

PARKS AND RECREATION

7.1 SETTING

The Ambrose Park and Recreation District has jurisdiction for all park land within the unincorporated Bay Point area. The City of Pittsburg Departments of Leisure Services and Public Services have jurisdiction for all park land within the City of Pittsburg. The Delta De Anza Trail is within the jurisdictional control of the East Bay Regional Park District (EBRPD). The Ambrose Park and Recreation District is funded by district residents. The EBRPD, through Measure AA, has been a partial source of funding for the development of several community and neighborhood parks in the Pittsburg area.

Local Parks

Bay Point Community

The unincorporated portion of the Specific Plan area is served by the Ambrose Park and Recreation District. The District maintains four facilities totaling 22 acres, with three of its facilities located within the planning area. Ambrose Community Center is located on Willow Pass Road west of Bailey Road. Anuta Park is also located on Willow Pass Road, east of Bailey Road. The largest of the park facilities, Ambrose Park, is located at 125 Memorial Way in the Orbisonia Heights area, and contains a swimming pool, tennis and basketball courts, picnic facilities, and playfields. Ambrose Park is the most heavily used of the local parks.

Outside of the planning area, the District plans to refurbish baseball fields and a football field at the Pacifica Park/Riverview Middle School, in a joint venture with the Mount Diablo Unified School District.¹

City of Pittsburg

There are no city-owned park facilities located in the Specific Plan area. Stoneman Park, the nearest city-owned park facility, is located off of West Leland Avenue, southeast and outside of the planning area. This park provides passive recreation opportunities, picnic areas, a soccer field, and a rifle range. Additional park land (5 acres) is proposed as part of the Oak Hills development. The San Marco development proposes a 36-acre community park. Two smaller community recreation areas that would provide ball fields and courts, as well as three village parks also would be included in the new development.²

The amount of park land acquired since 1988 has been far below the standard of 5 acres per 1,000, based on the population increase during the same time. The total acreage added to the parks system since 1988 is 22.75 acres. However, this translates to only 2.9 acres in additional park land per 1,000-person increase in population. This includes Central Park, which is leased from USS-POSCO. While overall park availability has increased, the amount of park land per person has decreased.

Regional Trail

The Delta De Anza Trail follows the EBMUD aqueduct easement through the western half of the Specific Plan area to Bailey Road as part of a 4.8-mile segment through Pittsburg. The EBRPD maintains the trail. The trail turns south along Bailey Road, crosses under State Route 4, and continues eastward for 12.3 miles of continuous paved multi-use hiking, bicycling, and equestrian trail. This portion of the trail is part of the planned 25-mile length of trail connecting the communities of Bay Point, Pittsburg, and Antioch to regional and local parks and community facilities. The EBRPD Trail Master Plan contains goals, objectives, policies, and action related to regional trails.

Regional Parks and Preserves

Contra Loma Regional Park in Antioch is within a 30-minute driving distance of Pittsburg and Bay Point residents. The 776-acre park offers fishing, swimming, boat rentals and boat launch facilities, picnic areas, paved biking/walking trails, hiking/riding trails, and disabled accessible facilities. It is under the jurisdiction of the EBRPD.

The primary purpose of regional preserves is conservation of natural resources. The Black Diamond Regional Preserve is located south of the City of Pittsburg in Contra Costa County. It covers approximately 3,906 acres and offers abandoned coal and sand mining tunnels to explore, miles of hiking trails, picnic areas, group camping, backpack camping, and a visitor center. Browns Island Regional Shoreline is a refuge for migrating shorebirds. It is accessible only by boat. Both preserves are under the jurisdiction of the EBRPD.

State Parks

State park facilities within a 45-minute drive of the Specific Plan area include Mt. Diablo State Park located about 10 miles southwest of the plan area, and the undeveloped John Marsh Home State Park southwest of the City of Brentwood. The Mt. Diablo State Park is approximately 20,000 acres surrounding the 3,849-foot summit. The park offers many miles of hiking trails, picnic areas, a visitor center, and campgrounds. The John Marsh Home State Park contains the historic Stonehouse, home of local pioneer John Marsh, and surrounding grounds. The house and grounds are in need of major restoration. The park is not currently open to the public.

