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## **3.14 - Recreation**

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### **3.14.1 - Introduction**

This section describes the existing setting for recreation and potential effects from Project implementation on the site and its surrounding area. Section 15125 of the State CEQA Guidelines requires EIRs to include a description of the physical environmental conditions in the area of a project that exist at the time that the Notice of Preparation (NOP) is circulated. These environmental conditions normally constitute the baseline physical conditions relative to which the CEQA lead agency evaluates the change in conditions that would result from project implementation. The NOP for this Draft EIR was issued on February 27, 2009. Therefore, environmental conditions as of February 2009 represent the baseline for CEQA purposes. To evaluate the footprint impacts of the Proposed Action (e.g., effects on Recreation), the conditions in 2009 are considered to be the baseline. Buildout of the Project is then added to existing conditions in order to determine whether Project implementation would substantially remove or impact the resources, thereby resulting in a significant impact on the environment. Data used to determine the baseline for recreation were derived from information contained in the City of Redlands General Plan, prepared in August 1995. Therefore, data used to derive baseline conditions is based on existing conditions at the time of NOP issuance (February 27, 2009 through March 31, 2009) and are appropriate to use within the following analysis.

### **3.14.2 - Environmental Setting**

#### **Park Land**

According to the City's General Plan, the following are standards for the various types of parkland within the City.

#### ***Neighborhood Parks***

Neighborhood parks are designed primarily to meet the needs of elementary- school-age-children households within one mile. These parks include picnic and play areas. It is recommended that, where possible, neighborhood parks be located in conjunction with schools. A broadly held standard for park acreage in California is 10-15 acres.

#### ***Community Parks***

Community parks serve all ages and may include park-like landscaped areas, fields, courts, and large play areas. The California standard recommends 15 to 30 acres for these parks. Three additional community parks would range from 20 to 25 acres.

#### ***City Parks***

City parks serve all ages and would be similar to community parks but broader in range of activities. The California standard is 100 acres.

#### ***Regional Parks***

Regional parks have no standard recommendations though they are generally 150 acres and serve an entire geographical area.

There are no parks or other recreational facilities currently located on the Project site. Existing parkland within the City of Redlands are included in Table 3.14-1

**Table 3.14-1: Parkland within the City of Redlands**

Park	Neighborhood	Community	Total Acres
Brookside	9.2	—	9.2
Caroline Park	16.8		16.8
Community Park		18.2	18.2
Crafton Park	7.5	—	7.5
Ed Hales Park	—	0.7	0.7
Ford Park	—	27.0	27.0
Franklin Park	—	0.6	0.6
Jennie Davis Park	5.2	—	5.2
Prospect Park	—	11.4	11.4
Simonds Parkway	—	0.9	0.9
Smiley Park	9.2	—	9.2
Redlands Sports Park	—	35	35
Sylvan Park	—	23.3	23.3
Texonia Park	10.7	—	10.7
The Terrace		2.5	2.5
<b>Subtotal</b>	58.6	114.97	173.57

Source: Redlands General Plan, August 1995.

Of the fifteen existing public parks within the City, four parks are located near the Project site:

**Texonia Park** is a 10.7-acre neighborhood park with lighted softball field, basketball courts, and picnic and playground facilities. This park is located approximately 0.18 mile southeast of the Project site at the intersection of Texas Street and Lugonia Avenue.

**Community Park** is 18.2 acres, with lighted baseball fields, tennis courts, and picnic and playground facilities. Community Park is located approximately 1.06 miles east of the Project site at the intersection of San Bernardino Avenue and Church Street.

**Jennie Davis Park** is a 5.2-acre neighborhood park with picnic and playground facilities. This park is located approximately 1.1 miles south of the Project site at the intersection of Redlands Boulevard and New York Street.

**Ed Hales Park** is a 0.7-acre downtown park with picnic facilities. It is located approximately 1.4 miles southeast of the Project site near the intersection of State Street and Fifth Street.

If all parks as designated in the General Plan are acquired and constructed, there will be 7.9 acres per 1,000 residents at buildout vs. 7.2 acres existing (developed and undeveloped) in 1994 (City population only). When considering only developed parks, (189 acres) there are approximately 3 acres per 1,000.

