

5.15 Recreation

5.15.1 INTRODUCTION

This section addresses potential environmental effects of the Project related to recreation. In particular, this section analyzes existing recreation facilities and if the Project would: (1) increase the use of existing parks and recreational facilities such that substantial physical deterioration or degradation of the facilities would occur or be accelerated; or (2) include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Information within this section is based, in part, on the following documents and resources:

- *City of Perris General Plan 2030, Adopted 26 April 2005*
- *City of Perris General Plan 2030 Environmental Impact Report, Certified 26 April 2005*
- Perris Municipal Code

5.15.2 REGULATORY SETTING

5.15.2.1 Federal Regulations

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

5.15.2.2 State Regulations

Mitigation Fee Act

The California Mitigation Fee Act, Government Code Sections 66000, et seq., allows cities to establish fees to be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the city's ability to provide specified public facilities. In order to comply with the Mitigation Fee Act, the city must follow four primary requirements:

1. Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee;
2. Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds;
3. For fees that have been in the possession of the city for five years or more and for which the dollars have not been spent or committed to a project the city must make findings each fiscal year describing the continuing need for the money; and
4. Refund any fees with interest for developer deposits for which the findings noted above cannot be made. Insert text.

5.15.2.3 Local and Regional Regulations

City of Perris General Plan 2030

The City of Perris General Plan 2030 contains the following policies related to recreation that are applicable to the Project:

Open Space Element

Policy I.B Developers will only receive credit for parkland dedication requirements for actual land used for, in lieu-fees contributed to, or improvements made upon active parkland.

Policy II.A All development will be accessible by a trail system.

City of Perris Parks and Recreation Master Plan

The City of Perris Parks and Recreation Master Plan was adopted in August 2005. The Parks and Recreation Master Plan provides guidance and priorities in order to reach the City's policy of 5 acres per 1,000 residents. It further recommends improvements, enhancements and a diversity of amenities at existing sites. In addition, the Parks and Recreation Master Plan provides a cost and investment strategy for the acquisition of new and maintenance of existing parkland (City of Perris, 2005a).

Perris Municipal Code

Title 19, Chapter 19.68.020 Development Impact Fees. Developments within the City of Perris are required to comply with the provisions of City Ordinance No. 1182, which establishes development impact fees (DIF) to mitigate the cost of public facilities needed to offset the impact of new development. Public facilities include those for police, fire, community amenities, government services, parks, transportation, and administration.

5.15.3 ENVIRONMENTAL SETTING

There are no existing parks within the Specific Plan Area. The closest existing park and recreation facilities to the Specific Plan Area (within 2 miles) in the City of Perris are listed in Table 5.15-1. As shown, the City currently has seven parks that provide 82.09 acres of parkland within 2 miles of the Specific Plan Area. Two parks, Paragon Park and Copper Creek Park, are within a 10-minute walking distance.

Table 5.15-1: Perris Park and Recreation Facilities Within Two Miles of the Specific Plan Area

Park and Address	Amenities	Acreage	Distance from Specific Plan Area	Travel Time from Specific Plan Area ¹
Paragon Park 264 Spectacular Road	Basketball Court, Fitness Equipment, Frisbee Golf, Playground, Skate Park, Picnic Tables, Restrooms	14.1	0.5 mile	Driving: 2 minutes Walking: 9 minutes
Copper Creek Park 217 Citrus Avenue	Barbeques, Basketball Court, Picnic Tables, Playground, Restrooms	8.7	0.5 mile	Driving: 3 minutes Walking: 10 minutes
Metz Park 251 Metz Road	Baseball/Softball Field, Restrooms, Soccer Field, Picnic Tables, Walking Trail	17.84	0.75 miles	Driving: 6 minutes Walking: 45 minutes
Foss Field Park 138 North Perris Boulevard	Barbeques, Basketball Court, Playground, Picnic tables, Baseball/Softball Field, Restrooms, Tennis Court, Volleyball Court	4.95	1.05 miles	Driving: 6 minutes Walking: 45 minutes
Skydive Baseball Park 415 Dal Street	Baseball/Softball Field, Picnic Tables, Playground, Restrooms	7.5	1.25	Driving: 6 minutes Walking: 45 minutes
Liberty Park 20160 Evans Road	Barbeques, Picnic Tables, playground, Walking Trail	9	1.75 miles	Driving: 6 minutes Walking: 50 minutes
Linear Park 3560 Evans Road	Fitness Equipment, Walking Trail	20	1.75 miles	Driving: 6 minutes Walking: 55 minutes
Total Acreage of Parkland		82.09		

Source: City of Perris Community Services Website, *Perris City Parks*. Accessed July 2024.

