

4.5 DOWNTOWN PARK IMPROVEMENTS: PROJECT SPECIFIC IMPACT ANALYSIS

4.5.1 PROJECT OVERVIEW

Project Location

The downtown park improvements project site is located in downtown Isla Vista, bounded by Pardall Road to the north and the Embarcadero Del Mar loop to the south, east and west. Anisq'Oyo' and People's Park, (Assessor's Parcel Number 075-163-018) totals 3.11 acres; Perfect Park, (Assessor's Parcel Number 075-163-016) is 1.11 acres. Surrounding land uses are mainly developed commercial (C-2).

Environmental Setting

The entire site consists of a total of 4.22 acres, comprised of three contiguous public parks and a public parking lot. The three parks are called Anisq'Oyo' Park, Perfect Park and People's Park. The existing land use and zoning designations are:

APN 075-163-018 (Anisq'Oyo' and People's Park)

Land Use: Recreation/Open Space

Zoning: Recreation

APN 075-163-016 (Perfect Park)

Land Use: General Commercial

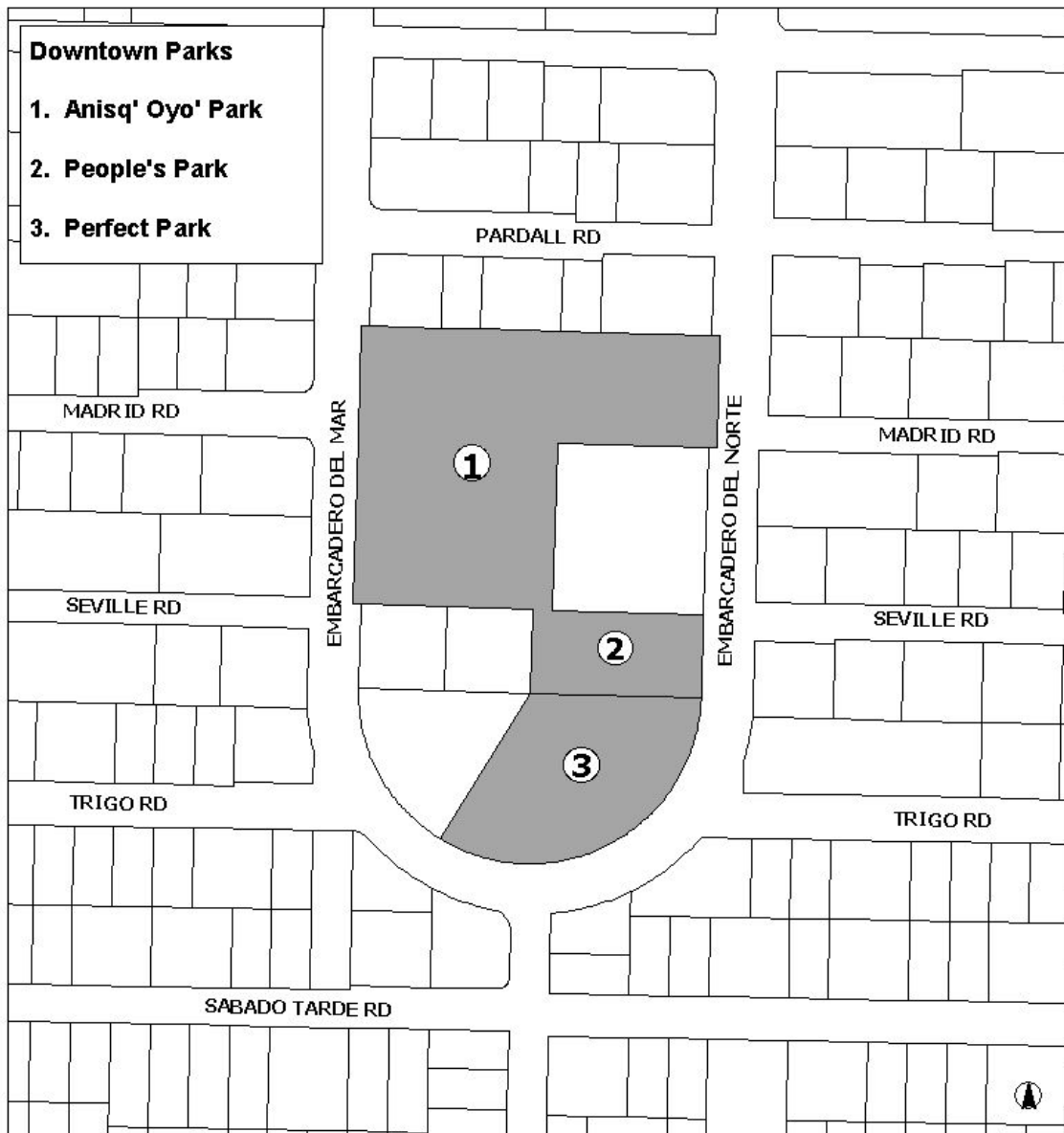
Zoning: C-2 (Retail Commercial)