State law (Quimby Act) allows the City to require dedication or payment of in-lieu fees sufficient to buy and provide off-site improvements for a maximum of 3 acres per 1,000 new residents if existing parks are at or below this standard and up to 5 acres if a higher standard has been maintained. Fees, even if updated annually, are rarely sufficient; appraisals at the time a final subdivision map is recorded are authorized by the law.

### **Trails**

According to the City's General Plan, regional trails and primary community trails within the City include:

#### **Regional Trails**

1. Santa Ana Regional Trail
2. San Timoteo Creek Regional Trail
3. Live Oak Canyon Regional Trail
4. Crafton Hills/Zanja Peak Regional Trail
5. South Hills Regional Trail along Edison Easement

#### **Primary Community Trails**

1. Downtown Zanja Trail
2. East Valley Corridor Trails
3. Deer Path Trail and Sunset Hills Signature Ridge Trail
4. Oak Grove Trail
5. Pilgrim Road Trail
6. Garden Street to Panorama Point Trail
7. Wabash to Sand Canyon Trail
8. Caroline Park to Oak Grove Trail
  - a) Ridge Trail
  - b) Edgemont Climb Trail
  - c) Hermit Canyon Trail
  - d) Quail Canyon Trail
9. Crafton Hills Reservoir Trail
10. Church Street to Panorama Point Trail
11. Alessandro Bridge to Treemont/South Hills Trail

## 12. Orange Blossom Trail

**3.14.3 - Regulatory Framework****Federal*****NRPA Standards***

The National Recreation and Parks Association (NRPA) has published the following guidelines for communities to consider when planning various types of parks (e.g., regional, community, neighborhood, etc.).

Community park	2 to 3 acres per 1,000 residents.
Neighborhood park	1 to 2 acres per 1,000 residents.
Mini-park	0.25 to 0.50 acres per 1,000 residents.

**State**

Government Code section 66477 California Government Code section 66477 et seq., known as the Quimby Act, enacted in 1975 and amended in 1982, authorizes Cities and Counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act set the standard of 3 to 5 acres per 1,000 residents as “adequate” open space acreage in jurisdictions.

**City of Redlands**

The following are Policies within the City’s General Plan applicable to the Project.

***Policies***

- Policy 7.10e Minimize substitution of private recreation facilities for developer fee payment or park dedication to ensure that a public park system will be permanently available to the entire community.
- Policy 7.10f Encourage preservation of natural areas within and outside the Planning Area as regional parks or nature preserves.
- Policy 7.10i Equitably share the cost of improved park standards between existing and new residents, businesses, and property owners.
- Policy 10.40a Maximize the availability of recreational facilities and activities throughout the City.
- Policy 10.40e Require that the recreational needs of children and adults be addressed in development plans.
- Policy 7.10l Calculate park fees to enable purchase of acreage and provision of off-site improvements for 5 acres of parkland per 1,000 residents added.

- Policy 7.10m Continue levying a parks and open space fee on nonresidential development commensurate with expected use of park and recreational facilities by employees.
- Policy 7.11a Create and maintain a system of trails serving both recreational and emergency access needs. The system is to accommodate walking, hiking, jogging, and equestrian and bicycle use.
- Policy 7.11c It is the intent of the General Plan Trails Component of the Open Space and Conservation Element, and the policy of the implementing agency to work with landowners to develop, acquire, and maintain the trail system.
- Policy 7.11j Coordinate location of trails to relate to neighboring properties.
- Policy 7.11m Locate trail rights-of-way with concern for safety, privacy, convenience, preservation of natural vegetation and topography, and work with landowners on development proposals to incorporate and provide for continuous multi-use trail system.
- Policy 7.11o Expand street landscape standards to include trail landscape standards.

**East Valley Corridor Specific Plan**

The Project is within the East Valley Corridor Specific Plan (EVCSP). Section EV2.0230 (Open Space) of the EVCSP contains policies related to parks and open space. Applicable policies to the Project are identified below:

- EV2.0230(a) Create parks and open space areas which will meet the community's recreation needs in a meaningful way, and create areas which will enhance and add value to the community as a whole.
- EV2.0230(a)(1) Enhance the beauty of the East Valley Corridor and the overall quality of life for users and residents of the area.
- EV2.0230(a)(2) Plan for the development of additional recreational facilities within the Plan area.

