

5.13 Recreation

5.13.1 INTRODUCTION

This section describes the recreational conditions in the TVSP area and potential impacts from Project implementation. The analysis in this section is based, in part, on the following documents and resources:

- *City of Redlands General Plan 2035, December 2017*
- *City of Redlands Municipal Code*

5.13.2 REGULATORY SETTING

5.13.2.1 Federal Regulations

There are no federal regulations related to recreation that are applicable to the Project.

5.13.2.2 State Regulations

There are no federal regulations related to recreation that are applicable to the Project.

5.13.2.3 Local Regulations

City of Redlands General Plan

The City of Redlands Active Lifestyle Element contains the following policies related to recreation that is applicable to the Project:

- Policy 7-P.1** Promote active lifestyles and community health by furthering access to trails, parks, public open space, and other recreational opportunities.
- Policy 7-P.11** Maximize the availability of recreational facilities and activities throughout the city
- Policy 7-P.12** Create and maintain a system of trails serving both recreational and emergency access needs.
- Action 7-A.3** Provide 5 acres of park area for each 1,000 Planning Area residents, and additional parkland for specialized, and low-use park acreage
- Action 7-A.21** Require that the recreational needs of children and adults, including seniors and dependent adults, be addressed in development plans.
- Action 7-A.29** Review new development proposals for compliance with the Trails Plan and provide for right-of-way dedication and improvement/development of trails.

City of Redlands Municipal Code

Chapter 3.32 Open Space and Park Fees: It is the purpose and intent of this chapter to implement the Redlands general plan to ensure that open space lands and active and passive parks are made available to the public concurrent with the need for such lands and parks caused by new development within the city. The fees established pursuant to this chapter shall be imposed as a condition of approval of new residential, commercial, office, and industrial development to pay for the costs incurred by the city for acquiring, developing, improving and expanding open space areas, scenic drives, parks, playgrounds and recreational facilities to meet the increased needs for those facilities resulting from the effects of new development.

5.13.3 Environmental Setting

Regional Parks

The San Bernardino County Regional Parks Department manages and maintains nine Regional Parks throughout San Bernardino County totaling approximately 9,200 acres. Each park offers diverse outdoor recreation opportunities in settings that range from metro, mountain, and desert scenery. Regional County recreational facilities near the TVSP area include the Santa Ana River Trail and Parkway which is approximately 6.9 miles from the Project site and the Yucaipa regional park which is approximately 10 miles from the Project site.

Local Parks

Existing parks within the City include four pocket parks (1.8 acres), eight neighborhood parks (76.8 acres), six community parks (143.2 acres), and three other parks (202.4 acres) for a total of approximately 424.2 acres (GP2035 EIR, Table 3.13-1). At the estimated 2019 population of 71,513 residents, the ratio of existing parkland acres per 1,000 residents is 5.9, which exceeds the GP2035's parkland/recreational space standard of 5.0 acres per 1,000 residents consistent with state law (Quimby Act). There are several parks within the TVSP area that provide open space and recreational opportunities to surrounding residents, workers, and visitors. Table 5.13-1, *Existing Parks within the Project Area*, shows the existing parks within the TVSP area as well as additional park information.

Table 5.13-1: Existing Parks within the TVSP Area

Park Type	Park Name	Location (in Redlands)	Park Size	Park Details
Pocket Park	Ed Hales Park	101 E. State St.	0.7 acre	Picnic facilities in the downtown central business district
Neighborhood Park	Smiley Park (Portion)	126 E. Eureka St.	9.2 acres (Only a portion located within TVSP area)	Located at the Redlands Civic Center, this park is home to A. K. Smiley Public Library, the Lincoln Memorial Shrine, and the Redlands Bowl
	Jennie Davis Park	923 W. Redlands Blvd.	5.2 acres	Playground facilities and location of the annual Veteran's Day Parade and Celebration
Community Park	Sylvan Park	University St. between Colton Ave. and Park Ave.	23.3 acres	Open grassy areas, rose garden, picnic areas, a playground, a stage/bandstand area, a skate park, a baseball/softball field, horseshoe pits, bag toss, lawn bowling, and trails.
Other Park	Terrace Park	Between N. Sixth St. and Church St. on Colton Ave.	2.4 acres	Linear park featuring landscaped tree-lined walkway with benches and drinking fountain

