

## 4.15 RECREATION

### 4.15.1 Introduction

This section evaluates the impacts of the General Plan Update associated with recreation facilities and parks within the City of Simi Valley. Existing data sources used to prepare this section were taken from the City of Simi Valley General Plan Update Final Technical Background Report prepared in October 2007, as well as other City-provided documents.

The proposed project could potentially cause impacts associated with the physical deterioration of recreational facilities. The proposed project also has the potential to cause impacts related to the construction or expansion of facilities in order to maintain acceptable service ratios or other performance objectives.

No comment letters regarding recreation were received in response to the December 1, 2009, Notice of Preparation circulated for the General Plan Update. Full bibliographic entries for all reference materials are provided in Section 4.15.6 (References) of this section.

### 4.15.2 Environmental Setting

Parklands and recreational facilities are important land use components in an urban environment, providing both visual relief from the built environment and contributing to residents' and employees' quality of life through recreation, tranquility, and aesthetic value.

#### ■ Open Space

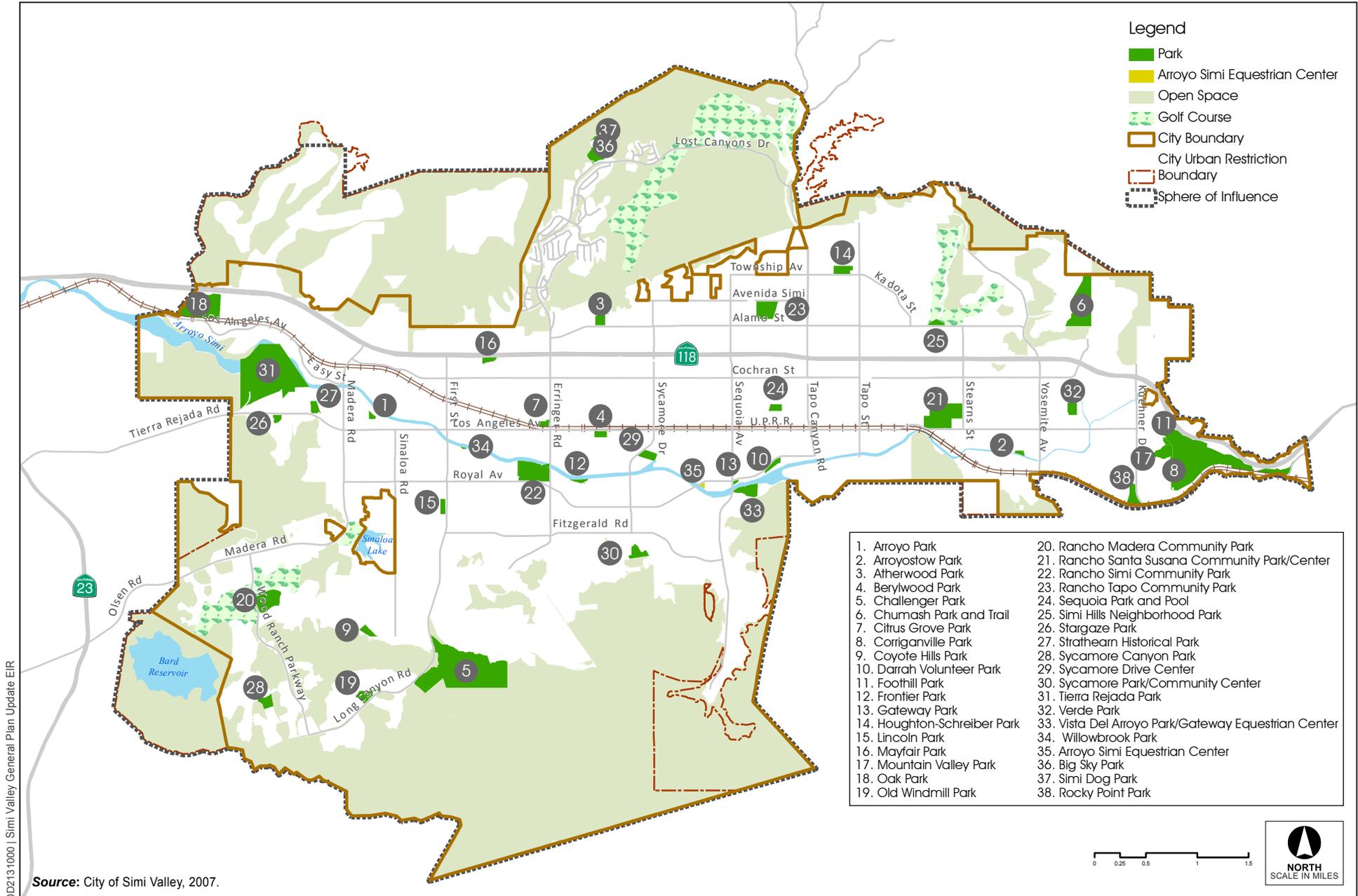
The Rancho Simi Recreation and Park District (Park District) is an independent special district that owns, operates, and maintains parks and open space areas in Simi Valley, Oak Park and within surrounding unincorporated areas. The Park District serves an area of approximately 113 square miles that includes all of Simi Valley. It is bound by the Ventura/Los Angeles County line on the east and south, the edge of the city limits of the City of Moorpark in the west, and the Oak Ridge area of the Santa Susana Mountains to the north. The Park District serves an estimated population of 141,000 residents and has adopted the Rancho Simi Recreation and Park District 1986 General Plan for Parks, Recreation, and Open Space to identify community needs and guide future park development (RSRPD 2006b).

Open space within the City of Simi Valley's outlying hillsides and canyons consist of large, undeveloped privately held parcels and open space areas preserved as a component of specific plans, open space parcels owned and maintained by the Park District, and open space areas maintained by the Mountain Recreation Conservancy Authority (MRCA) (a joint powers authority comprised of Rancho Simi Recreation and Park District, Santa Monica Mountains Conservancy, and Conejo Recreation & Park District). Within the City's existing General Plan, the majority of this open space is classified as a residential land use. Table 4.15-1 (Public Open Space Owned by Rancho Simi Recreation and Park District) identifies the location and acreages of public open spaces owned by the Park District. As shown

in Table 4.15-1, the Park District owns approximately 5,093.54 acres of open space. Figure 4.15-1 (Open Space, Parks, and Community Centers) shows the location of these public open spaces. The MRCA maintains 1,175 acres of open space within the Planning Area and another 4,800 acres in the unincorporated areas surrounding the Planning Area.

