

## 4.10 RECREATION

### 4.10.1 Setting

**a. Parks.** Parks and recreation facilities in Scotts Valley are provided by the City of Scotts Valley, the Scotts Valley Unified School District, and the private sector. The City’s park and recreation programs are administered by the Recreation Division of the City’s Public Works Department. The Parks and Recreation Commission, a five member commission appointed by the City Council, is an advisory Commission that oversees the parks and recreation programs. Currently, the City has 58.5 acres of developed park facilities. Park maintenance funding is provided by a combination of City tax revenue, State funding and developer impact fees, and programs such as the HUD Open Space Land Program, California State Urban Open Space and Recreation Area Fund, and the Land and Water Conservation Fund.

Table 4.10-1 shows all existing public recreation parks and their associated acreage within Scotts Valley, as well as open space parks and acreage maintained by the City. The City distinguishes between developed recreation sites and open space recreation sites. Developed recreation sites typically consist of playgrounds and park amenities such as bathrooms, picnic benches, soccer fields, swimming pools, basketball courts, baseball field and tennis courts, while open space recreation areas typically retain a natural and rural setting and consist of wilderness trails and educational signage. Open space recreation areas are intended for the managed production of natural resources, conservation of critical habitat, and preservation of biotic resources.

**Table 4.10-1. Scotts Valley Developed Recreation Facilities**

Park	Acreage
Camp Evers Fishing Park	0.5
Gateway North	0.5
Hocus Pocus Park	1.0
MacDorsa Park	5.0
Scotts Valley Middle School	4.5
Scotts Valley High School	10.0
Senior Center	1.0
Siltanen Park (at Vine Hill School)	7.5
Skypark Park	24.5
Vine Hill School	4.0
<b>Total</b>	<b>58.5</b>
<b>Scotts Valley Open Space Recreation Sites</b>	
Lodato Park	49.0
<b>Total</b>	<b>49.0</b>

*Source: City of Scotts Valley Recreation Division, February 2008.*

The closest developed park to the proposed Specific Plan area is Skypark Park, which is located immediately to the north of the plan area. Skypark Park is 24.5 acres and consists of soccer fields, a skate park, a dog park, basketball courts, bocce ball areas, playgrounds, picnic tables,



barbecues, and a recreation room. The dog park is approximately 1.2 acres, and is located at the southern most portion of the Skypark Park, just below the skate park.

**b. Regulatory Setting.** The City adopted a Parks Master Plan in 1996. The Plan establishes standards for parks, open space areas, and other recreational facilities, and includes goals for establishment of new parks and facilities in the City. The City's Parks Master Plan requires that the City maintain parkland to residential ratio of 5 acres of developed parks per 1,000 residents. The goal of the Parks and Recreation Element of the General Plan is to provide adequate park and recreation facilities to serve the needs of the City and a population up to 15,000. However, the parks and recreation facilities to be provided in fulfillment of this goal do not include undeveloped open space parkland or natural resource sites. As of 2007, the City of Scotts Valley had a population of 11,615 (California Department of Finance, 2007). Based on a requirement of five acres of parkland per 1,000 residents, 58 acres of developed parkland citywide is necessary to meet the standard. Because the City has 58.5 acres of developed park facilities, the amount of existing parks currently meets the City's Master Plan standards for parkland acreage. Although the City has reached the projected goal for developed park facilities, it is anticipated that as new development occurs in the City, additional park and recreation areas will be needed (Sudduth, Scotts Valley Parks and Recreation Department, personal communication, March 2008).

The Parks and Recreation Element of the General Plan includes the following relevant goals, policies and objectives:

- *Goal PRG 602. Provide adequate park and recreation facilities to serve the needs of the City.*
- *Objective PRO 603. Develop and adequately maintain a comprehensive park system for a population of 15,000 residents.*
- *Policy PRP 604. The City shall plan and maintain park systems that serve residential, commercial and industrial segments of the City.*
- *Policy PRP 613. The City shall provide the best level of funding to maintain and enhance the park system the City can afford.*
- *Policy PRP 618. The City shall encourage schools to make recreational facilities available for use during non-school hours.*
- *Policy PRP 620. Park and recreation areas shall be planned, developed and used in a manner that is compatible with adjacent land uses.*

#### **4.10.2 Impact Analysis**

**a. Methodology and Impact Criteria.** The City requires five acres of parkland for every 1,000 residents. The following issue areas related to recreation were determined in the City's Initial Study to have no impact. The project was determined not to:



*Increase the use of existing neighborhood parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or if future development could require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.*

The proposed Specific Plan would result in a significant impact if the project would:

*Increase the City's resident population such that the City's Master Park Plan standard of five acres of parkland for every 1,000 residents is not achieved.*