Source: City of Redlands, Facilities & Community Services Department

Recreational Facilities

Recreational facilities in Redlands include the Redlands Community Center, the Community Senior Center, the Joslyn Senior Center, neighborhood community gardens, and the Carriage House. Large open spaces, including the San Timoteo Canyon, Live Oak Canyon, and the Crafton Hills also provide recreational space. The City of Redlands currently has joint use agreements with the Redlands Unified School District and the Grove School allowing public access to school recreational facilities. The agreement with the school district allows the City and the District to use facilities, parks, sports fields and classrooms as needed for community activities, such as the community gardens, adult and youth sports, and after school programs.

Trails

The City of Redlands provides public trails for walking, jogging, bicycling, and equestrian use. Some trails are located within City parks and open space, while others act as linkages between the parks or to other regional trails. The Orange Blossom Trail runs the entire length of the TVSP area and the Sylvan Park Trail, the Church Street to Panorama Trail, and the Terrace Trail are located within the University Village.

5.13.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of the State CEQA Guidelines indicates that a project could have a significant effect if the project would:

- REC-1 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.
- REC-2 Include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.13.5 METHODOLOGY

This analysis is based on a review of public information about San Bernardino County and City of Redlands parks and recreational facilities. The analysis considers the increase in use of parks and recreation facilities that would result from the increased development intensity from the proposed project, along with the ability of existing park and recreation facilities to accommodate the increased use. The analysis considers whether an increase in use would result in the substantial physical deterioration of existing recreational facilities, such as accelerated wear on sports facilities and fields, or in the need for new or expanded facilities.

5.13.6 ENVIRONMENTAL IMPACTS

IMPACT REC-1 THE PROJECT WOULD NOT 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.

Less than Significant Impact. As discussed previously in Table 5.13-1, there are 40.8 acres of existing parks within the TVSP area and 424.2 acres of parks within the City of Redlands. In addition, the Project area at full buildout would provide an additional 280,000 SF (6.4 acres) of open space and park area which would bring the City's total parkland acreage to 430.6 acres. (not including any additional parkland that may be added in the future by the City outside the Project area).

In addition to parks, the City operates numerous recreational community centers and facilities, and has a joint use agreement with RUSD allowing public access to school recreational facilities. Other recreational opportunities include open spaces such as San Timoteo Canyon, Live Oak Canyon, Crafton Hills, and approximately 27.58 acres of recreational trails. At the estimated 2019 population of 71,513 residents, the ratio of existing parkland acres per 1,000 residents is 5.9, which exceeds the GP2035's parkland/recreational space standard of 5.0 acres per 1,000 residents.

Without the development of new parks and recreational facilities, future increases would place additional physical demands on existing parks and facilities. The GP2035 provides for new parkland, recreational facilities, and trails to serve the City's population as it grows. The City's mechanism for addressing parkland and recreational facility needs are its development impact fees as set forth in RMC Chapter 3.32.

Development impact fees are charged by local governments to defray all or a portion of the cost of public facilities related to development projects. The development impact fee program is set forth in Government Code Sections 66000-66025. In the City, development impact fees are collected at the time a building permit is issued for the purpose of further alleviating the impacts caused by new development on the City's infrastructure. Fees are used to finance the acquisition, construction, and improvement of public facilities needed because of new development. A separate funding structure has been established to account for the impact of new development on each of the following types of public facilities: open space, parks and recreational facilities, public facilities (including public safety, library and general government facilities), transportation, water, solid waste, and sewer.

Individual development projects under the Project would be subject to the payment of these development impact fees to the City, which includes fees specific to TOD, as currently set forth in City Resolution No. 7951. As noted, the addition of approximately 6,360 residents would place additional physical demands on existing parks and facilities.