Anisq'Oyo' Park includes a small outdoor amphitheater which serves as the location of many community events and a playground area. The park also contains a large man-made pond, which has been identified as an environmentally sensitive habitat area. Perfect Park is connected to Anisq'Oyo' Park and is located at the southern end of the Embarcadero Loop. Maintained trails wind through the south portion of the park, which features native vegetation. People's Park provides a large lawn area directly northeast of Perfect Park. Several buildings are located within this downtown park area. These include the St. Athanasius Orthodox Church, a commercial building, the Isla Vista Medical Center and Embarcadero Hall, a UCSB property.

Project Description

Anisq'Oyo' Park, Perfect Park and People's Park form a large urban park system in downtown Isla Vista. These downtown parks provide both active and passive recreational opportunities in Isla Vista. Collectively these parks total almost 5 acres, which is almost one-quarter of the downtown area acreage. Figure 4.5-1 illustrates the location of each park and its proximity to the downtown.

Figure 4.5-1: Isla Vista downtown parks



Anisq'Oyo' Park is located at the center of the downtown, yet it does not serve as the community's focal point. There is poor connectivity to the downtown retail businesses surrounding the park. The urban pond requires extensive maintenance, especially during summer months. The park's physical layout could be improved to better serve the community's residents. Its current configuration could potentially limit opportunities to redevelop properties along the south side of Pardall Road.

Concept Plan

The Master Plan proposes a series of specific improvements to occur over a period of 5 - 15 years. The purpose of these improvements is to refocus the community's attention on this downtown asset. Redesigning these parks so they serve as the community's focal point will

add to the overall revitalization of the downtown. Figures 4.5-2 through 4.5-5 depict each series of improvements envisioned for the downtown.

Figure 4.5-2: Phase 1 of downtown park improvements



Phase One: Reestablish Northern Anisq'Oyo' Park

The first phase of the park revitalization includes redesigning the northern portions of Anisq'Oyo Park. To do this, native and non-native vegetation, especially at the park periphery, will be removed, and minor grading may be necessary. Some minor structures may be removed, rebuilt, and/or relocated including fencing and park signs. Those areas that are subject to grading will be landscaped prior to grading so that they are integrated with the overall park design.

In addition, a pedestrian paseo, created in coordination with new mixed-use retail development along Pardall Road. This effort will help connect the downtown to the park. The intent is to draw pedestrian activity from Pardall Road into the park, in addition to providing active public space. The paseo provides commercial opportunities for downtown businesses and should include fountains, public art and landscaping. In addition, the paseo will have pedestrian-oriented design and lighting, fencing, signage, landscaping and ample seating.

Figure 4.5-3: Phase 2 of downtown park improvements



Phase Two: Relocation of Amphitheater and Creation of Multi-Use Space

As the paseo connection to Pardall Road is constructed, the man-made amphitheater may be relocated to the southern portion of the park. Relocating the amphitheater will require grading at the current amphitheater site to restore that area to historic grade and the removal of native and non-native vegetation. That site will be landscaped once grading is complete so that it is integrated into the park design.