¹Per Google Maps

5.15.4 THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines indicates that a project could have a significant effect if it were to:

- 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 require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.15.5 METHODOLOGY

The analysis below considers the increase in use of parks and recreation facilities that would be generated by the proposed Project in relation to 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.

The analysis uses a parkland-to-population ratio to measure demand for recreational facilities that is based upon the City of Perris General Plan policy to attain 5.0 acres of park and recreation facilities per 1,000 residents. The EIR evaluates the amount of recreational use areas that would be provided by the proposed Project and the extent of increased usage of existing parks and recreational facilities that might result in the

substantial physical deterioration of existing recreational facilities. In addition, the analysis of construction impacts associated with the development of proposed recreational facilities are considered as part of the overall Project.

5.15.6 ENVIRONMENTAL IMPACTS

As detailed in Section 3.0, *Project Description*, the proposed Project includes a Specific Plan Amendment to modify the existing land uses and development of the Project site pursuant to the proposed new land uses over two phases that are summarized below.

Phase 1 Development

Within Phase 1, the Project would construct and operate a 139.89-acre business park with seven buildings including a parcel hub, high cube warehouses, and light industrial buildings that would total 1,727,579 square feet; construct and operate a 22.16-acre shopping center with buildings totaling 250,457 square feet; and construct and operate a 167,060 square foot big box store on a 24.33-acre site with a 12-pump gas station and two fast-food restaurant parcels for two restaurants that would each be approximately 5,500 square feet.

In addition, during construction of Phase 1 the Project would implement street improvements on Indian Avenue, Orange Avenue, Frontage Road, Perris Boulevard, Barrett Avenue, Harvest Landing Way, and Private Drive A; install drainage infrastructure improvements in Perris Boulevard, Barrett Avenue, Orange Avenue, Indian Avenue, and Private Drive A; implement sewer line improvements in Perris Boulevard; implement water lines improvements in Barrett Avenue, Orange Avenue, Frontage Road, Walmart Supercenter Drive; and install a new water well for landscaping irrigation in the proposed drainage basin. Construction and operation of the Phase 1 development is analyzed at a project-specific level within this section.

Phase 2 Buildout

The proposed amended Specific Plan buildout of the Phase 2 development area without inclusion of the overlay area would allow up to 3,659,693 square feet of warehouse, light industrial, and/or manufacturing uses under the Multiple Business Use (MBU) designation, at a maximum floor area ratio of 0.75. Development of the 10.66-acre overlay area would include approximately 348,262 square feet of warehouse, light industrial, and/or manufacturing uses under the MBU designation. Total development within the Phase 2 area, including the overlay area, would include up to 4,007,955 square feet of building area.¹ The analysis within this section assumes that construction would begin in 2026 and be completed by 2030, thereby overlapping with operation of Phase 1 developments. Construction and operation of the Phase 2 buildout is analyzed at a programmatic level within this section.

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.

Specific Plan Area

Less than Significant Impact. As described in Section 5.13, *Population and Housing*, the proposed Project is conservatively anticipated to result in 6,427 employment opportunities with 2,535 employees generated in

¹ The Phase 2 buildout square footage of 4,007,955 square feet was based on the gross acreage of parcels within the Phase 2 area prior to roadway dedications. After roadway dedications, the maximum allowable development within Phase 2 would actually be 4,001,748 square feet. However, for purposes of providing a conservative analysis, a buildout of 4,007,955 square feet was assumed.

Phase 1, and 3,892 employees generated from the maximum buildout of Phase 2 inclusive of the Overlay area. As discussed in Section 5.13, *Population and Housing*, the employees that would fill these roles are anticipated to come from the region, as the unemployment rate for the City of Perris as of May 2024 was 5.7 percent, for the City of Hemet was 6.3 percent, for the City of Moreno Valley was 4.6 percent, and for the City of Menifee was 4.6 percent, and the County of Riverside was 4.4 percent (BLS, 2024). Due to the existing and projected ratio of housing to jobs and the levels of unemployment, it is anticipated that new employees at the Project site would reside locally and within commuting distance and would not generate a need for new housing. Thus, development of the proposed Project is not expected to result in an increase in residents that would necessitate the need for the expansion of public park facilities.

