

## 4.6.7 Parks and Recreation

### SUMMARY

*Public parkland in the project area would be provided by the Elk Grove Community Services District (EGCSD). The EGCSD has existing and proposed recreational opportunities throughout the City. Based on the District standards, the project would generate a need for 2.8 acres of parkland. This need would be addressed by compliance with the District requirements for payment of fees and/or parkland dedication. Cumulative impacts would be less than significant because other individual projects would be required to dedicate parkland and pay fees to the District.*

### EXISTING CONDITIONS

Public parkland in the project area would be provided by the Elk Grove Community Services District (EGCSD). Regional parks are provided and maintained by the County of Sacramento. The EGCSD is comprised of nine landscape and lighting assessment district zones of benefit (Benefit Zones). The proposed project is located in Benefit District 8. Benefit Districts 1, 3, 6, 9, 8, 8A, 8B and 8D are located within the City of Elk Grove.

### Elk Grove Community Services District Park Standards

The EGCSD provides local parks and recreation facilities and services for the City of Elk Grove. The District Master Plan describes parks and recreation services in a variety of types for each Benefit Zone. Please see **Figure 4.6.7-1, EGCSD Landscape and Lighting Assessment District Zones of Benefit**. Benefit District 8 is bounded by SR-99 on the east, Kammerer, McMillan, and Bilby Roads, Franklin Boulevard and Hood Franklin Road to the south, I-5 to the west and Elk Grove Boulevard to the north (excepting Laguna Stone Lake and the Automall). Parks within the approved East Franklin Specific Plan area are within Benefit District 8.

The EGCSD classifies parks as mini-parks, neighborhood parks or community parks. Mini-parks (under 5 acres) can be characterized as having tot lots, open grass areas, picnic tables and hard courts surfaces for perhaps basketball. Neighborhood parks (5-20 acres) can also include uses found within mini-parks as well as playing fields (soccer and/or softball), groupings of picnic tables and shelters. Community parks (20 acres or more) could include all of the above noted uses in the mini- and neighborhood parks, as well

as amenities such as swimming pools, multi-purpose fields, hard court areas, picnic areas and parking service areas.<sup>28</sup>

The EGCSO Master Plan contains park and recreation standards for new development which are consistent with the City of Elk Grove Park and Recreation Dedication and Fees Ordinance and the Quimby Act requirements.<sup>29</sup> The EGCSO requires a park land dedication requirement of 5.0 acres per 1,000 population. **Table 4.6.7-1, Park Land Development Standards**, outlines the parkland facility types and standards.

**Table 4.6.7-1  
Park Land Development Standards<sup>1</sup>**

Facility Type	Acres/1,000 Population	Acres	Approximate Service Radius
Mini-Park	0.5	(under 5 acres)	1/3 miles (maximum)
Neighborhood Park	1.84	(5-20 acres)	2/3 mile (maximum)
Community Park	1.5	(over 20 acres)	3 miles (maximum)
<b>Sub-Total</b>	<b>3.84</b>		
District-Wide	1.16		
<b>Total</b>	<b>5.00</b>		

<sup>1</sup> EGCSO Standards, revised April 5, 1995.

## Local and Regional Parks

### *Elk Grove Community Services District*

The EGCSO has existing and proposed recreational opportunities throughout the City. The EGCSO maintains and operates 82 parks totaling 568.99 acres within the City of Elk Grove. The population of the City is presently 66,025 persons, for a parkland to population ratio of 8.6 acres per 1,000 people. Overall, this ratio exceeds the EGCSO's desired ration of 5.0 acres per thousand persons. However, the population density within the EGCSO service area is concentrated within a few benefit districts, so some districts operate at a parkland deficit relative to the desired parkland to population standard while others contain a large surplus. Approximately half of these facilities are developed and contain amenities, such as children's play areas, play fields, turf and landscaping.

<sup>28</sup> Telephone conversation with Jim Stripe, County of Sacramento Department of Parks and Recreation, May 30, 2000.

<sup>29</sup> The State of California passed legislation (Section 66477 of the Government Code) which allows a city or county to pass an ordinance to require, as a condition of project approval of a land subdivision, the dedication of land or the payment of a fee in lieu of dedication, or some combination of both, for park or recreational purposes.

