

## 5. Environmental Analysis

### 5.14 RECREATION

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the Agua Mansa Commerce Park Specific Plan project (proposed project) to impact public parks and recreational facilities. The analysis in this section is based, in part, on service provider questionnaire responses included as Appendix J of this DEIR.

#### 5.14.1 Environmental Setting

##### 5.14.1.1 REGULATORY BACKGROUND

###### State

*California Public Park Preservation Act: California Public Resources Code Sections 5400 et seq.*

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resources Code, cities and counties may not acquire any real property that is in use as a public park for any nonpark use unless compensation, land, or both are provided to replace the parkland acquired. This ensures no net loss of parkland and facilities.

*Quimby Act: California Government Code Section 66477*

The 1975 Quimby Act (California Government Code Section 66477) authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public's need for the recreation facility or parkland, and the type of development project upon which the fee is imposed. Cities and counties with a high ratio of park space to inhabitants can set a standard of up to five acres per 1,000 people for new development. Cities and counties with a lower ratio can only require the provision of up to three acres of park space per 1,000 people. The calculation of a city or county's park space to population ratio is based on a comparison of the population count of the last federal census to the amount of city/county-owned parkland.

##### 5.14.1.2 EXISTING CONDITIONS

Parks and recreational facilities in the City of Jurupa Valley are provided by Riverside County Regional Park and Open-Space District (Riverside County Parks) and the Jurupa Area Recreation and Park District (JARPD).

###### Riverside County Parks

Riverside County Parks is divided into three bureaus—Parks and Recreation, Resources, and the Business Operations Bureau. The Parks and Recreation Bureau operates and maintains regional parks, sports facilities, special events facilities, and camping reservations throughout Riverside County.

The Rancho Jurupa Park and Rancho Jurupa Regional Sports Park, both in Jurupa Valley and the closest county parks to the project site, are operated and maintained by Riverside County Parks. There are no current plans

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for new or expanded parks that would serve the project site. Further from the project site, the Riverside County Park is currently beginning construction on several segments of the Santa Ana River Trail, some of which are in the City of Jurupa Valley (McDonough 2017).

#### Jurupa Area Recreation and Park District

The JARPD provides parks and recreational facilities for residents in the 91752 and 92509 zip code areas—that is, the City of Jurupa Valley and part of the City of Eastvale immediately west of Jurupa Valley. JARPD operates 21 parks in Jurupa Valley and four parks in the City of Eastvale, and is developing four additional parks in Jurupa Valley (JARPD 2017). JARPD provides youth sports, special events, childcare, after-school programs, summer camps, community classes, and reservations for ball fields, picnics, and facilities.

JARPD parks near the project site include Avalon Park, Veterans Memorial Park, and Glen Avon Heritage Park. Currently, there are no plans for new parks that would serve the project site. However, Avalon Park is the closest to the site and has renovation plans that include new sports field lighting, updated irrigation system, security lighting, parking lot improvements, and outdoor restrooms (Diuguid 2017).

Table 5.14-1 and Figure 5.14-1, *Jurupa Valley Park Facilities and Trails*, identify the closest Riverside County Parks and JARPD parks and recreational facilities near the project site.

**Table 5.14-1 Parks Serving the Project Site**

Park and Location	Acreage	Miles from Middle of Project Site	Amenities
<b>Riverside County Parks</b>			
Rancho Jurupa Park 4800 Crestmore Road Riverside, CA 92509	200	3.7	Lakes (fishing), splash pad for water play, playgrounds, miniature golf course, disc golf course, trails, campgrounds and cabins
Rancho Jurupa Regional Sports Park 5249 Crestmore Road Riverside, CA 92509	32	3.3	Natural and synthetic turf fields, picnic shelters, restrooms, snack bar, and playgrounds
<b>Jurupa Area Recreation and Park District</b>			
Avalon Park 2500 Avalon Street Riverside, CA 92509	10.00	1.0	Playground, grassy area, picnic tables, ballfields, outdoor basketball, sand volleyball, gymnasium, and restrooms
Veterans Memorial Park 4389 Riverview Drive Riverside, CA 92509	10.24	3.3	Playground, grassy area, picnic tables, ballfields, outdoor basketball, community center, picnic shelter, restrooms, and splash ground (opening in 2018)
Glen Avon Heritage Park 7701 Mission Boulevard Riverside, CA 92509	11.63	4.3	Playground, grassy area, picnic tables, outdoor basketball, restrooms, splash ground, and picnic shelter

Source: Diuguid 2017; McDonough 2017.

The City of Jurupa Valley also has a number of trails and bikeways that connect with the greater Riverside County trail system. The closest trails to the project site are a community trail along Andalusia Avenue west of the site and a combination regional trail/Class I bike path along 20th Street/Market Street south of the site

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(see Figure 5.14-1, *Jurupa Valley Park Facilities and Trails*). The 20th Street/Market Street trail and bike path connects to the Andalusia Avenue community trail to the west and the combination regional trail/Class I bike path along the Santa Ana River to the east.<sup>1</sup> There are also a number of trails planned for the area referred to as Rattle Snake Mountain (mountain and hills west of the project site across Rubidoux Boulevard), which will become District property as part of future development plans; planned trails would subsequently be maintained by the JARPD (Diuguid 2017).