Based on the City's Parks and Recreation Master Plan policy to attain 5 acres of parkland per every 1,000 residents, and conservatively assuming that all employees for the Project site would result in new residents within the City, the proposed Project would result in a demand for approximately 32.14 acres of parkland, to support these additional employees (City of Perris, 2005b). Also, as listed in Table 5.15-1, there are currently 82.09-acres of Perris parkland within 2 miles of the Specific Plan Area, including the 14.1-acre Paragon Park, which is less than a 10-minute walking distance from the Specific Plan Area. These existing City of Perris parks provide a variety of facilities that include sports fields, exercise equipment, picnic areas, and playgrounds.

The proposed Project would meet a portion of this increased need through the construction of a 12.91-acre water quality management basin. The basin would be designed with walking paths, four areas for exercise equipment, and an open space lounging/table area for use by the Specific Plan employees. In addition, Building 1 would feature a half-court basketball court within the northern portion of the building footprint and two pickleball courts located in the northeast corner of the Building 1 parking lot. Building 2 would feature a half-court basketball court within the southeast corner of the building footprint and a pickleball court located in the northeast corner of the Building 2 parking lot. Building 3 would feature a half-court basketball court within the southwest corner of the building footprint and a pickleball court located in the northeast corner the Building 3 parking lot between the building and Private Drive A. Building 6 would feature a full-court basketball court within the southwest corner of the building footprint and a pickleball court located near the southeast corner of the Building 6 parking lot. Building 7 would feature a half-court basketball court within the northwest corner of the building footprint and a pickleball court located on the western border of the building adjacent to Frontage Road.

The City of Perris General Plan anticipates that new developments in the City would require the development of additional park facilities. The Open Space Element of the General Plan provides areas that have been identified as future parks to serve the growing need in the City, none of the sites proposed within the General Plan for expanded park facilities are located within the Specific Plan Area. Thus, the proposed Project would be subject to the Development Impact Fees (DIF) established by City of Perris Municipal Code Chapter 19.68. The City's Community Services Department would receive a portion of the DIF to offset the impact of developing new facilities to support parks and recreation services (City of Perris, 2022).

With the incorporation of the 12.91-acre walking trail and fitness area, individual employee amenity areas, and payment of DIF, the proposed Project would have a less-than-significant impact on the physical deterioration of existing recreational facilities.

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

Specific Plan Area

Less than Significant Impact. As discussed above and in Section 5.13, *Population and Housing*, development of the proposed Project is not expected to result in an increase in residents that would necessitate the need for the expansion of park facilities. In addition, the proposed Project would include the construction of a 12.91-acre water quality management basin that would be designed with walking paths for use by the Specific Plan employees. The construction activities related to the proposed recreational facilities are included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this Draft EIR. For example, emissions due to the construction of the 12.91-acre water quality management basin and walking paths are included in Sections 5.3, *Air Quality*, and 5.8, *Greenhouse Gas Emissions*. In addition to the 12.91-acre water quality management basin and recreational area and employee amenity facilities near Buildings 1, 2, 3, 6, and 7, the proposed Project would contribute DIF pursuant to City of Perris Municipal Code Section 19.68 that would be used towards the future expansion or maintenance of parks and recreational facilities. Therefore, no physical impacts associated with development of recreational facilities would result beyond those identified in this EIR for the Project. This potential impact would be less than significant.

5.15.7 CUMULATIVE IMPACTS

The cumulative assessment for parks and recreation considers the development of the Project in conjunction with other development projects in the City of Perris, as listed in Section 5.0 of this EIR. The Project would construct the 12.91-acre water quality management basin and recreational area and employee amenity facilities near Buildings 1, 2, 3, 6, and 7. As explained above, due to the incorporation of recreational facilities and the payment of DIF, the Project would not increase the use of existing recreational facilities within the vicinity such that physical deterioration would occur. Thus, the Project would not contribute to the need for new or physically altered offsite facilities and would not result in a cumulative impact related to parks and recreation.

5.15.8 EXISTING REGULATIONS

Perris Municipal Code Title 19, Chapter 19.68.020, Development Impact Fees

5.15.9 PROJECT DESIGN FEATURES

None.

5.15.10 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Impacts REC-1 and REC-2 would be less than significant.

5.15.11 MITIGATION MEASURES

None.

5.15.12 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant and unavoidable adverse impacts related to recreation would occur.

5.15.13 REFERENCES

- BLS (U.S. Bureau of Labor Statistics). (2024). *BLS Data Viewer*. Retrieved July 29, 2024, from <https://beta.bls.gov/dataQuery/search>
- City of Perris. (2005a). *Parks and Recreation Master Plan*. Retrieved July 30, 2024, from <https://www.cityofperris.org/home/showpublisheddocument/443/637203139678100000>.
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