation facilities in the County's unincorporated communities. Park policies are contained in Chapter 2, trail policies in Chapter 3, and Chapter 8 identifies park, recreation, and natural area projects for each community. Projects in the San Miguel area are specifically identified in Table 4.13.B. Policies and criteria in the PRE establish:

- a. Neighborhood parks should be between 5 to 10 ac in size. The intent of a neighborhood park is to serve a neighborhood.
- b. Community parks should be between 20 and 25 ac in size. The intent of a community park is to serve a community or communities.
- c. New park acquisition should generally occur on sites larger than 10 ac (Policy 2.2, 8).
- d. When developing parkland prepare a master plan (Policy 2.3).
- e. The County shall not develop the park until adequate funds are available for maintenance (Policy 6.5).

As proposed, the project's recreation uses would be generally consistent with the park policies contained in Chapter 2 of the PRE. Although mini-parks are proposed (parks less than 10 ac in size), the proposed mini-parks would be maintained by the project's HOA and thus are consistent with PRE Policy 2.2,8. Although the proposed community park is smaller than 20 ac, the proposed project would provide additional community park acreage consistent with the San Miguel project list (see Table 4.13.B). As proposed, the community park would contain specific recreation facilities

including, but not limited to, sports fields. To be consistent with the PRE, a master plan would need to be prepared for the community park prior to development. The master-planning process allows for community input, a determination of community needs, and establishes future uses in the park for the next 10 to 15 years. Mitigation Measure 4.13.2 requires that a master plan be prepared prior to development of the community park to ensure community input and consistency with County policies contained in the General Plan. Mitigation Measure 4.13.1 requires that the proposed CFD be put into place and/or alternative maintenance financing for the park developed prior to recordation of the final map and Mitigation Measure 4.13.3 requires payment of Park Public Facilities Fees. With implementation of Mitigation Measure 4.13.2, the proposed project would be consistent with County goals and policies aimed at private development of parklands and facilities to serve the needs of County residents and integrating new development with recreation resources. In addition, Mitigation Measures 4.13.1 and 4.13.3 would help ensure that the proposed community park and other recreation facilities would not pose an additional financial burden to County Parks.

**Potential Cumulative Impact Summary:** Class II. Although generally consistent with the PRE, policies in the General Plan require that a master plan be required for the proposed community park. Mitigation Measures 4.13.2 requires that a master plan be prepared in compliance with PRE Policy 2.3, and Mitigation Measures 4.13.1 and 4.13.3 would help ensure that the proposed community park and other recreation facilities would not pose an additional financial burden to County Parks. This consistency analysis is provided as a guide to the decisionmakers for policy interpretation and should be considered preliminary; a final determination of consistency will be made by County decisionmakers.

#### 4.13.7 Cumulative Impacts

The project would create an increased demand for recreation uses due to the increase in population resulting from the project. This would likely result in increased use of the local and regional recreation facilities. However, as indicated in the impact analysis portion of this section, the project would also provide new on-site recreation uses, resulting in 13.1 ac of park space and approximately 5 mi of trails thereby reducing potential use of off-site local and regional recreation facilities. In addition, the County will continue to apply the Quimby Ordinance (Section 21.09.010 et seq. of Title 21), Part of the Real Property Division Ordinance, that requires new development to dedicate land to recreation uses or pay in-lieu fees, or a combination of both for park and recreation purposes. Therefore, the project's cumulative contribution to the physical impact on Countywide local and regional recreation facilities would not be adverse or significant.

**Potential Impact Summary:** Class III. The proposed project would meet County park requirements by dedicating approximately 10.4 ac of park space for public use. In addition, the County will continue to require new development to dedicate land for recreation purposes or pay in-lieu fees in accordance with Title 21 of the County Code. Therefore, the project's cumulative contribution to physical impacts on Countywide local and regional recreation facilities would be less than significant.

#### 4.13.8 Level of Significance Prior to Mitigation

Prior to incorporation of mitigation measures, the proposed project would have a potentially significant impact related to increased demand for recreation facilities and increased use of existing off-site recreation facilities. In addition, the proposed project would not be consistent with General Plan policies requiring development of a master plan prior to construction of a community park.

#### 4.13.9 Mitigation Measures

##### Mitigation Measure 4.13.1

Prior to recordation of the final map for the first phase of development, the Director of the Department of Planning and Building, in consultation with County Parks, shall verify that the project applicant has obtained approval for a Community Facilities District (CFD) and that the CFD is in place for maintenance of the proposed 10-acre (ac) community park and the trail system on the Development project site, or the applicant shall provide a new method for maintaining the community park and trail system. Any new method (beyond the CFD) shall be subject to the review and approval of County Parks prior to final map recordation.

##### Mitigation Measure 4.13.2

Prior to recordation of the final map for the first phase of development, the Director of the Department of Planning and Building, in consultation with County Parks, shall verify that the applicant has prepared and received approval of a park master plan for the proposed 10-acre (ac) community park. If maintenance is provided by a Community Facilities District (CFD) sponsored by the San Miguel Community Services District (CSD), the San Miguel CSD may approve the park's master plan. If alternative funding is proposed, the park master plan shall be approved by the County's Parks and Recreation Commission or by the County Board of Supervisors if the master plan is appealed.

##### Mitigation Measure 4.13.3

Prior to recordation of the project's final map, the Director of the Department of Planning and Building, in consultation with County Parks, shall verify that the project applicant has, at a minimum, paid Public Facility Fees per the approved Fee Schedule (\$553,362 at current rate).

#### 4.13.10 Level of Significance after Mitigation

Mitigation Measure 4.13.1 requires that the proposed CFD be approved prior to recordation of the final map to ensure that the proposed community park and on-site trails are maintained without financial support from County Parks and are open to the public. Mitigation Measure 4.13.2 requires that a master plan be prepared in compliance with PRE Policy 2.3, and Mitigation Measure 4.13.3 ensures that the proposed community park and other recreation facilities would not pose an additional

financial burden to County. Mitigation Measures 4.13.1, 4.13.2, and 4.13.3 would reduce the potential recreation impacts of the proposed project to a less than significant level.