Contra Costa County Policies Related to Parks and Recreation

Contra Costa Policies

The *Contra Costa County General Plan* sets forth a goal for parks of four acres (i.e., 2.5 acres of neighborhood park and 1.5 acres of community park) per 1,000 population,³ and states that neighborhood parks should be located “in the center of the neighborhood” and should serve a one-half mile radius.⁴ Other General Plan goals and policies that relate to parks and recreation serves are as follows:

- . . . Preservation and conservation of open space (and) parks . . . should be encouraged as it is crucial to preserve the continued availability of unique habitats for wildlife and plants, to protect unique scenery and provide a wide range of recreational opportunities for County residents. (Land Use Element, Policy 3-12, page 3-41)
- Multiple recreation use, including trails, observation points, and picnicking spots, where appropriate, shall be encouraged along scenic routes. (Circulation Element, Policy 5-38, page 5-32)
- Recreational development shall be allowed only in a manner which complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics. (Open Space Element, Policy 9-39, page 9-36)

City of Pittsburg Policies Related to Parks and Recreation

The City currently maintains a neighborhood and community park standard of 5 acres per 1,000 residents, the maximum permitted under Quimby Act, which also forms the basis of the City’s dedication and park fee requirements. In addition, the current (1988) Pittsburg General Plan includes park size and service area standards.

The standards established in the current General Plan call for park facilities within one-quarter to three miles of all homes, depending on the type of park. Not including Stoneman or the larger regional parks, the average park size in Pittsburg is currently about 5.5 acres. Most residents are within one-half mile of a park, with the exception of a few neighborhoods west of Railroad Avenue. Pittsburg is also served by two regional parks that draw hikers, boaters, and other recreation-seekers from the East Bay.

While these standards provide a useful guide for determining needs, the City does not use these as absolutes in identifying sites for future parks. Factors such as the overall character of the open space network and the quality of open space are important considerations as well.

Contra Costa County General Plan Growth Management Element

In 1988, County voters approved the Contra Costa Transportation Improvement and Growth Management Program (Measure C). The County Growth Management Element of the General Plan establishes policies and standards for traffic levels of service and performance standards for fire, police, parks, sanitary facilities, and water and flood control. Compliance with the Growth Management Element is to ensure that public facilities are provided consistent with adopted standards. The element is part of the County's long-range program to match the demand for public facilities to serve new development with plans, capital improvement programs, and development impact mitigation programs. The intent of the element is to ensure that growth takes place in a manner that will ensure protection of the health, safety, and welfare of both existing and future residents of the County.

The Growth Management Element works closely in conjunction with the Land Use Element so that development proceeds in a manner that will not negatively affect facility and traffic service standards for existing land uses. The ULL and the 65/35 Land Preservation Standard also work together with the Growth Management Element to ensure that growth occurs in a responsible manner and strikes appropriate balances between many competing values and interests. To carry out the goals and objectives of the Land Use and Circulation Elements of the County General Plan, new development must demonstrate that the level of service standards of the Growth Management Element will be met.

City of Pittsburg Compliance with Measure C

Although a Growth Management Element is not required under State law, it is needed in order for Pittsburg to receive Measure C funding. In compliance with Measure C requirements and in accordance with the guidelines issued by the Contra Costa Transportation Authority in 1990, Pittsburg prepared and adopted a Growth Management Element in 1992.

Conditions for a 21st Century Community

Contra Costa County's *Conditions for a 21st Century Community* is a set of growth management concepts and policies adopted by the Board of Supervisors. It contains the following principles and policies that relate to parks and recreation services:

- Provide adequate parks, recreation facilities, and open space (Principle 3)
- Provide parks at the jurisdiction's adopted growth management standards at no less than 3.0 acres per 1,000 population (Parks subsection Policy 1) This standard is advisory only; the County General Plan standard takes precedence.
- Provide substantial interrupted open space elements and trail linkages as part of an integrated system. (Open Space and Trails subsection, Policy 1)