<b>Table 4.15-1 Public Open Space Owned by Rancho Simi Recreation and Park District</b>	
<i>Location</i>	<i>Acres</i>
<b>Simi Valley and Unincorporated Areas</b>	
Box Canyon	8.30
Chatsworth Peak Open Space	2.95
Indian Hills Open Space	131.47
Las Lajas/Chivo Canyon	0.67
Long Canyon Trailhead Parking Lot	2.27
Kuehner/Hummingbird Creek	46.65
Marr Ranch Open Space	1,801.85
Mt McCoy Open Space	408.82
Mt. Sinai Open Space	131.66
Parker Ranch Open Space	159.22
Sand Canyon Open Space	505.03
Tapo Canyon Open Space	158.36
Wood Ranch Open Space	411.26
Stagecoach Trail Open Space	21.18
<i>Subtotal</i>	<i>3,789.6</i>
<b>Oak Park</b>	
Area A	315.88
Area B	249.08
Area C	783.89
<i>Subtotal</i>	<i>1,303.85</i>
<b><i>Park District Total</i></b>	<b><i>5,093.54</i></b>
SOURCE: Ranch Simi Recreation and Park District, <i>Real Property Owned by District as of June 30, 2009</i> (2009).	

In addition to open space owned or operated by the Park District and the MRCA, several regional parks are located in the vicinity of Simi Valley: Regional parks owned by the County of Ventura, include Happy Camp Canyon Regional Park (approximately 3,000 acres) operated by the Santa Monica Mountain Conservancy, and Oak Park, a developed campground. The Santa Monica Mountains National Recreation Area operated by the National Park Services, which includes approximately 63,000 acres of open space, is also located approximately 6 miles south of the City.



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Figure 4.15-1

**Open Space, Parks, and Community Centers**



As shown on Table 4.15-2 (Private Open Space, Simi Valley and Unincorporated Areas), private open space within Simi Valley and unincorporated areas consists of privately owned land that includes cemeteries, golf courses and trails, of which some are restricted to members only (i.e., American Jewish University and Wood Ranch Golf Club). There is approximately 10,699.21 acres of private open space located within the City and nearby incorporated areas.

<b>Table 4.15-2 Private Open Space, Simi Valley and Unincorporated Areas</b>	
<i>Location</i>	<i>Acreage</i>
<b>Simi Valley</b>	
American Jewish University	82.57
Bridle Path	2,140.99
Waste Management (landfill, prior Unocal)	169.64
Sand Canyon	609.34
Lost Canyons	1,234.17
Marr Ranch	93.32
Township	13.87
Assumption (Cemetery)	61.31
Mt. Sinai (Cemetery)	166.22
South Hills (TR-3045, Phase V)	539.42
Wood Ranch Golf Club	150.00
<i>Subtotal</i>	<i>5,260.85</i>
<b>Unincorporated Areas</b>	
Waste Management (prior Unocal)	2,171.30
American Jewish University	2,558.06
Calleguas Water District	709
<i>Subtotal</i>	<i>5,438.36</i>
<b>Total Private Open Space</b>	<b>10,699.21</b>
SOURCE: Environmental Services (April 3, 2003); Deuel, Matt (2007).	

## ■ Parks and Recreation Facilities

The Park District maintains and operates 42 parks in the City of Simi Valley totaling 1,212.3 acres of parklands in the City. These parks fall into five categories; Community Parks, Special Use Parks, Neighborhood Parks, Natural Parks and Mini Parks, primarily based on size and recreational offerings. As shown in Table 4.15-3 (Parklands in the City of Simi Valley), the Park District owns 124.4 acres of Community Parks, 204.7 acres of Neighborhood Parks, 577.0 acres of Natural Parks, 304.4 acres of Special Use Parks, and 1.7 acres of Mini Parks in Simi Valley (Peterson 2007a). Park locations are shown on Figure 4.15-1, and listed in Table 4.15-3, which identifies each park location, and acreage.

**Table 4.15-3 Parklands in the City of Simi Valley**

#	Park/Trail/Facility Name	Address	Acreage
<b>Community Parks</b>			
1	Rancho Madera Community Park	556 Lake Park Drive	24.6
2	Rancho Simi Community Park	1765 Royal Avenue	33.4
3	Rancho Tapo Community Park	3700 Avenida Simi	20.6
4	Rancho Santa Susana Community Park & Center	5005 Los Angeles Avenue	45.9
<i>Subtotal</i>			<i>124.4</i>
<b>Neighborhood Parks</b>			
5	Arroyo Park	2105 Socrates Avenue	2.0
6	Arroyostow Park	1700 North Stow Street	2.0
7	Atherwood Neighborhood Park	2371 Alamo Street	6.5
8	Berylwood Park	1955 Bridget Avenue	5.7
9	Chumash Park	Flanagan Drive and Broken Arrow Street	53.4
10	Citrus Grove Park	2100 North Marvel Court	5.2
11	Coyote Hills Park	275 Valley Gate Road	8.9
12	Darrah Volunteer Park	Royal and Darrah Avenues	6.9
13	Foothill Park	1850 Ardenwood Avenue	2.0
14	Frontier Park	2163 Elizondo Street	2.7
15	Houghton-Schreiber Park	4333 Township Avenue	8.9
16	Knolls Park	1300 West Katherine Road	2.5
17	Lincoln Park	1215 First Street	5.1
18	Marr Ranch Park <sup>a</sup>		10.2
19	Mayfair Park	2550 Caldwell Street	5.0
20	Old Windmill Park	201 Long Canyon Road	8.6
21	Santa Susana Park and Historic Railroad Depot	6503 Katherine Road	16.3
22	Sequoia Park	2150 Tracy Avenue	5.3
23	Simi Hills Neighborhood Park	5031 Alamo Street	4.4
24	Stargaze Park	355 Stargaze Avenue	3.3
25	Sycamore Canyon	502 South Martha Morrison Drive	8.4
26	Sycamore Park	855 North Planetree Avenue	20.0
27	Verde Park	6045 East Nelda Street	7.3
28	Vista Del Arroyo Park	3455 Chickory Leaf Place	4.4
<i>Subtotal</i>			<i>205.0</i>
<b>Special Use Parks</b>			
29	Arroyo Simi Equestrian Center	3495 Chickory Leaf Place	9.1
30	Big Sky Park	2251 Lost Canyons Drive	10.1