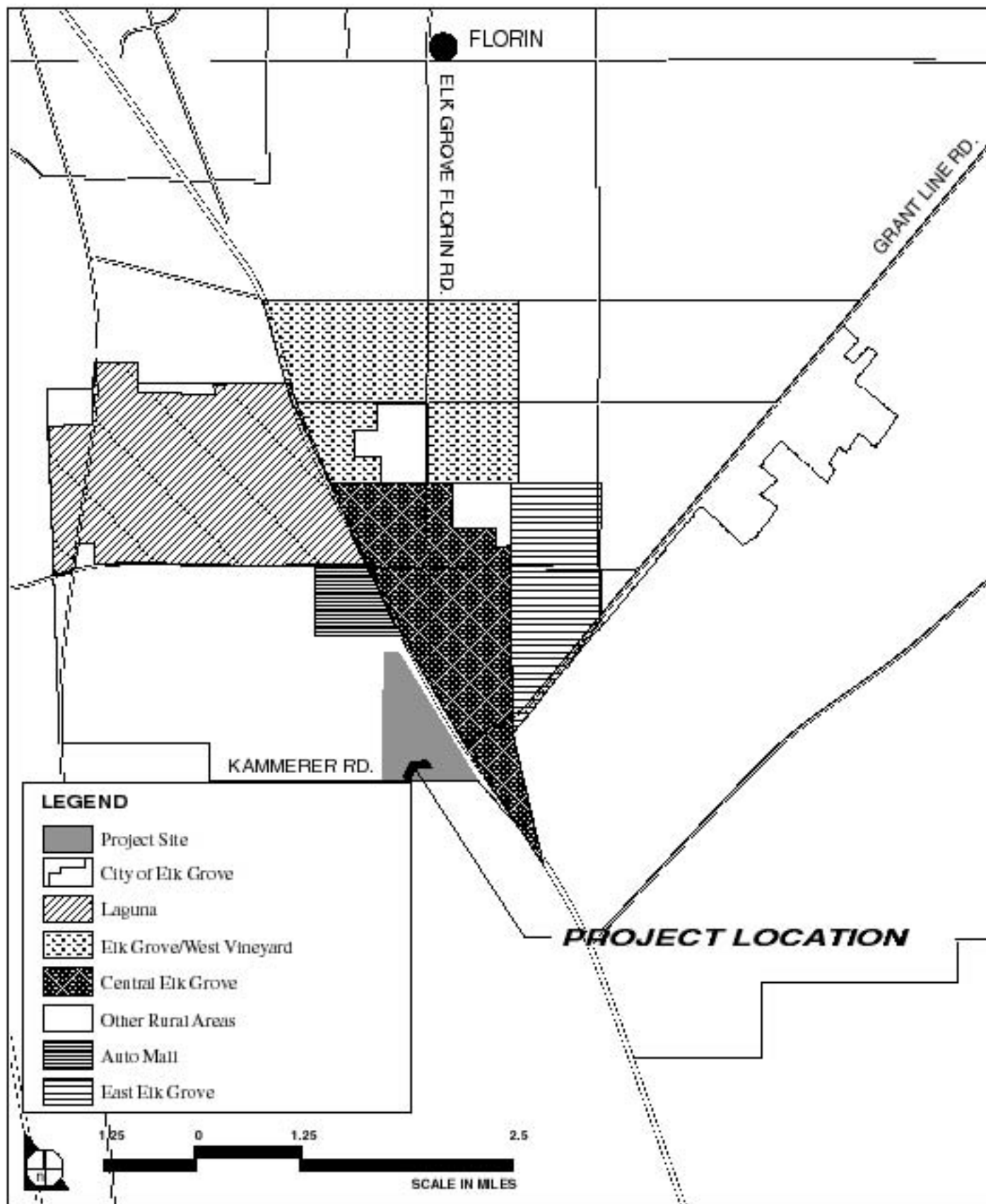


FIGURE 4.6.7-1

EGCSD Landscape and Lighting Assessment District Zones of Benefit

The largest of the parks is Kloss Park located approximately four miles northwest of the project site. This park contains turf and landscape, tot lots, play areas, shelters, restrooms, soccer fields, softball fields, youth baseball fields, volleyball courts and volleyball courts. This park is considered to be a neighborhood park. There are also neighborhood parks closer to (within approximately two miles of) the project site, within the Hampton Village area and north of Elk Grove Boulevard.

### *County Parks*

One County park, Elk Grove Regional Park, is located less than one mile northeast of the project site. This park is leased to the County, with 10 acres operated by the EGCSD. This park is considered a district-wide community park. The park contains turf and landscaped areas, tot lots/play areas, restrooms, softball fields, parking lot, water slide and youth center.

## **PROJECT IMPACTS**

### **Thresholds of Significance**

According to Appendix G of the CEQA *Guidelines* (Environmental Checklist Form), a project could have a significant effect on the environment if it would:

- result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

The City of Elk Grove and Elk Grove Community Services District have established a parkland dedication standard of 5.0 acres per 1,000 population as the proportionate amount of land necessary to satisfy the park requirements for new subdivisions. Projects within the Elk Grove Community Services District are also subject to a Development Impact Fee for physical improvements to parklands.

