

## 5. Environmental Analysis

### 5.16 RECREATION

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the proposed project to impact public parks and recreational facilities.

#### 5.16.1 Environmental Setting

##### 5.16.1.1 REGULATORY BACKGROUND

###### City of Brea Municipal Code

According to Section 2.24.020 of Chapter 2.24, Parks, Recreation, and Human Services Commission, the commission shall:

- Coordinate all of the recreation, leisure time, and cultural activities of the city.
- Provide for the establishment and maintenance of sound recreation and parks programs.
- Ensure the efficient operation of all recreation and parks facilities within the city.
- Encourage a sound and well-rounded program of activities to service the recreational, park, cultural, leisure time and other needs of people within the city.

###### City of Brea General Plan

The goals and policies of the Brea General Plan include providing a variety of parks and recreation facilities that meet the diverse needs of the community, protecting and preserving existing parks and recreation facilities, and maximizing use of open space areas capable of supporting park-type activities.

###### Park Development Fees

There is an approval process for paying park development fees versus land dedication. Park development fees are charged for new development to fund park development and improvements; charges are determined based on the number and type of residential units being constructed (Brea 2019a).

##### 5.16.1.2 EXISTING CONDITIONS

Brea has 19 park and recreation facilities, including mini or pocket parks, a dog park, neighborhood parks, school parks, community parks, regional parks, Carbon Canyon Regional Park, Ted Craig Regional Park, hiking trails, and Birch Hills Golf Course (Brea 2019b). In addition, Chino Hills State Park encompasses 11,770 acres in the counties of Orange, Riverside, and San Bernardino and occupies approximately 16 percent of Brea's total planning area.

An approximately 3,400-acre area of Chino Hills State Park, including natural wilderness area with hiking, biking, and equestrian trails, is in Brea and its sphere of influence. Passive open space and park areas account for 5 percent of the land within the city limits. The project area is an active oil field and does not contain any parks or recreational facilities.

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#### 5.16.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, 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.

#### 5.16.3 Plans, Programs, and Policies

- PPP REC-1 The proposed project is required to comply with Brea Municipal Code Section 18.64.080 that establishes the subdivision regulations for the provision of park and recreational facilities through land dedication, installation of improvements, payment of in-lieu fee thereof, or a combination. Where applicable, new development is required to fund park development and improvements through the payment of park development fees.

#### 5.16.4 Environmental Impacts

##### 5.16.4.1 IMPACT ANALYSIS

The following impact analysis addresses the thresholds of significance; the applicable thresholds are identified in brackets after the impact statement.

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**Impact 5.16-1: The proposed 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. [Threshold R-1]**

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The proposed project would add approximately 3,102 residents to the city, creating demands for various recreational facilities such as neighborhood and regional parks. However, the proposed project includes construction of a 13-acre sports park and 2.1-acre staging area park, a network of bicycle and pedestrian trails, and 47.5 acres of open space and trails, for a total of 62.6 acres of park/recreation and open space area. The proposed project would provide adequate parklands within the project site to minimize additional demands to the existing recreational facilities within the city.

Brea has a goal of 5 acres per 1,000 population for public park and recreational facilities (Brea 2003a). According to the General Plan, the City designates 980 acres as parks and open space (Brea 2003a). Considering the city's total population of 45,629 (DOF 2020), the City is providing 21.48 acres of parkland and recreational facilities per 1,000 population,<sup>1</sup> exceeding its goal.

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<sup>1</sup> 980 acres of parkland ÷ 45,629/1,000 population = 21.48 acre per 1,000 population

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The Brea Municipal Code Section 18.64.080 establishes the subdivision regulations for the provision of park and recreational facilities through land dedication, installation of improvements, payment of in-lieu fees, or a combination. Municipal Code Section 18.64.080 requires the land dedication ratio of 5 acres per 1,000 population and sets the population density at 3.5 persons per single-family dwelling unit and 2.0 persons per multifamily dwelling unit.<sup>2</sup> The proposed project would provide 450 Low Density Residential (LDR) units at a density range of 1.0 to 6.0 dwelling units per acre (du/ac) and 650 Medium Density Residential (MDR) units at a density range of 6.1 to 12 du/ac, including 76 affordable housing units. Based upon the proposed 1,024 single-family residential units and 76 multifamily residential units, a minimum of 18.68 acres<sup>3</sup> of parks and recreational facilities are required to be provided in Brea 265 to satisfy the dedication requirement of 5 acres per 1,000 population.