**Table 4.15-3 Parklands in the City of Simi Valley**

#	Park/Trail/Facility Name	Address	Acreage
31	Simi Dog Park	2251 Lost Canyons Drive	4.0
32	Lost Canyons <sup>b</sup>		57.5
33	Simi Hills Golf Course	5031 Alamo Street	154.9
34	Sinaloa Golf Course	980 Madera Road	49.7
35	Strathearn Historical Park and Museum	137 Strathearn Place	6.0
36	Sycamore Drive Community Center and Pool	1692 Sycamore Drive	13.0
<i>Subtotal</i>			<i>304.4<sup>f</sup></i>
<b>Natural Parks</b>			
37	Challenger Park	South end of First Street	207.8
38	Corriganville Park	7001 Smith Road	206.3
39	Rocky Point Natural Park	Kuehner Drive at Smith Road	12.9
40	Tierra Rejada		150.0
<b>Mini Park</b>			
41	Runkle Triangle	Royal and the Arroyo Simi	1.2
42	Willowbrook Park	1786 Willowbrook Lane	0.5
<i>Subtotal</i>			<i>1.7</i>
<b>Parklands Total</b>			<b>1,212.3</b>

SOURCE: Rancho Simi Recreation and Park District, *Real Property Owned by District as of June 30, 2009* (2009).

\* Only includes developed land

- a. Marr Ranch Park is currently undeveloped but has been identified as Future Project in the Rancho Simi Recreation and Park District's 5-Year Capital Improvement Program.
- b. Lost Canyons Park is currently undeveloped but has been identified for construction during Fiscal Year 2014/15 in the Rancho Simi Recreation and Park District's 5-Year Capital Improvement Program.

Community parks are major recreational facilities ranging in size from about 20 and 45 acres in size. They are generally centers of activity to which families can drive and find a sufficient variety of recreational opportunities. Community parks generally serve a population of 15,000 to 25,000 people and are typically located within 2 miles of the population they primarily serve. The typical facilities include lighted softball, football, and soccer fields, lighted tennis and basketball courts, and recreational buildings including gymnasiums, aquatic facilities, and restrooms.

The Park District currently owns and operates four community parks within the City of Simi Valley, including Rancho Madera Community Park, Rancho Tapo Community Park, Rancho Santa Susana Community Park, and Rancho Simi Community Park. Each of these exceeds 20 acres, and has a combination of recreational elements for both active and passive involvement. These locations also host large community events, and are generally expected to serve as a recreational resource to a larger segment of the community (Peterson 2007a).

Neighborhood parks are designed to meet the need for open areas of aesthetic value within a neighborhood and to allow active or passive recreation. These parks typically range in size from two to 20 acres and are intended to serve a population of 2,500 to 5,000 residents living within a 0.5-mile radius of the park. Neighborhood parks generally have playgrounds, basketball courts, picnic facilities, and open space areas for informal play or passive recreation. Restrooms and parking facilities may or may not be provided.

Special Use Parks provide specific or single-purpose recreational activities and amenities and draw users from surrounding communities. The Park District's Special Use Parks include the Arroyo Simi Equestrian Center, Strathearn Historical Park and Museum, Sycamore Drive Community Center, Simi Dog Park, Simi Hills Golf Course and Sinaloa Golf Course.

A Natural Park is a park that is left as much as possible in its natural state and whose major function is the interpretation and preservation of the natural resources of the area. Facilities common to Natural Parks include picnic areas with landscaping that is suitable for informal play and passive enjoyment, amphitheaters for concerts, dramas, and other presentations, conveniences such as restrooms and campgrounds, nature trails for hiking, biking and equestrian use, and parking facilities. Natural Parks located within the Planning Area include Challenger Park, a 208-acre natural preserve; Corriganville Park, a 206-acre site that is the former home of the historic Corriganville Movie Ranch; Tierra Rejada Park, a 150-acre site located on the western boundary of the City; and Rocky Pointe Natural Park, a 13-acre park on the eastern end of the City.

In addition to the major park categories, Mini Parks are generally less than an acre in size and are designed to serve a limited group or population living within a very short distance, such as parks which serve a large apartment complex or senior citizen housing. These facilities are often owned by the private development and maintained by a homeowners' association. The Park District currently has two parks which fall into the Mini Parks classification, both of which are located along the Arroyo Simi.

Joint uses of sport and recreation facilities in the Planning Area with the Simi Valley Unified School District provide additional park and recreation resources to the Simi Valley community. These joint use facilities include softball, football, and soccer fields, a gymnasium and pool facilities.

The Park District currently operates two public golf courses, which are included under the Special Use Park category. The Simi Hills Golf Course is an 18-hole golf course on 155.5 acres, and includes a lighted 20-station driving range and 5 lakes. Sinaloa Golf Course is a 9-hole golf course on 25 acres and also includes a driving range (RSRPD n.d.). These facilities are considered to be major recreational facilities in the City, and generate profits that help the financial position of the Park District (Peterson 2007a). Golf course locations are shown on Figure 4.15-1, and listed in Table 4.15-3.

The Park District also maintains a number of parks in the community of Oak Park (located approximately 5 miles south of the City) which are available for use by the residents of Simi Valley. Specifically, there are approximately 27 acres of community parks, 44 acres of neighborhood parks, 125 acres of natural parks, and 1,304 acres of open space.