### **Analysis**

#### *On-Site Impacts*

**Impact 4.6.7-1 Habitation of residential uses proposed by the project would increase the demand for parks and recreation. This is considered a potentially significant impact.**

Based on specific population estimates, the preliminary parkland requirements for the proposed project have been calculated and are shown in **Table 4.6.7-2, Parkland Requirements for the Lent Ranch Marketplace**. The population from the project is based on a specific assessment factor as outlined in Section 22.40.045 of the Elk Grove (Sacramento County) Code, Park and Recreation Dedication and Fees.

**Table 4.6.7-2  
Parkland Requirements for the Lent Ranch Marketplace**

<b>Residential Land Use</b>	<b>Units</b>	<b>Assessment Factor</b>	<b>Obligation in Acres</b>
Multi-Family	280	.0101	2.8

**Table 4.6.7-2** indicates that the project would be required to meet the requirement for 2.8 acres of parkland. The parkland requirement may be met through the dedication of land, the payment of in lieu fees, or a combination of the above according to Section 22.40.045 of the City Code. Fulfillment of the EGCSO requirements would address the park need generated by the project. In this case, the project applicant proposes to pay the development impact fee.

### *Off-Site Impacts*

Construction of off-site infrastructure would not have any effect on park facilities since the utility alignments follow either existing roadways or travel across vacant agricultural land.

## **PROJECT MITIGATION MEASURES**

### **Mitigation Already Incorporated into the Project**

MM4.6.7-1 The project applicant shall meet the parkland requirements outlined in Section 22.40.045 of the City Code.

*Timing/Implementation:* **Prior to issuance of building permit.**

*Enforcement/Monitoring:* **City of Elk Grove Planning Department**

### **Mitigation Recommended by the EIR**

No additional mitigation is required.

## CONSISTENCY WITH GENERAL PLAN POLICIES

The following are policies from the City of Elk Grove General Plan that apply to parks and recreation. These policies are general in nature and are subject to interpretation. The City Council has the authority to decide whether the project is consistent with applicable policies.

**Table 4.6.7-3  
General Plan Policy Consistency - Parks and Recreation**

General Plan Policies	Consistency with General Plan	Analysis
<p><b>Policy PF-123</b> New residential developments shall provide local parks for their residents consistent with the Quimby Act (Cal. Gov't Code §66477), through land dedication, fees in lieu, or on-site improvements.</p>	<p>Yes</p>	<p>The City of Elk Grove and the Elk Grove Community Services District have established a parkland dedication standard of 5.0 acres per 1,000 population. The parkland dedication requirement for the project, as calculated pursuant to Section 22.40.045 of the Municipal Code, is 2.8 acres of parkland. The project would satisfy this requirement through the payment of an in-lieu fee for dedication.</p>

## CUMULATIVE IMPACTS

As shown in **Table 4.6.7-4, Cumulative Household Buildout**, there would be approximately 950,000 total households within the Sacramento County region in Year 2020 including residents of the East Franklin Specific Plan, Laguna Ridge Specific Plan, and future South Pointe planning area. Assuming that all of the households are single-family (and using the assessment factor for single-family residential uses within Elk Grove from the City Code), the corresponding demand for parkland would be approximately 13,100 acres. Study Area households in the Year 2020 would be approximately 31,000, with a corresponding demand for parkland of approximately 430 acres. The City of Elk Grove has approximately 570 acres of parkland that either exists now or is proposed for development within the next five years, and has not identified any concerns approximately the long-term availability of parkland. Each cumulative project would be conditioned to meet its parkland requirements per City Code and Quimby Act requirements. Therefore, the cumulative impact is considered to be less than significant.

**Table 4.6.7-4  
Cumulative Household Buildout**

Area	Year 1990	Year 2020 (Cumulative)	
		Households	Parkland <sup>2</sup>
Regional	541,463	950,701	13,100
Study Area <sup>1</sup>	500	30,587	430

Source: Sacramento County General Plan Travel Model.

<sup>1</sup> Study Area is bounded by: Elk Grove Boulevard to the north  
Cosumnes River to the south  
SR 99 to the east  
I-5 to the west

<sup>2</sup> Based on the City Code assessment factor of 0.0138 for single-family residential uses.

## CUMULATIVE MITIGATION MEASURES

No additional mitigation is required.

## UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would be required to dedicate parkland and/or pay developer in lieu fees, which would mitigate parkland impacts to a level that is less than significant. Provision of parkland and development fees would only serve to further expand and promote parkland opportunities within the City.

Implementation of cumulative projects would incrementally increase demand for local park facilities in the City. Compliance with the requirements outlined above would ensure that future projects meet the City and Elk Grove Community Services standards for local parks. This action would accommodate each future project's demand for local parks, and no significant cumulative impact is expected.