Grading will be required at the new amphitheater site as well as removal of native and non-native vegetation. The new amphitheater may include a raised platform, shade structures, and informal seating. Relocating the amphitheater away from the Pardall Road corridor would reduce the noise impacts from special events experienced by many businesses in this area.

Figure 4.5-4: Phase 3 of downtown park improvements

Phase Three: Restoration and Enhancement of Wetland Area

Enhancement of the environmentally sensitive habitat will be essential to the improved function of the urban pond, park, and the downtown. The man-made pond, which was constructed in 1974, currently collects street runoff from the adjacent area. A fence surrounds the pond and the street inflow channel from the east, and two foot bridges cross the pond. Potential restoration efforts include; (1) periodic removal of non-native vegetation; (2) re-vegetation with native wetland species; (3) reduction of fertilizer input to pond; (4) improved filtration system; and (5) reconfigure the pond to accommodate additional transitional upland/wetland habitat.

In order to restore and enhance the wetland area, grading may be in and adjacent to the wetland to establish transition zones and greater habitat diversity. Minor structures such as fencing and signs may be relocated and/or moved as part of the project. Other components of the pond enhancement project include a bioswale adjacent to the pond to capture and treat runoff prior to entering the basin, and sediment and trash traps in all storm drain inlets to the pond. Those sediment and trash traps will be regularly maintained, including prior to forecasted storms.

Figure 4.5-5: Phase 4 of downtown park improvements



Phase Four: Reconfigured Downtown Parks

Properties inside the Embarcadero Loop should be encouraged to form strategic partnerships that would enable them to relocate to new mixed-use buildings facing the park. Over the long term, the plan prioritizes the acquisition of these sites to expand the downtown park. Tenants who occupy those structures at the time of the acquisition may be entitled to relocation benefits under State law. In addition, Master Plan policy Downtown Action 1.2 directs the RDA to actively coordinate with local businesses regarding relocation options.

Areas that were once occupied by those businesses would be converted to park uses, which could include active and passive recreation areas, and native and non-native revegetation efforts. If, over the long term, each of these areas were acquired, the area of the park would expand by approximately 1.1 acres.

4.5.2 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Project-specific and/or programmatic impacts to the following resources were identified during environmental review of the proposed project. Please refer to individual resource sections, located in Section 3, for comprehensive information regarding environmental setting, regulatory framework, and thresholds of significance.

Aesthetics and Visual Resources

Setting

Views of the downtown park area experienced along the length of Embarcadero Del Mar provide a distinct visual contrast to the adjacent built environment. An approximately 3-foot tall wooden fence delineates the park boundaries, and separates the park's uses from the nearby commercial and residential development. Large, mature trees, a dirt berm, and a densely landscaped understory provide visual screening of the interior park uses and open space, although the artificial amphitheater knoll feature is partially visible beyond the tree screen.

Impacts

Program Impacts: Impact **AES-3:** Project development, including new parking lot lighting, streetlights, structural exterior illumination, and window treatments would introduce new sources of light and glare that could substantially degrade existing nighttime visual conditions, and **AES-4:** The proposed project would potentially result in improper disposal of refuse or waste construction materials during construction that could be objectionable or inconsistent with the character of the project site, listed in Section 4.1, are anticipated to result from development of this catalyst project.

The following **project-specific** impacts are also anticipated:

Impact PARK-AES-1: Proposed downtown catalyst project improvements would potentially result in additional views of Pacific Ocean visual resources.

Conceptual downtown catalyst project improvements planned for Anisq' Oyo' Park would result in a visual change to the downtown visual environment. The small man-made knoll amphitheater landform would potentially be graded to street level, and a new amphitheater potentially constructed at the southern end of the park. In addition, a new north-south oriented paseo would be built to connect the reconfigured park uses to a new pedestrian entryway at Pardall Road. The new amphitheater location and paseo may provide a public viewing corridor towards the visually important Pacific Ocean. Increased visual access to the coastal horizon would potentially be a *beneficial impact* on aesthetics and visual resources (Class IV).