## ■ Trails and Pathways

The Park District also has jurisdiction over trails that provide hiking, equestrian, and bicycling opportunities. The Master Plan of Trails seeks to link major activity centers with a network of trails, comprised of three major east-west backbone trails—one on the valley floor and one each along the ridgelines of the Santa Susana Mountains and the Simi Hills. These backbone trails would be connected by lateral trails leading from the valley floor. Currently, only the backbone trail along the floor of the valley exists (City of Simi Valley 2003). Figure 4.15-2 (Master Trail System and Bike Paths) identifies the City's trail system, including bicycle, hiking, and equestrian trails. For a discussion of the City's local roadway system, transit systems, and bicycle paths, refer to Section 4.16 (Transportation/Traffic).

The City also adopted a Bicycle Master Plan updated in December 2008. This Master Plan is intended to represent a 20-year long-range bicycle plan for the City. It identifies recommended bicycle facilities needed to interconnect all Simi Valley neighborhoods and programs, and encourages integration of the City's bicycle system with other regional bike systems. Existing bicycle and sidewalk paths are included in Table 4.15-3, and are identified in Figure 4.15-2.

## ■ Recreational Facilities

The Planning Area's parks contain a variety of recreational facilities, with areas available for organized sports, including baseball/softball diamonds, basketball courts, golf courses, soccer fields, tennis courts, and volleyball courts. The parks also offer places for informal recreational activities including an amphitheater, barbecues, hiking and equestrian trails, bike paths, picnic pavilions, handicap accessible playgrounds, shuffleboard courts, and horseshoe pits.

There are two community centers located in Simi Valley. The Sycamore Drive Community Center is the Park District headquarters, located at 1692 Sycamore Drive, and contains a swimming pool, multipurpose room, recreation room, senior citizen's club, bicycle motocross, restrooms, and picnic and barbecue areas. The Rancho Santa Susana Community Park and Center contains three lighted softball diamonds, three lighted soccer fields, one unlighted soccer field, a tot lot, start of an equestrian trail, and restrooms. These centers are shown on Figure 4.15-1.

## ■ Parkland Standard

The National Recreation and Park Association (NRPA) has established a standard of 5 acres of parkland per 1,000 residents of "local or close to home open space." The Park District also uses this as the City's minimum park standard. According to the Park District, parkland should be allocated at about 2 acres of neighborhood parks and 3 acres of community parks for every 1,000 residents. The Park District's goal is to have all residents live within 2 miles of a community park and 0.5 mile of a neighborhood park (City of Simi Valley 2003).

In January of 2009, the State Department of Finance (DOF) listed the City's estimated population as 125,814 (CDOF 2009a). With a total 1,212.3 acres of parklands owned by the Park District within Simi Valley, the existing park standard per 1,000 residents is approximately 9.6 acres, which is well over the NRPA standard of 5 acres per 1,000 residents. In consideration of total park acreage and public open space owned by the Park District, the existing park standard per 1,000 residents is approximately

39.8 acres (based on a total acreage of 5,002.0) (RSRPD 2009b). As shown in Table 4.15-3, there are approximately 206.4 acres of neighborhood parks and mini parks, and 124.4 acres of community parks and special use parks in Simi Valley, however not all of this parkland has been developed. Using the DOF population estimate there are approximately 1.64 acres of neighborhood parks and mini parks and 2.18 acres of community parks and special use parks per 1,000 residents. This is below the Parks District's recommended allocation of neighborhood and community parks.

Future increases in the City's population will increase demand on existing parks and park facilities. The national standard, however, does not account for the open space provided within public schools and private facilities. While the City does not currently have an established standard ratio or goal of open space-to-population, there is less of a dependence upon public facilities in some parts of Simi Valley due to the availability of non-public open space and recreation resources.

In addition, the Park District attempts to stay connected with residents' needs by encouraging communication at all levels and at every opportunity. In addition to bi-weekly board meetings, agendas and reports are posted on the Park District's website for easy access by the community. The various sports groups frequently communicate their needs with staff and board members, and members of the general public feel comfortable expressing their opinions on existing and possible new facilities. All suggestions are formally considered during the Park District's annual budget process, which includes a determination of capital project priorities in the coming year and the 4 years thereafter (Peterson 2007a).

## ■ Proposed Facilities

The Park District has been active in developing new parkland and improving existing facilities in the City. The Park District has a 5-Year Capital Improvement Program that extends from Fiscal Year 2010/2011 to Fiscal Year 2014/2015 that is reviewed and updated annually by staff and the Board of Directors. During the annual budgetary process the Park District identifies Priority Projects which are anticipated to be completed or substantially completed during the year. Project Priorities in Simi Valley identified in the approved Fiscal Year 2010/11 Planning and Development Project Priorities list include: Phase 4 of the Rancho Tapo Community Park expansion, Chumash Park development, Rancho Simi Community Park Pool Building Renovation and Park Lagoon Renovations, Strathearn Historical Park Upgrades, Santa Susana Park parking lot reconstruction, and Arroyo Simi trail resurfacing. Within this plan, the Park District also identifies a number of other improvement projects projecting through the 2014/15 fiscal year and beyond (RSRPD 2009a).

### 4.15.3 Regulatory Framework

#### ■ Federal

There are no federal regulations applicable to parkland or recreational facilities.