The proposed project would provide 15.1 acres of park and recreation areas and 47.5 acres of open space and trails. Therefore, the proposed project would exceed the minimum requirement of 18.68 acres of parks and recreation facilities (PPP REC-1). The 13-acre Sports Park amenities are illustrated on Figure 3-11, *Sports Park*, which include a lighted baseball field, soccer field, tennis courts, a full basketball court, warmup field, and restrooms with drinking fountain. The 2.1-acre Staging Area Park is illustrated on Figure 3-10, *Staging Area Park*, and it accommodates a dual-tread multipurpose trail, shade structure with picnic tables, restroom with drinking fountain, parking, and bike racks. The proposed parks and trails in the open space areas would be publicly accessible and privately maintained by HOAs. Other recreational facilities such as clubhouses and swimming pools would be privately accessible and maintained. The publicly accessible parks and trails in the open space areas will receive 100 percent credit toward fulfilling the parkland dedication requirement, and the privately accessible recreational facilities will receive 50 percent credit.

As shown on Figure 3-5, *Parks, Recreation, and Open Space Plan*; Figure 3-6, *Nonvehicular Circulation Plan*; and Figure 4-4, *The Tracks at Brea Trail*, the proposed trails would connect to the existing trails near Carbon Canyon Regional Park, Chino Hills State Park, Brea Sports Park, and the Tracks via the Brea Trail Route, thereby providing a better connectivity for the rest of Brea from and to these recreational facilities.

In addition to the park and recreation areas, approximately 47.5 acres of open space and trails would be provided in Brea 265. Therefore, the proposed project would provide more recreational space than the standard established under the City's General Plan and would result in beneficial impact to the city and surrounding community residents.

Overall, the proposed project would add an additional 62.6 acres of public parks, open space, and trails to the city, providing parklands and open space that exceeds the established parkland standard of 5 acres per 1,000 population. The city already provides 21.48 acres of parkland and recreational facilities per 1,000 population, and the proposed project would not adversely affect this ratio.

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<sup>2</sup> The mean population per dwelling unit identified under the Brea Municipal Code Section 18.64.080 is based on 1988 Census figures and used only to calculate the parkland dedication. The DEIR did not use this mean population per dwelling unit in any other sections.

<sup>3</sup>  $1,024 \text{ units} \times 3.5 \text{ persons per single family units} + (76 \text{ units} \times 2 \text{ persons per multifamily units}) / 1,000 \text{ population} \times 5 \text{ acres} = 18.68 \text{ acres}$

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*Level of Significance Before Mitigation:* Less than significant impact with implementation of PPP REC-1.

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**Impact 5.16-2: The proposed project would not include recreational facilities that might have an adverse physical effect on the environment. [Threshold R-2]**

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The proposed project involves construction of a 13-acre sports park and a 2.1-acre staging area park. Impacts from constructing these park/recreational facilities are addressed throughout the EIR, and no additional adverse physical impacts on the environment would occur.

*Level of Significance Before Mitigation:* Less than significant impact.

#### 5.16.5 Cumulative Impacts

The area of cumulative impacts considered is the city of Brea and its SOI. Other development projects in the city combined with the proposed project would create demands for recreational facilities. However, as discussed in Impact 5.16-1, the proposed project would exceed the required parkland dedication requirement from the Brea Municipal Code and would have a beneficial impact on park/recreation acreage in the city. Other cumulative projects in the city are also anticipated to meet Brea Municipal Code Section 18.64.080, which establishes regulations for the provision of park and recreational area. Therefore, when combined with other development projects, the proposed project would benefit the overall park acreages in the city and its SOI. The project impacts would not be individually significant but would contribute to the city's overall increase in parkland supply. Therefore, impacts would not be cumulatively significant.

#### 5.16.6 Level of Significance Before Mitigation

Upon implementation of the plans, programs, and policies, the following impacts would be less than significant: 5.16-1 and 5.16-2.

#### 5.16.7 Mitigation Measures

No mitigation measures are required.

#### 5.16.8 Level of Significance After Mitigation

Because no mitigation measures are required, impacts are the same as described in Section 5.16.6.

#### 5.16.9 References

Brea, City of. 2003a. City of Brea General Plan.

<http://www.ci.brea.ca.us/DocumentCenter/View/61/General-Plan>.

———. 2003b. The City of Brea General Plan Final Environmental Impact Report.

[http://www.ci.brea.ca.us/DocumentCenter/View/3909/BreaGP\\_FinalEIR?bidId=](http://www.ci.brea.ca.us/DocumentCenter/View/3909/BreaGP_FinalEIR?bidId=).

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- . 2019a. City Services, Community Development, Building & Safety Division, Fees, Park Development Fees. <http://www.ci.brea.ca.us/140/Park-Development-Fees>.
- . 2019b. City Services, Recreation, Parks, Our Facilities. <https://www.ci.brea.ca.us/439/Parks>.
- . 2019c. (accessed). Brea Municipal Code. [http://library.amlegal.com/nxt/gateway.dll/California/brea/cityofbreacaliforniacitycode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:brea\\_ca](http://library.amlegal.com/nxt/gateway.dll/California/brea/cityofbreacaliforniacitycode?f=templates$fn=default.htm$3.0$vid=amlegal:brea_ca).
- California Department of Finance (DOF). 2020. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2020. <https://dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

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