Impact PARK-AES-2: Proposed downtown catalyst project improvements would improve the visual relationship and connection between the urban and recreational environments, and provide for a more integrated architectural character.

New improvements planned for Anisq' Oyo' Park would initiate considerable change to the downtown visual environment (see Figure 4.5-6, Proposed View). Instead of a dense visual screen of trees and landscaping blocking views of interior park uses, a more open and inviting grassy space would be created through relocating several non-native trees, and removal of the dense, overgrown under story. The split-rail wooden fence bordering the park on Embarcadero Del Mar would also be removed and new streetscape amenities, such as streetlights and park benches, would be introduced. These actions would increase the integration between the proposed recreational facilities and adjacent urban structures and sidewalks, improving the visual transition between these components of the built environment.

Additional changes include relocation of existing buildings currently located at the park. New two- and three-story buildings will be constructed that face the park to allow for expansion of park uses. New mixed-use development along the Embarcadero Loop would be sited to face the reconfigured and improved Anisq' Oyo' Park, and would present a visually uniform front along the roadway (see Figure 4.5-7, Proposed View). Existing single-story commercial structures, many of which are setback from the road with wide expanses of pavement and parking, would be replaced with new two- and three-story structures fronting the road. Implementation of uniform build to lines would provide a linear view corridor along the street, framing northerly views towards the scenic Santa Ynez Mountains, consistent with GCP development standard VIS-GV-1.1. Street trees would enhance the visual relationship between urban accent vegetation in the foreground and Santa Ynez Mountain and foothill vegetation in the background. The trees would also maximize the scenic connectivity of street accent vegetation to the expanded open space at Anisq' Oyo' Park.

An extensive landscaping and road improvement plan would provide for new street trees and landscaping along the length of several major thoroughfares throughout the project area. In addition, new streetlights, completed sidewalks, and narrowed roadways would be provided for a more pedestrian-friendly and visually attractive environment. A new traffic mini-roundabout is proposed for the Pardall Road/Embarcadero Loop intersections. Most of the screening species proposed for landscaping and street trees would be native to the California coast, with a majority of the plants native to Santa Barbara County, consistent with GCP policy VIS-GV-3. Two planting patterns are employed in the proposed landscape plan, including street tree and planters along roadways in downtown, and the Anisq' Oyo' Park improvements.

As new street trees, landscaping, and architectural design treatments would improve the overall visual quality of the downtown plan area, the downtown catalyst project improvements would have a *beneficial impact on visual resources (Class IV)*.

Figure 4.5-6: Looking East at Anisq'Oyo' Park from Embarcadero Del Mar.



Existing View



Project Simulation

Figure 4.5-7: Looking North Along Embarcadero Del Mar at the Intersection with Trigo Road.



Existing View



Project Simulation

Agricultural Resources

There are no program or project specific impacts to agricultural resources given that there are no agricultural resources in the Isla Vista community.

Air Quality

Setting

Air impacts associated with the downtown park improvements would only occur during the construction phase. Operational impacts would remain similar to existing conditions. Reconfiguration of the downtown parks and associated improvements would result in emissions of PM10, ROG, and NOX during construction activities when structures are demolished, soil is excavated and graded, and heavy equipment is operated. Emissions would be short-term and only occur during construction activities.

Impacts

Program Impacts: Impacts **AIR-1:** Short-term PM10 construction emissions and **AIR-2:** Short-term construction related ozone precursor emissions, listed in Section 4.3, are anticipated to result from development of this catalyst project.

There are no project specific impacts anticipated for this resource area.