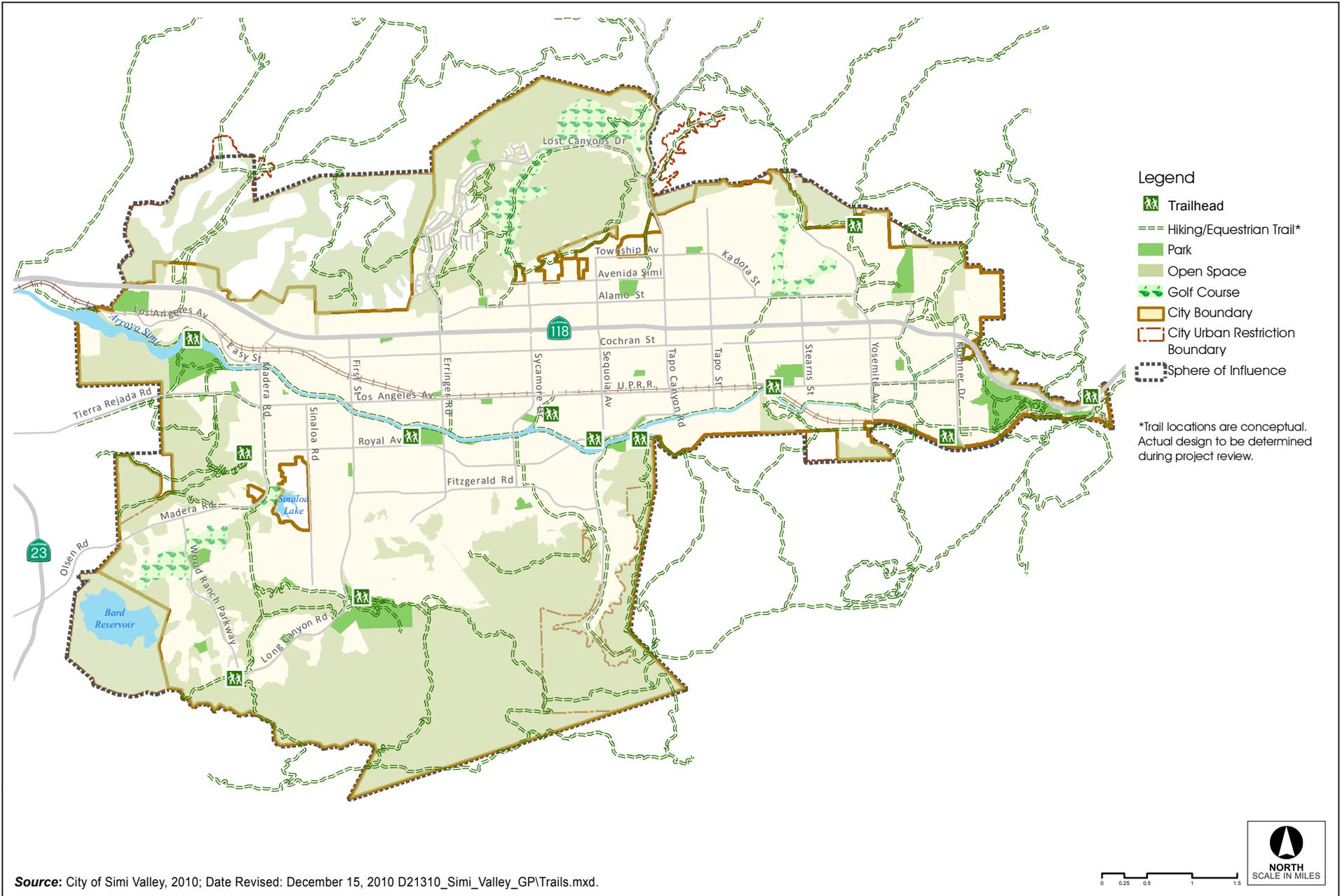


Figure 4.15-2  
Master Trail System and Bike Paths



## ■ State

### ***Rancho Simi Recreation and Park District***

The Rancho Simi Recreation and Park District was formed and operates under the California Public Resources Code (PRC) Sections 5780 and 5791 of Division 5, Chapters 4 and 5 (RSRPD 2009a). Under the PRC, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

### ***Quimby Act***

The Quimby Act was established by the California legislature in 1965 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances addressing parkland and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements. The Act requires the provision of 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit, in which case the City may adopt a higher standard not to exceed 5 acres per 1,000 residents. The Quimby Act also specifies acceptable uses and expenditures of such funds.

### ***California Public Park Preservation Act***

The primary instrument for protecting and preserving parkland is the California Public Park Preservation Act. Under the PRC, cities and counties may not acquire any real property that is in use as a public park for any non-park use unless compensation or land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

### ***California Street and Highway Code***

The California Street and Highway Code assists in providing equestrian and hiking trails within the right-of-way of county roads, streets, and highways.

## ■ Local

### ***Simi Valley Municipal Code, Title 10 (Parks and Recreation)***

Simi Valley Municipal Code Title 10 (Parks and Recreation) applies to all public schools and open space areas which are now or which may hereafter be within the City, including all grounds, roadways, avenues, parks, buildings, campgrounds, swimming pools, equestrian trails, bicycle trails, hiking trails, school facilities when they are in use as recreational or educational facilities, and areas under the control, management, or direction of the Simi Valley Unified School District or the Rancho Simi Recreation and Park District. The provisions of this chapter govern the use of all such public school facilities and recreation and park areas, and the observance of such provisions is a condition under which the public may use such recreation and park areas (City of Simi Valley n.d.).

### ***Simi Valley Municipal Code, Title 9, Chapter 9-68 (Dedication of Land for Park and Recreational Purposes)***

As a condition of approval for all residential subdivisions for which a Tentative Tract Map or Tentative Parcel Map approval is necessary, a dedication of land, payment of a fee in lieu thereof, or a combination of both, for the purpose of establishing or developing park and recreation facilities to serve the future residents of the divided property, to the Rancho Simi Park and Recreation District is required. The amount of land to be dedicated or amount of in-lieu of fee or combination is determined at the time of the Tentative Map approval based on population generated by the subdivision and computed based on the basis of 5 acres per 1,000 persons.

## **4.15.4 Project Impacts and Mitigation**

### **■ Analytic Method**

For purposes of this analysis, increased use of existing parks is determined based on the City's ability to continue to provide parkland in the Planning Area at a ratio of at minimum 5 acres per 1,000 residents. This analysis focuses on whether the increase in population associated with implementation of the General Plan Update would result in the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of those facilities would occur or be accelerated.

### **■ Thresholds of Significance**

The following thresholds of significance are based on Appendix G of the 2011 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on parks and recreational facilities if it would result in any of the following:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment

### **■ General Plan Policies that Mitigate Potential Impacts on Recreation**

Policies and goals from the Community Services Chapter that would mitigate potential impacts on recreation include the following. All General Plan policies are followed by a set of numbers in parentheses. These numbers reference applicable measures that will be undertaken by the City to implement the policy.