- Provide staging areas for regional trail system and utilize key locations for trail access, parking, maintenance, and interpretive signage. Design staging areas to serve jointly as park and ride facilities (Open Space and Trails subsection, Policy 2)
- Provide grade separated trail crossing at major roads (Open Space and Trails subsection Policy 4)

7.2 STANDARDS OF SIGNIFICANCE

The Specific Plan is considered to have a significant impact on parks and recreation if it would:

- Conflict with applicable environmental plans adopted by the agencies (City, County, EBRPD, or EBMUD) with jurisdiction over parks and recreation, or policies in the Pittsburg/Bay Point community.
- Increase the demand for neighborhood or regional parks or other recreational facilities. The Specific Plan would be considered to create a significant additional local park demand if it would fail to meet the *Contra Costa County General Plan* park standard of four acres per 1,000 population (i.e., 2.5 acres of neighborhood park and 1.5 acres of community park), or the requirement that neighborhood parks be located “in the center of the neighborhood” and serve a one-half-mile radius.⁵
- If portions of the plan area were to be annexed to the City of Pittsburg in the future, the Specific Plan would be considered to create a significant additional local park demand if it would fail to meet the City of Pittsburg’s adopted park standard of five acres per 1,000 population, the maximum permitted under the Quimby Act.⁶ The park standard for park facilities to be located within one-quarter to three miles of all homes, depending on the type of park.
- Adversely affect existing recreational facilities or opportunities.

7.3 IMPACTS AND MITIGATION MEASURES

Impact on Local Park Demand

IMPACT 7-1. The Specific Plan’s development assumptions may result in up to approximately 4,500 new residents with a demand for additional recreation and park facilities of about 15 acres. This impact is considered potentially significant.

The Specific Plan would result in approximately 4,500 new residents (see Chapter 9: Population, Employment and Housing of this Master EIR). About 3,600 people would live in Zone I, which includes the BART station and adjacent properties, within the City of Pittsburg, from development of approximately 1,790 multi-family dwelling units. About 900 people would be expected to live in housing developed in the Bay Point unincorporated community of Contra Costa County.

Using the park demand factors for each jurisdiction results in the estimate of park space generated by the Specific Plan population:

- Pittsburg: 3,680 residents x 5 acres of park per 1,000 residents = 18.0 acres
- Bay Point: 900 residents x 4 acres of park per 1,000 residents = 3.6 acres
- Total = 21.6 acres

The existing Ambrose Park is approximately 15 acres in size.⁷ The Specific Plan proposes to add approximately 6.5 acres of park space to the existing Ambrose Park.

In the Master Plan, existing Ambrose Park would be expanded west toward Bailey Road, and would include open space surrounding a proposed day care center.⁸

Additional open space would be created in the form of the proposed linear park on the north side of West Leland Road, and in various locations in the BART station mixed use transit village; however, the precise amount of new open space from these elements and the extent of any new recreation and park facilities have yet to be defined. The Specific Plan also proposes some improvements to the Delta De Anza Trail, but no net additions to its length are proposed.

The estimated park space demand indicates a potential shortfall of about 15 acres could result at buildout in the year 2010, if park space is not developed concurrently with implementation of Specific Plan development. If unmitigated, this impact would be considered significant.

MITIGATION MEASURE 7-1. The City and County would coordinate on the expansion of future park space required by their respective park acreage standards. Fees would be levied as new development proposed in the Specific Plan is implemented. The City and County would ensure compliance with adopted park standards contained in each jurisdiction's Growth Management Element. Implementation of this mitigation measure would reduce this impact to less than significant.

NOTES: Parks and Recreation

¹ Patti Lambert, General Manager, Ambrose Recreation and Park District, personal communication, July 1998.

² Ibid.

³ *Contra Costa County General Plan*, page 9-25.

⁴ *Ibid.*

⁵ *Contra Costa County General Plan*, page 9-24.

⁶ *City of Pittsburg General Plan*, Guiding Policy C, page 32.

⁷ Patti Lambert, *op. cit.*

⁸ *Pittsburg/Bay Point BART Station Area Specific Plan*, page 4.23.