Biological Resources

Setting

The downtown park site is planted with a variety of native and non-native landscape trees and shrubs and includes a large man-made pond with associated wetland area. In the southwest corner of the park, a small area has been planted with native species including coast live oak, toyon (*Heteromeles arbutifolia*), and California rose (*Rosa californica*). Trees near the pond include arroyo willow (*Salix lasiolepis*), Fremont cottonwood (*Populus fremontii*), black cottonwood (*P. balsamifera* ssp. *trichocarpa*), and western sycamore (*Platanus racemosa*). The willows are located within the fenced-off area, whereas the cottonwoods are located at the top edge of the bank. Most of the sycamores have been planted within 20 feet of the pond. In addition to the native trees in the park, other vegetation along the banks of the pond includes a combination of non-native landscape species and native plants including lemonade berry (*Rhus integrifolia*) and elderberry (*Sambucus mexicana*). Some of the native species were planted while others colonized the area through natural processes.

Anisq 'Oyo Park contains the large man-made pool created in the 1970's when much of residential and commercial development in Isla Vista was underway or recently completed. The pond is filled by stormwater runoff directly from Embarcadero del Norte and Embarcadero del Mar during the winter rainy season. However, during the dry season, the water level in the pond gradually declines. As no natural source of water is present in the vicinity of the feature, the IVRPD must artificially fill the pond during the dry summer and fall months. The artificial pond supports California bulrushes (*Scirpus californicus*) at its margins and has open water in

the deeper regions, which contributes to its status as a wetland. The habitat, however, is sparse as it is confined to a narrow margin around the pond. The small number of trees and large shrubs in the transition area between the wetland and upland vegetation provide limited cover for wildlife. Stormwater runoff contains elevated levels of fertilizer nutrients, as well as human and pet wastes, that result in anaerobic conditions promoting algae and bulrush growth that further compromise the integrity of the habitat. Therefore, though it supports wetland vegetation, the fact that the pond was artificially created and is maintained seasonally by outside water sources distinguishes it from other natural ESHs within the plan area.

Wildlife

Animals associated with urban areas, open grassland, vernal pools, and disturbed habitats are known to or are expected to inhabit the plan area. The value of these habitats to wildlife species is generally limited due to the extensive presence of people and their pets.

Most of the plan area consists of developed areas, which provide habitat for wildlife typically adapted to high levels of human presence. Common bird species that are known to be present in the plan area include: house sparrow; American crow; northern mockingbird; mourning dove; rock dove; house finch; and European starling.

Open space and park areas in the plan area are likely to support reptile species such as gopher snake (*Pituophis melanoleucus*), southern alligator lizard (*Elgaria multicarinatus*), western fence lizard (*Sceloporus occidentalis*), and side-blotched lizard (*Uta stansburiana*). Some of the common mammal species would include rodents such as deer mice (*Peromyscus maniculatus*) and house mice, and other small mammals such as Audubon's cottontail (*Sylvilagus audubonii*), pocket gopher (*Thomomys bottae*), and California ground squirrel (*Spermophilus beecheyi*). Meadow voles (*Microtus californicus*) are often associated with aquatic habitats such as vernal pools. In turn, white-tailed kites are closely associated with voles, one of the kites' preferred prey items.

Wetland vegetation within Anisq 'Oyo Park pond provides limited value for wildlife species. Wildlife habitat is limited by the narrow margin of wetland-associated plants around the pond, by the small number of trees and large shrubs that can provide cover, and intensity of human use in the vicinity. Mallard ducks have been observed at the pond. Other bird species that have been observed include kingfisher, egrets/herons, ducks, and an ibis. Mosquito fish (*Gambusia affinis*) are abundant in the water and Pacific chorus frogs are expected to use the water for breeding. Non-native species, including red-eared slider (a non-native turtle) and bullfrog (*Rana catesbiana*), have also been observed at the pond during preparation of this EIR.

Sensitive Species

No state- or federally-listed species are known to occur in or use the habitats within the project boundary at present. Also, there are no sensitive mammalian, reptile, or amphibian species reported in the plan area.

Impacts

The following project-specific impact is also anticipated:

Impact PARK-BIO-1: Development of Downtown Parks Catalyst projects would potentially result in the adverse effects on habitat for fish, wildlife, and plants at Anisq ‘Oyo Park.