- Policy PR-1.1**     **Park and Recreation System.** Support RSRPD in its efforts to develop, operate, and maintain a system of parks, recreational facilities (i.e., swimming, pools, golf courses, ball courts, etc.), and open space areas throughout Simi Valley that provide opportunities for both passive and active recreation and leisure activities. *(Imp A-1, A-2, LU-18, PR-1)*

- Policy PR-1.2**     **Location of Facilities.** Work with RSRPD to ensure that parks and recreational facilities are well dispersed throughout the community and include opportunities for all residents regardless of income. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-1.3**     **Service Levels.** Encourage RSRPD to provide two acres of neighborhood parks and three acres of community parks per 1,000 residents. Strive to provide park facilities so that all residents live within 2 miles of a community park and ½ mile of a neighborhood park. (*Imp A-1, A-2, LU-18, PR-1, PR-2, PR-3, PR-5*)
- Policy PR-1.4**     **Park Zone.** Work with RSRPD to develop and implement a new zoning district to designate existing and future parks in the City. (*Imp A-1, A-2, LU-18, PR-1, PR-3*)
- Policy PR-1.5**     **Conservation of Natural and Historical Assets.** Support, encourage, and participate in enhancing community aesthetics by conserving natural assets such as mature trees, fragile animal habitats, endangered species, and historically significant sites, as part of park and facilities development. (*Imp A-1, A-2, LU-18, NR-1, NR-2, PR-1*)
- Policy PR-1.6**     **Arrangements with Private and Public Entities.** Seek to make expanses of open space, natural parks, or other recreational areas, which may be owned and/or controlled by private parties or other agencies, available for public use by entering into mutually beneficial agreements for the operation of such areas. (*Imp A-1, A-2, LU-18, NR-2, PR-1, PR-2*)
- Policy PR-1.7**     **On-Site Facilities.** Require large-scale business parks or office development projects to provide recreational amenities and gathering places, when deemed appropriate. (*Imp A-1, A-2, LU-18, PR-2*)
- Policy PR-1.8**     **Shared Facilities.** Work cooperatively with RSRPD and Simi Valley Unified School District (SVUSD) to allow or facilitate the use of school facilities for recreational use by youth and adult sport leagues and the general public. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-1.9**     **Revenue Generating Recreational Facilities.** Work with RSRPD to develop recreational amenities such as miniature golf courses and quality food concessions to generate additional revenue which will help support, improve, and expand recreational opportunities in the community. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-1.10**    **Private Commercial Recreational Facilities.** Encourage private commercial recreational facilities such as ice rinks, bowling alleys, indoor or outdoor skateboard parks, air golf and paintball facilities, and bow and arrow ranges to maintain, upgrade, and preserve facilities to help meet recreational interests of residents, workforce, and visitors. (*Imp A-1, A-2, LU-18, PR-2*)
- Policy PR-1.11**    **Youth Facilities.** Work with RSRPD to plan and design parks to incorporate adequate facilities for youth to ensure safe and active gathering places for their recreation. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-1.12**    **Recycled Water.** Encourage RSRPD to utilize recycled water for irrigating landscaping at new and existing parks and golf courses, when infrastructure is available to do so. (*Imp A-1, A-2, LU-18, IU-4, PR-1*)

- Policy PR-1.13** **Arroyo Simi Greenway Recreational Amenities.** Provide for the development of new parks and the expansion of existing parks, including rest areas and other amenities, as part of the Arroyo Simi Greenway system to link these resources to provide recreation, pedestrian, and visual amenities. *(Imp A-1, A-2, LU-18, PR-4)*
- Policy PR-1.14** **Arroyo Simi Greenway Educational Amenities.** Encourage the incorporation of kiosks, interpretive signage, and public art at strategic locations along the Arroyo Simi Greenway. Examples of educational topics include watershed and water quality, Native American and cultural history, and native habitat. *(Imp A-1, A-2, LU-18, NR-8, PR-4)*
- Policy PR-1.15** **Complementary Design.** Ensure that the design and aesthetics of all parks, recreation, and community centers is compatible with existing adjoining uses. *(Imp A-1, A-2, LU-18, PR-2)*
- Policy PR-1.16** **Small Public Places for Infill Areas.** Require new development to provide small plazas, pocket parks, civic spaces, and other gathering places that are available to the public, particularly in infill areas, in addition to Quimby Act requirements. *(Imp A-1, A-2, LU-3, LU-16, LU-18, PR-3)*
- Policy PR-1.17** **Park Safety.** Coordinate security between RSRPD and the Simi Valley Police Department as a means to impede vandalism and other illegal activities. *(Imp A-1, A-2, LU-18, PR-1)*
- Policy PR-1.18** **Accessible Facilities.** Encourage RSRPD to renovate recreational facilities to achieve accessible standards as specified in state and federal laws such as the Americans with Disabilities Act (ADA). *(Imp A-1, A-2, LU-18, PR-1)*
- Policy PR-1.19** **Funding.** Work with RSRPD to fund the costs of acquisition and development of parks and recreation facilities through land dedication, Quimby Act funds, federal and state grants, in lieu fees, development impact fees, and other funding sources, as appropriate. *(Imp A-1, A-2, LU-14, LU-18, ED-6, ED-8, PR-1, PR-5)*
- Policy PR-1.20** **Development Agreements.** Provide incentives and enter into development agreements with developers to contribute financing for parks and other amenities for infill and mixed-use areas. *(Imp A-1, A-2, LU-14, LU-18, ED-6, ED-8, PR-2, PR-5)*
- Policy PR-1.21** **Multiple Tools.** Work with RSRPD to leverage a broad range of federal, state, and local funding and economic development tools to ensure high-quality development, maintenance, and programming for Simi Valley’s parks and recreation system. *(Imp A-1, A-2, LU-18, ED-8, PR-1)*
- Policy PR-1.22** **Joint Use.** Encourage RSRPD to enter into agreements and joint partnerships with other agencies, where feasible, to expand recreational opportunities. *(Imp A-1, A-2, LU-18, PR-1)*
- Policy PR-1.23** **Land Lease and License Agreements.** Encourage RSRPD to enter into agreements with private and/or quasi-public companies (i.e., utilities) to serve the public and generate revenue for the development and maintenance of parks and recreational facilities. *(Imp A-1, A-2, LU-18, PR-1)*
- Policy PR-2.1** **Quality of Life.** Promote healthy lifestyles, recreational, and leisure activities, and programs for the entire family, including youth and senior populations, as

important considerations for recreational programs and amenities. (*Imp A-1, A-2, LU-18, PR-1*)