### 5.14.2 Notice of Preparation (NOP)/Scoping Comments

A Notice of Preparation (NOP) for the proposed project was circulated for public review on July 17, 2017. None of the comments received during the NOP comment period pertain to the topic of recreation.

In addition, a scoping meeting was held on July 27, 2017, at the Jurupa Valley City Hall, 8930 Limonite Avenue, Jurupa Valley, CA 92509, to elicit comments on the scope of the DEIR. A list of attendees is provided in Appendix A; no verbal or written comments were received during the scoping meeting.

### 5.14.3 Thresholds of Significance

The City of Jurupa Valley has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. Criteria for determining the significance of impacts related to recreation are based on criteria in Appendix G of the CEQA Guidelines. According to Appendix G, a project would normally have a significant effect on the environment if the project:

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

### 5.14.4 Applicable Policies and Design Features

#### 5.14.4.1 PLANS, POLICIES, AND PROGRAMS

- PPP R-1            Prior to the issuance of a building permit, the project applicant shall pay required park development impact fees to the Jurupa Area Recreation and Park District pursuant to District Ordinance No. 01-2007 and 02-2008.

#### 5.14.4.2 PROJECT DESIGN FEATURES

No existing PDFs are applicable to recreation for the proposed project.

<sup>1</sup> Class I bicycle paths are on exclusive rights-of-way for bicyclists and pedestrians.

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#### 5.14.5 Environmental Impacts

The following impact analysis addresses thresholds of significance that are considered potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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**Impact R-1: Threshold: 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?**

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While future employees of the proposed industrial and business parks may visit nearby parks during lunch breaks or after work hours, impacts to parks and recreational facilities are typically analyzed based on the number of permanent residents generated by a proposed project. Since the proposed project does not include any residential development, no permanent residents would be introduced that may increase the use of existing parks and recreational facilities in the City. Project operational employment is expected to be absorbed from the regional labor force and is not expected to attract substantial numbers of new workers into the region: the unemployment rates for the City of Jurupa Valley and Riverside County in January 2018 were 5.3 percent and 4.7 percent, respectively (EDD 2018). Thus, project-related impacts to parks and recreational facilities would be less than significant.

*Level of Significance Without Mitigation:* With the implementation of PPP R-1, Impact R-1 is less than significant.

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**Impact R-2: Threshold: 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?**

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The proposed Specific Plan includes approximately 70.9 acres of open space in the southern portion of the project site. Remediation will occur within the Open Space District in accordance with a DTSC approved Response Plan. After remediation, the area is proposed to remain undeveloped. Within the Open Space District, a recreational park could be developed which allows for a range of passive and active recreation uses. If a recreational use is proposed in the future, a Park Development Plan, Conditional Use Permit, and additional environmental analysis will be required for City review and approval.

Upon the implementation of the Specific Plan's goals, policies, and actions and existing federal, state, and local regulations, the open space area would not have any adverse effects on the environment. Consequently, the proposed Specific Plan would not result in significant impacts relating to new or expanded recreational facilities.

*Level of Significance Without Mitigation:* Impact R-2 is less than significant.

Figure 5.14-1 - Jurupa Valley Park Facilities and Trails  
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Source: City of Jurupa Valley, 2017

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### 5.14.6 Cumulative Impacts

The area considered for cumulative impacts is the JARPD. As nearly all the JARPD is in the City of Jurupa Valley, the following analysis of parkland demands is for the City. The population of the City of Jurupa Valley is forecast to increase from 97,000 in 2012 to 114,500 in 2040 (SCAG 2016), an increase of 17,500 or about 18 percent. Based on the City's parkland standards of 5 acres of parkland per 1,000 new residents, the City would need to add an approximate 87.5 acres of additional parkland to accommodate anticipated population growth and would need a total of about 572.5 acres of parkland in 2040. JARPD currently operates 136.5 acres of parkland, 227.72 acres of undeveloped parks and open space, and 26.01 acres of trails in the City of Jurupa Valley, for a total of 390.23 acres. Thus, by 2040 the City is estimated to fall short of its parkland standard by about 182.3 acres. As the City continues to grow, JARPD is constantly looking at new park and recreation facilities, trails, and open space to meet the goals and accommodate future demand.

The implementation of the proposed project would not result in a population increase and therefore would not result in impacts to parks and recreational facilities. Furthermore, the proposed project, along with similar projects within the JARPD service area, would pay required park development impact fees pursuant to District Ordinance No. 01-2007 and 02-2008. These fees will go toward helping the City meet its parkland standards. Therefore, project development would not contribute to a cumulative impact on parks and recreational facilities.

### 5.14.7 Level of Significance Before Mitigation

Impact R-2 is less than significant.

Upon implementation of PPP R-1, Impact R-1 would be less than significant.

### 5.14.8 Mitigation Measures

No mitigation measures are required.

### 5.14.9 Level of Significance After Mitigation

Impacts would be less than significant.

### 5.14.10 References

Diuguid, Colby (General Manager). 2017, September 15. Service Provider Questionnaire Response. Jurupa Area Recreation and Park District.

Employment Development Department (EDD). 2018, March 22. Monthly Labor Force Data for Cities and Census Designated Places (CDP). <http://www.labormarketinfo.edd.ca.gov/file/lfmonth/allsubs.xls>.

McDonough, Patrick (Senior Planner). 2017, September 12. Service Provider Questionnaire Response. Riverside County Regional Park and Open-Space District.

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