The Master Plan proposes a series of Downtown Parks Catalyst project improvements at Anisq ‘Oyo Park that would increase recreational use over a period of 10 to 15 years. Catalyst project components include: redirecting pedestrian activity from Pardall Road into the park by recontouring existing undulating topography and providing direct pedestrian access; increased active public space areas; installing new fountains; public art; landscaping; and lighting; and removing and relocating existing park buildings.

Direct and indirect impacts to the Anisq ‘Oyo Park habitat would include:

1. potential for runoff of pollutants during short-term construction including sediments, concrete truck washout, and trash from construction activities into storm drains that flow into the wetland habitat within Anisq ‘Oyo Park (including runoff from construction activities in the park);
2. potential increase in long-term pollutants through stormwater runoff, depending on the amount of increased impervious surfaces and runoff throughout the park; and,
3. the loss of native trees and vegetation to development and redesign activities.

The potential long-term storm water pollution impacts to the pond are reduced as a bio-swale and both sediment and trash traps are included in the project description at all drainage points that enter the pond from the street.

Though the value of existing Anisq’ Oyo Park and pond wildlife habitat is limited, these impacts represent a *potentially significant impact on biological resources*.

Both the Goleta Community Plan Development Standards and the Santa Barbara Coastal Plan require setbacks from ESH areas. Policy 9-9, protecting wetland habitat, requires a minimum buffer of 100 feet along the periphery of wetlands. However, much of the development around and within Anisq ‘Oyo Park existed prior to the creation of the pond and associated wetland. Consequently, a natural 100-foot buffer area has never existed for this wetland. The proposed project allows the buffer to be modified to allow for redevelopment where development already exists in the buffer area so long as the following conditions are met.

- The new structure does not encroach further into the buffer zone than an existing legal or legal nonconforming structure that it is replacing.
- The new structure is designed to minimize wetland impacts to the maximum extent feasible.

- If proposed development nonetheless significantly impacts the wetland or buffer area, mitigation measures to enhance the wetland or buffer shall be required.

Current uses within 100 feet of the pond include walking paths, an amphitheater, lawn area, children's play equipment, a public restroom, public streets and sidewalks, and private development. There are limited areas around the pond that provide any transition zone between the wetland and urban/park uses. Implementation of the IVMP will result in improved conditions for the wetland through additional pre-treatment of storm runoff prior to it entering the wetland, increased wetland transition zones, and overall habitat enhancement. The project includes a new policy, specific to downtown Isla Vista, that allows the County to adjust the 100-foot wetland buffer provided certain conditions are met. The project will result in a net benefit to the wetland, therefore the redevelopment of existing developed sites within the downtown will not result in impacts to the wetland.

Mitigation Measures

All relevant biological development standards from the GCP and LCP would apply to new development in the IVMP area. In addition, the following measures would ensure consistency with GCP Development Standards BIO-GV-2.2, BIO-GV-2.4, and BIO-GV-8 specifically. These measures would also ensure consistency with GCP Development Standards BIO-GV-19.1 and BIO-GV-19.2 by minimizing impacts from runoff during construction and operations.

Mitigation Measure PARK-BIO-1a: In order to reduce the potential risk of increased pollutants entering into the wetland habitat, Best Management Practices (BMPs) as identified in the County's Standard Conditions for Project Approval Water Quality BMPs shall be implemented as components of Anisq'Oyo Park Catalyst projects, including the following:

Short-term Construction

- a. Conduct construction activities immediately adjacent to the ESH habitat in the dry season (April 15 - November 15) whenever feasible.
- b. Prohibit concrete truck washout activity within the Park area;

Long-term Operations

- c. Incorporate a bioswale adjacent to the pond to capture and treat runoff prior to entering the basin; and
- d. Install sediment and trash traps in all storm drain inlets to the pond in Anisq'Oyo Park and maintain them regularly, including prior to forecast storms.

Mitigation Measure PARK-BIO-1b: Restoration and revegetation of Anisq'Oyo' Park shall maximize the use of native species and only use non-invasive plant species.