The addition of 6,360 new residents as a result of the Project would increase the use of recreational facilities and would require approximately 31.8 acres of new parkland based on the parkland/recreational space standard of 5.0 acres per 1000 residents. Here, the proposed Project would provide 6.4 acres of parkland at full buildout which would result in a total of 430.6 acres of parkland and 77,873 residents. The Project would therefore result in a ratio of parkland acres per 1000 residents of 5.5 acres per 1,000 residents, which exceeds the GP2035's parkland/recreational space standard of 5.0 acres per 1,000 residents. Thus, the Project would not significantly increase the use of existing parks or recreational facilities such that substantial physical deterioration would occur or be accelerated. Impacts would be less than significant.

IMPACT REC-2 THE PROJECT WOULD NOT INCLUDE RECREATIONAL FACILITIES OR REQUIRES THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT.

Less than Significant Impact. The recreational trail and open space network, which is conceptually planned as part of the TVSP, would provide a contiguous green space connecting the TVSP villages. The proposed Zanja Greenway is located along a historic existing irrigation feature that traverses the TVSP area from Sylvan Boulevard in the University Transit Village southwest past the New York Street/Esri Transit Village. The TVSP would install riparian landscaping along the Zanja Greenway, which also runs parallel to the Orange Blossom Trail. The TVSP also includes an open space plaza at State Street/Third Street, a midtown greenbelt in the Downtown Transit Village, a central park in the University Transit Village, and a neighborhood park in the New York Street/Esri Transit Village. The precise timing of open space or other public improvements are not known with certainty, as improvements would likely depend on the timing of future developments, buildout of private development projects, future availability and amounts of public grant funding or other public funds, and other factors. The development of future parkland and recreational facilities would be subject to existing building and construction regulations that would ensure that future construction activities have a minimal effect on the surrounding environment. Furthermore, individual recreational projects within the TVSP would be subject to the mitigation measures included throughout this EIR and the Redlands General Plan policies established to protect cultural resources, paleontological resources, air quality, and water quality. Adherence to existing regulations and mitigation measures included in this EIR would ensure that the Project would not result in construction or expansion of recreational facilities which might have an adverse impact on the environment, and impacts would be less than significant.

5.13.7 CUMULATIVE IMPACTS

The geographic area in which cumulative impacts to recreation could occur is the nearby locations within portions of City of Redlands and San Bernardino County that the residents from the project would recreate a majority of the time. Recreational needs of the future residents within the proposed project and other cumulative development within the City of Redlands would add to local and regional demand for parks and recreational facilities. However, each project within the City is required to comply with the City's open space and park fees as contained in the Chapter 3.32.040 of the City's Municipal Code included as PPP PS-1. As individual developments within the TVSP would pay open space and park fees, the proposed Project would not contribute to a cumulatively considerable impact related to recreation. Furthermore, individual recreational facility and park projects would be required to undergo CEQA review, which would ensure that no significant impacts would occur from development of future parkland or recreational facilities. Cumulative impacts related to recreation would be less than significant.

5.13.8 EXISTING REGULATIONS, STANDARD CONDITIONS, AND PLANS, PROGRAMS, OR POLICIES

Regulations

None.

Standard Conditions

None.

Plans, Programs, or Policies

PPP PS-1: Park Fees. As a Condition of Approval for implementing projects within the TVSP area, the project applicants/developers shall pay applicable park related fees pursuant to Redlands Municipal Code Chapter 3.32.

5.13.9 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements, Impacts REC-1 and REC-2 would be significant.

5.13.10 MITIGATION MEASURES

No mitigation measures are required.

5.13.11 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts associated with recreation are less than significant.

REFERENCES

City of Redlands General Plan 2035. Accessed: <https://www.cityofredlands.org/post/planning-division-general-plan>

City of Redlands Municipal Code. Accessed:

https://codelibrary.amlegal.com/codes/redlandsca/latest/redlands_ca/0-0-0-1977