**b. Project Impacts and Mitigation Measures.**

**Impact R-1**    **The proposed Specific Plan would include the development of up to 300 dwelling units, and result in approximately 768 new residents. This growth in population would increase demand for parkland such that the City may not meet its standard of five acres of parkland per 1,000 residents. Impacts would be Class II, significant but mitigable.**

Based on the expected number of residential units that would occur under buildout of the proposed Specific Plan (300 dwelling units) and the average household size (2.56 persons) of the City, an estimated 768 residents could be located within the Specific Plan area. Based on the City standard of five acres of parkland and open space per 1,000 residents, the proposed project would generate a demand of 3.84 acres of developed parkland. To accommodate the current population of 11,697, the City is required to provide 58.49 acres of developed parkland. Currently the City provides 58.5 acres of developed parkland. The proposed Specific Plan would increase the total demand for parkland to 62.33 acres, thus the City would be 3.83 acres deficient as a direct result of population growth.

The Specific Plan boundary, as currently drawn, overlaps with a portion of the soccer fields at Skypark Park. Implementation of the Specific Plan as proposed could result in a potentially significant impact to these recreational facilities if residences or parking areas were developed in this area. Additionally, the proposed Specific Plan would lead to the removal of the dog park located in Skypark Park, which would result in the loss of approximately 1.2 acres of parkland. The dog park would be replaced with high density residential uses or parking. However, the dog park would be replaced by the development of another dog park of similar size within the Al Shugart Park. The park has been approved but not yet fully developed, and the expected completion date is uncertain. Al Shugart Park would be 7.32 acres, located in the Glenwood area, and is planned to include three acres of developed parkland that would consist of walking paths, a dog park, and playground. The remaining acreage would be protected riparian habitat (Sudduth, Scotts Valley Parks and Recreation Department, Personal Communication, February 2008).

In addition, the proposed Specific Plan includes a ½-acre town green located near the center of the plan area. The ½-acre town green would be added to the City's existing parkland total. As shown in Table 4.10-2, upon completion of the Al Shugart Park and the Specific Plan town green, in addition to existing parkland, the City would have a total of 65.12 developed parkland acres. As discussed earlier in this section, the proposed Specific Plan would increase



the City’s total demand for developed parkland to 62.33 acres. Thus, the City would have sufficient parkland in meeting the five acres per 1,000 residents standard.

The City of Scotts Valley has adopted a Development Impact Mitigation Fee ordinance (15.20) into the municipal code. The fees are intended to ensure that new developments pay their fair share of the cost of public facilities and service improvements necessary to accommodate such development. Impacts to park and recreation services are included in the fee program.

**Table 4.10-2. Future Available Parkland**

<b>Park</b>	<b>Acreage</b>
Total Existing Parkland	58.5
Loss of Dog Park	- 1.2
<b>Existing Available Parkland</b>	<b>57.3</b>
New Al Shugart Park	+ 7.32
Proposed Town Green	+ 0.5
<b>Total Future Available Parkland</b>	<b>65.12</b>

Mitigation Measures. The following mitigation measures are required to ensure that future development under the Specific Plan pay their fair share of parkland fees. In addition, mitigation would be required to ensure that development under the Specific Plan would not result in the loss of any portion of the soccer fields at Skypark Park.

**R-1(a) Payment of Fees.** Applicants of future development per the Specific Plan shall pay the appropriate fees levied by the City of Scotts Valley in effect at the time of issuance of building permits to the City’s Parks and Recreation Department. Fees shall be used for the development of additional parks in order to meet and maintain the City’s parkland standard of five acres per 1,000 residents. Applicants under the Specific Plan shall pay all fees prior to approval of ~~planning entitlements~~ building permits for each development project under the Specific Plan. The Parks and Recreation Department shall verify payment of park impact mitigation fees.

**R-1(b) Soccer Fields.** The Specific Plan shall be revised to include provisions restricting any development that would result in a loss of, or conflict with the use of, the existing soccer fields at Skypark Park.

Significance After Mitigation. Through the implementation the above measures, in addition to existing and proposed policies, potential impacts to parks and recreation would be considered less than significant.

**c. Cumulative Impacts.** Currently, the City of Scotts Valley is meeting its parkland standard of five acres per 1,000 residents. However, there are 10 housing units currently under construction and 153 housing units approved for development, but not yet under construction. Upon completion of these housing units and the proposed Specific Plan, the population of



Scotts Valley will increase by approximately 1,186 persons. These housing units will result in an increased demand of parkland of 5.93 acres. Combined with the proposed Specific Plan, the cumulative with project demand would be 9.77 acres, for a total City cumulative demand for parkland of 68.26 acres. This demand would exceed total future available parkland by 3.14 acres. However, through the implementation of applicable goals, policies, and objectives of the General Plan Parks and Recreation Element and City parkland ratio standards, and payment of impact mitigation fees, impacts would be considered less than significant.