Residual Impact: Though Downtown Catalyst projects would introduce several new designs and activities for Anisq'Oyo Park, the long-term impact on park habitat would be essentially unchanged. Implementing the proposed mitigation measures accompanied with the proposed

improvements to the habitat within Anisq‘Oyo Park would mitigate impacts on biological resources to *less than significant levels* (Class II).

Impact PARK-BIO-2: Downtown Park improvements have the potential to remove native and non-native trees and vegetation that could conflict with local policies protecting such species.

Anisq ‘Oyo’ Park improvements would require the removal of several trees and mature brush to enhance the function of the pond, increase the physical connection between the park and downtown project area, and to reconfigure and expand park uses.

Relevant local policies that protect native species and vegetation include the following. The Santa Barbara County Coastal Plan Policy 9-35 requires that all land use activities be carried out to avoid damage to oak trees. The Santa Barbara County Coastal Zoning Ordinance, Article II, Sec. 35-140 regulates removal of any tree meeting certain criteria for size, location, and habitat value. In addition, trees are not to be removed unless they are dead, diseased, otherwise weakened, or are preventing construction of an already approved project. Goleta Community Plan Policy BIO-GV-16 and BIO-GV-17 require preservation and protection of mature, healthy native trees to the maximum extent feasible, and Development Standard BIO-GV-16.3 states that a Tree Protection Plan (TPP) may be required where the project site contains native oaks or other biologically valuable trees that would be potentially damaged by project activities. A TPP would be prepared by a certified arborist who would summarize the type of project, identify the potential impacts, and document the type and number of trees affected. The TPP would then make conclusions and recommendations accordingly.

All of these policies and development standards would apply to processing of individual Master Plan Catalyst project review and implementation. These policies and development standards would minimize the removal of mature trees where feasible alternatives for avoidance would exist. Planting of trees in locations to enhance the urban park and installation of street trees along the perimeter of the park would provide for replacement trees. This impact is potentially *significant*.

Mitigation Measure PARK-BIO-3: A Tree Protection Plan (TPP) shall be prepared and reviewed during permit approval for all downtown park redevelopment or enhancement projects.

Residual Impact: Though Downtown Catalyst projects would introduce several new designs and activities for Anisq‘Oyo Park, the long-term impact on park habitat would be essentially unchanged. Implementing the proposed mitigation measures accompanied with the proposed improvements to the habitat within Anisq‘Oyo Park would mitigate impacts on biological resources to *less than significant levels* (Class II).

Cultural/Historic Resources

Program Impacts: Impact **CH-1:** Damage and Destruction of Unknown Resources, listed in Section 3.6, is anticipated to result from development of this catalyst project.

There are no project specific impacts anticipated for this resource area.

Geologic Hazards

No geologic impacts are anticipated to occur with downtown park improvements.

Hazards and Hazardous Materials

No hazards or hazardous material impacts are anticipated to occur with downtown park improvements.

Hydrology and Water Quality

Setting

Changes to the downtown parks would involve some reconfiguration, grading, and potential demolition of existing structures. During the construction phase, the potential exists for increased runoff and erosion on cleared areas. The parks are over one acre and would therefore require compliance with Phase II NPDES regulations.

Improvements to the downtown parks would increase connectivity to the downtown area and increase park traffic and use. This could potentially generate more trash in the parks, which could be carried off site in surface runoff.

Impacts

Program Impacts: Impacts **HYD-1:** Construction-related water quality impacts, and **HYD-2:** Post-construction water quality impacts, listed in Section 3.9, are anticipated to result from development of this catalyst project.

There are no project specific impacts anticipated for this resource area.

Land Use and Population/Housing

No impacts to land use and population and housing are anticipated to occur.

Noise

Setting

Improvements and reconfiguration of the downtown parks would require the use of heavy construction equipment. Relocation of the buildings in the park would require demolition of the existing structures. Relocation of the amphitheater would require grading and excavation. The Pedestrian Paseo could also require demolition and grading. The downtown parks are generally surrounded by commercial uses, which are not considered noise sensitive land uses. However, there are several facilities located in the park that are considered sensitive uses: Embarcadero Hall, Isla Vista Medical Center, and St. Athanasius Orthodox Church. In addition, new residential units will be added to the downtown area.