- Policy PR-2.2** **Variety of Services.** Encourage RSRPD to provide a wide range of recreation opportunities designed to enrich the lives of all residents including passive, active, individual, team, and organized recreational activities. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-2.3** **Programs for All Residents.** Encourage RSRPD to accommodate special needs individuals and groups as part of the provision of recreational programs. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-2.4** **Senior and Youth Programs.** Work with RSRPD to provide services and programs which meet social, recreational, and health needs for the senior and youth population. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-2.5** **Recreation Programs to Meet Needs.** Support existing and future recreation programs and services to ensure that programmed activities are meeting community needs. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-2.6** **User Fees.** Support RSRPD in the collection of user fees from participants of recreation classes, activities, programs, sport leagues, and facility rentals to help offset the cost of providing park and recreation services and facilities. (*Imp A-1, A-2, LU-18, PR-1*)
- Policy PR-3.1** **Multi-Use Trails.** Provide multi-purpose trails with sufficient width to accommodate visitors desiring access to nature to travel using various options (e.g., on foot, on bike, on horseback, with dogs on leashes, etc.), when travel options are compatible and are environmentally sustainable, and offer a variety of experiences/challenge levels, as appropriate. (*Imp A-1, A-2, LU-18, PR-6*)
- Policy PR-3.2** **Integrated Trail System.** Continue to link the community's trails system with neighboring trail systems and the Arroyo Simi Greenway to create an integrated trail system throughout the community as identified on the Trail System Map. (*Imp A-1, A-2, LU-18, PR-6*)
- Policy PR-3.3** **Private Development of Trails.** Require the dedication and construction of trails, accessible to the public, for projects proposed in open space areas, along the Arroyo Simi Greenway and its tributaries, and other areas identified on the Trail System Map. (*Imp A-1, A-2, LU-18, PR-2, PR-6*)
- Policy PR-3.4** **Trail Size.** Develop trails with sufficient width to accommodate multiple uses while minimizing environmental impacts. (*Imp A-1, A-2, LU-18, PR-6*)
- Policy PR-3.5** **Physical Accessibility.** Design trails and other visitor facilities to be accessible for people with disabilities, when feasible. (*Imp A-1, A-2, LU-18, PR-6*)
- Policy PR-3.6** **Trailheads.** Provide trailheads that can include parking, restrooms, directional signage, shade, water, and convenient access to trails. (*Imp A-1, A-2, LU-18, PR-6*)
- Policy PR-3.7** **Alternate Transportation Modes.** Provide facilities and services (e.g., bike racks, co-location of trailheads and transit stops, etc.) that encourage the use of bicycles and work with other agencies to encourage and facilitate transit travel to trails, including the Arroyo Simi Greenway. (*Imp A-1, A-2, LU-18, M-10, PR-6*)

- Policy PR-3-8 Sustainable Trails.** Consider and implement sustainable, best practices for the location and design of trails including the use of long-lasting natural materials and permeable surfaces; reduction or avoidance of chemicals; construction that follows natural terrain and minimizes intrusion on natural habitat; prevention of run-off into habitat or streams to minimize erosion; and care in scheduling maintenance activities to minimize disturbance of nesting and breeding of sensitive species. (*Imp A-1, A-2, LU-18, NR-2, NR-7, PR-6*)
- Policy PR-3.9 Education Amenities.** Install in appropriate locations educational and interpretive signs and kiosks to enhance public understanding of the history of the area, natural resources, and the need for maintenance and enhancement of trails and open space areas. (*Imp A-1, A-2, LU-18, PR-6*)

## ■ Effects Not Found to Be Significant

No Effects Not Found to Be Significant have been identified with respect to recreation.

## ■ Less-Than-Significant Impacts

**Impact 4.15-1 Implementation of the General Plan Update could result in increased use of existing parks or recreational facilities that could accelerate physical deterioration of those facilities or lead to the need for new parks and recreation facilities to maintain acceptable service ratios; however, this impact would be reduced to less-than-significant levels through the implementation of General Plan policies and compliance with relevant local, state, and federal regulations. This is a *less-than-significant* impact.**

At full build-out of the General Plan Update the City's resident population could reach approximately 178,236, which represents a population increase of approximately 52,422 residents over the DOF 2009 City population estimate of 125,814. This population increase could result in additional demand for park and recreational areas, and possibly result in the accelerated deterioration of existing parks and recreation facilities, or create the need for the construction or expansion of such areas.

The NRPA standard is 5 acres of parkland per 1,000 residents of "local or close to home open space." The Park District also uses this as the City's minimum park standard. According to the Park District, parkland should be allocated at about 2 acres of neighborhood parks and 3 acres of community parks for every 1,000 residents. In January of 2009, DOF listed the City's estimated population as 125,814. With total existing park acreage of 1,212.3, the existing park standard per 1,000 residents is approximately 9.6 acres, which is well over the NRPA standard of 5 acres per 1,000 residents. In consideration of total park acreage and public open space owned by the Park District, the existing park standard per 1,000 residents is approximately 39.8 acres (based on a total acreage of 5,002.0) (RSRPD 2009b). With regard to neighborhood and community parks, as shown in Table 4.15-3, there are approximately 206.4 acres of neighborhood parks and mini parks and 273.9 acres of community parks and special use parks. It should be noted that not all of the park acreage identified as neighborhood or community parks is currently developed but is owned by the Park District and has the potential to be developed for future use. Of the 204.7 acres of neighborhood parks approximately 125.5 acres is currently developed. Of the 124.4 acres of community parks approximately 106.1 acres is currently developed. Using the 2009 DOF population

estimate there are approximately 1.64 acres of neighborhood parks and mini parks and 2.18 acres of community parks and special use parks per 1,000 residents. As such, the City's current inventory of neighborhood and community parks is below the Parks District's recommended allocation.