**Redlands Municipal Code**

The Project will be required to pay fees pursuant to Chapter 3.32 in the amounts established at the time of seeking building permits. According to Chapter 3.32 of the Redlands Municipal Code, "open space and parks fees shall be collected from all applicants for development projects for the purpose of acquiring, developing, improving and expanding open space and park lands identified in the city's open space and park lands acquisition and development program in accordance with the amounts established by resolution of the city council. No building permit shall be issued unless the fees required by this chapter are first paid. Fees collected pursuant to this chapter shall be deposited into a separate account or fund in a manner to avoid any commingling of such fees with other revenue of the city and the fees shall be expended solely for the purposes for which the fees were collected."

**Orange Blossom Trail**

The Orange Blossom Trail will cross 26 city streets, of varying widths and traffic density. In areas where space permits, the Orange Blossom Trail will be a dual track trail, with both a paved trail for fast traffic such as bicycles, and a reinforced decomposed granite trail for slower pedestrian traffic. In locations where the trail width (8'-10') cannot accommodate both trails, pedestrians will be routed to existing sidewalks. The proposed trail route can be easily connected to several local schools including the Montessori School, Redlands Adventist Academy, Redlands High School, Crafton Elementary School, and Redlands East Valley High School. Currently, the Project site is located approximately two (2) miles south from the proposed Orange Blossom Trail.

**3.14.4 - Thresholds of Significance**

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether impacts to population and housing are significant environmental effects, the following questions are analyzed and evaluated:

- a) Would the project 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?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**3.14.5 - Project Impacts and Mitigation Measures**

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

**Increase Use of Parks**

<b>Impact R-1</b>	<b>Would the project 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?</b> <b>[CEQA Recreation Threshold 15(a)]</b>
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**Impact Analysis**

The Project does not contain any residential uses and would not directly induce population growth. The development is expected to generate approximately 206 new jobs. This includes the creation of 85 new jobs at the new Walmart store (230 of the existing jobs at the existing Walmart store will be moved to the new Walmart store). In addition, Parcels 1-9 will create approximately 121 job positions. Most of the new employment opportunities created by the Project would be entry-level. The new employment opportunities created by the Project would not induce substantial population growth into the Redlands area from outside areas. Any increase in population would be marginal at best as this is a relocation of an existing store and the new jobs created by the Project's outparcels should be filled by existing residents. Therefore, the potential for generating new residents and in

turn impacting park space such that substantial physical deterioration of the facility would occur is low.

Additionally, there are four recreational facilities located near the Project site, including the Texonia Park (approximately 0.18 mile south), the Community Park (approximately 1.06 miles east), the Jennie Davis Park (approximately 1.1 miles south) and the Ed Hales Park (approximately 1.4 miles southeast). However, employees are unlikely to frequent parks in close proximity to the Project site during work hours, and are much more likely to visit parks near their homes on weekends and days off, which does not constitute a new impact. Furthermore, Ordinance No. 2661 of the Redlands Municipal Code establishes park and open space fees for new developments within the City of Redlands. In order to offset the incremental costs associated with recreational facilities in the City of Redlands, the proposed Project would be required to pay an opens pace/park fee equating to \$0.62 per square foot for commercial developments, that would be utilized to fund exiting or new facility improvements. The applicant would pay payment of said fees at the time of building permit issuance. Implementation of the Project will pay all applicable park and open space fees. Accordingly, physical impacts related to increased use of parks will be less than significant.

**Level of Significance Before Mitigation**

Less than significant impact.

**Mitigation Measures**

No mitigation is required.

**Level of Significance After Mitigation**

Less than significant impact.

**Recreational Facilities Physical Effect on Environment**

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<b>Impact R-2</b>	<b>Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</b>
	<b>[CEQA Recreation Threshold 15(a)]</b>

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**Impact Analysis**

The Project would not include any residential uses and, therefore, would not result in direct population growth. The new employment opportunities created by the Project would not induce substantial population growth into the Redlands area from outside areas. Because the Project would not cause direct or indirect population growth, physical deterioration of recreational facilities (including local and regional trails) would not occur as a result of Project implementation. Accordingly, impacts associated with recreational facilities and physical effect on the environment will be less than significant.

**Level of Significance Before Mitigation**

Less than significant impact.

***Mitigation Measures***

No mitigation is required.

***Level of Significance After Mitigation***

Less than significant impact.