Concerts currently held at the amphitheater in the park create significant noise events. While these events do not trigger County noise CEQA thresholds, they do contribute to overall community noise.

Impacts

Program Impacts: Impacts **NSE-1:** Temporary construction-related noise could impact surrounding noise sensitive land uses; and **NSE-2:** IVMP buildout and policies/programs/projects could increase ambient noise levels in the project area and surrounding community, listed in Section 3.10, are anticipated to result from development of this catalyst project.

The following **project-specific** impact is also anticipated:

Impact PARK-NSE-1: Relocating the amphitheater in Anisq'Oyo' Park would shift noise impacts south to the Perfect Park area.

Downtown park improvements would include the relocation of the amphitheater in Anisq'Oyo' Park from its present location at the northwest corner of the park to the southeast corner where Perfect Park is located. The amphitheater is the site of many community events. At its current location, the amphitheater is located behind several businesses along the south side of Pardall Road. Although commercial uses are not considered noise-sensitive land uses, these businesses can sometimes experience nuisance noise impacts when community events held at the amphitheater. In addition, the commercial businesses along Pardall Road are all anticipated to have second and third story residential units added, which would be more sensitive to noise. Relocating the amphitheater to the southeast corner would alleviate this impact for these businesses and future residences. The southeast corner of the park would be surrounded by commercial uses along the Embarcadero Loop. However, these businesses would not be directly adjacent to the park and amphitheater as in the present configuration. With the proposed configuration, the businesses would be separated by the roadway and the amphitheater would be oriented toward the interior of the park to minimize nuisance noise impacts on surrounding land uses. Relocation would be considered *beneficial* in terms of long-term operational noise impacts on surrounding land uses (Class IV).

Parks, Open Space, and Recreation

Setting

The site consists of a total of 4.22 acres of developed park land and parking lot. Anisq'Oyo' Park includes a small outdoor amphitheater which serves as the location of many community events and a playground area. The park also contains an extensive man-made pond, which is an environmentally sensitive habitat area. Perfect Park is connected to Anisq'Oyo' Park and is located at the southern end of the Embarcadero Loop. Maintained trails wind through the south portion of the park, which features native vegetation. People's Park provides a large lawn area directly northeast of Perfect Park. Several buildings are located within this downtown park area. These include the St. Athanasius Orthodox Church, a commercial building, the Isla Vista Medical Center and Embarcadero Hall, a UCSB- owned property.

Impacts

The following **project-specific** impact is anticipated:

Impact PARK-REC-1: Implementation of the Master Plan includes improvements to downtown parks.

The Master Plan proposes a series of specific downtown park improvements that will occur over a period of approximately 10-15 years. The primary purpose of these improvements is to refocus the community's attention on this downtown asset. Redesigning these parks so they serve as the community's focal point will add to the overall revitalization of the downtown. Current design concepts for Anisq'Oyo', Perfect and People's Park include: (1) establishment of a pedestrian paseo; (2) reconfiguration of the downtown parks; (3) relocation of the existing amphitheater and the creation of useable open space; and (4) restoration and enhancement of the urban pond area. Implementation of these identified public improvements and overall enhancement of Isla Vista's downtown parks, which are urban parks, is considered *beneficial (Class IV)*.

Public Service and Utilities

Program impacts are discussed in section 3.12

Traffic and Circulation

Setting

The improvements proposed for these parks are minor in relation to traffic and roadway improvements.

Impacts

Impact PARK-CIRC-1: Implementation of the Master Plan includes improvements to pedestrian circulation.

Construction of the proposed pedestrian paseo from the south side of Pardall Road (between Embarcadero Del Mar and Embarcadero Del Norte) connecting to the path at the northern end of the park would improve pedestrian circulation in the downtown area. This is considered a *beneficial impact (Class IV)*.

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