As noted above, the City has an ample amount of parklands and open space to meet the needs of the community, and exceeds the national standard by a substantial margin. Because of the availability of such resources, there is less of a dependence upon public facilities in some parts of Simi Valley due to the availability of non-public open space and recreation resources, as well as nearby recreational opportunities outside of the Planning Area that include regional and state parks, such as Wildwood Regional Park and the Santa Monica Mountain Recreation Area. However, based on the recommended Park District standard for neighborhood and community parks, the City is operating at a deficit for neighborhood and community parks.

Future increases in the City's population resulting from implementation of the General Plan Update would increase demand on existing parks and park facilities potentially resulting in the accelerated deterioration of existing parks and park facilities, or resulting in the need for additional parks and associated facilities. With an estimated City population of approximately 178,236 residents at full build-out of the General Plan Update, the City's parkland to population ratio would be reduced to 6.8 acres of parklands per 1,000 residents, which continues to be over the NRPA standard of 5 acres per 1,000 residents. Although the City has ample parklands in the City to address demand, the allocation of neighborhood and community parks would continue to be well below the Park District's recommended standard of 2 acres of neighborhood parks and 3 acres of community parks, which is incorporated into the General Plan Update as Policy PR-1.3 of the Community Services Element. Based on the 204.7 acres of neighborhood parks, and 124.4 acres of community parks, there would be approximately 1.2 acres and 0.70 acre per 1,000 residents, respectively, with implementation of the General Plan Update. The continued deficit of neighborhood and community parks is a potentially significant impact.

Chapter 9-68 (Dedication of Land for Park and Recreation Purposes) of the City of Simi Valley Municipal Code requires that for all subdivisions requiring a Tentative Map, approval is required to dedicate land and/or payment of fees to the Rancho Simi Park and Recreation District for recreational purposes. The amount of land dedicated or amount of fee in lieu of dedication is determined based on the population generated and computed based on 5 acres per 1,000 persons, consistent with NRPA standard. Accordingly, as development occurs under the General Plan Update, the Park District will acquire additional land to be developed and used as parkland. The actual dedication of land or payment of fees to the Park District will be determined at Tentative Map approval for each project, and will be determined on a case-by-case basis. Since all new development would either dedicate land for neighborhood and community parks or pay an in-lieu fee, any impact on the existing deficit in these park resources resulting from growth under the General Plan Update would be mitigated to less than significant.

Goals and associated policies incorporated into the General Plan Update are intended to address potential impacts associated with the physical deterioration of the park and recreational facilities and the increased demand for local parks due to population growth. These policies include Policy CS-1.1 supporting the Park District in development and maintaining a system of parks, recreation facilities and open space areas, through Simi Valley, Policy PR-1.4, which calls for the development and

implementation of a new zoning district to designate existing and future parks in the City in coordination with the Park District, Policy PR-1.6 would work to make private open spaces, and open spaces owned by other agencies available for public use by entering into mutually beneficial agreements for the operation of such areas, and Policy PR-1.7 would require new business parks and office development projects to provide recreational amenities and gathering places for use by the community. Additional policies, such as Policy PR-1.15, would require new development to provide small plazas, pocket parks, civic spaces and other gathering places to be available to the public, and Policy PR-1.20, would incentivize new development to contribute to financing of parks and other amenities. Implementation of these policies would ensure that as development occurs in the City, new recreational opportunities would be created to ensure that the inventory of parklands in the City is adequate to serve the needs of the community, and that the potential increase in population would not result in the physical deterioration of the park and recreational facilities. Policies PR-2.1 through PR-2.6 provide for development of recreational programs for all ages and needs. Policies PR-3.1 through PR-9 pertain to the provision of trail throughout the City. These policies would facilitate development of a wide range of park and recreational facilities in the Planning Area.

It is possible that new development of park and recreational areas may result from implementation of the General Plan Update. Such projects would be subject to the City's environmental review process, which includes subsequent project-specific environmental review under CEQA. In addition to the policies listed above relating to parks and recreation facilities, Goal PR-3 and its associated policies, are intended to improve and expand on the City's trail system to provide improved connections to community facilities, recreational areas, public and private schools, regional trails, canyons, hills and open space in order to provide expanded recreational opportunities throughout Simi Valley. Implementation of these trail-related policies discussed above would help to disperse recreational users throughout the area through improved connections. This would help alleviate an additional demands created by the projected population increase on any one particular park or recreational facility.

Implementation of the above-mentioned policies in the General Plan Update would ensure that increased demand and use resulting from an increase in Citywide population would not significantly accelerate the deterioration of existing park and recreational facilities and would provide for increased opportunities for the development of additional parks and recreational facilities to meet demands of the residents, resulting in impacts that are *less than significant*.

### ■ Significant and Unavoidable Impacts

No significant and unavoidable impacts have been identified with respect to recreation.

### ■ Cumulative Impacts

The geographic context for the analysis of cumulative impacts associated with parks and recreational facilities is the Rancho Simi Recreation and Park District, including all cumulative growth therein, as represented by full implementation of the General Plan Update.

Development under the General Plan Update could have an adverse effect on existing parks and recreational facilities in the City due to increased use. However, current conditions are such that the

NRPA park-to-population ratio is currently exceeded by a substantial margin. In addition, the City requires that future private developers proposing subdivisions requiring a Tentative Map approval within the City to either dedicate land for park facilities or pay a fee in lieu of providing parkland. The dedication of land or the payment of in-lieu fees, in combination with policies contained in the General Plan Update, would reduce impacts related to deterioration of existing parks and recreation facilities. Thus, adverse physical impacts related to the expansion and construction of parks and recreational facilities would not be cumulatively considerable. Therefore, cumulative impacts of the General Plan Update would be *less than significant*.

#### 4.15.5 References

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