



# Open Space Element

(City Council Adoption – March 14, 2006)



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## Introduction

Providing additional open space as public parks has been identified as a top priority for the City of Perris. The Open Space Element provides the information needed for making informed decisions in addressing the need for land for recreational purposes. The Open Space Element includes an inventory of existing land reserved for the recreation needs of the community, a projection of future additional land requirements, and actions necessary to see that appropriately located recreational land is provided.

Although the term “open space” includes wildlife habitats and natural resource preserves, the emphasis of the Open Space Element is on quantification of projected parkland needs, identification of future parkland sites, and policies for acquiring and developing parkland. This emphasis reflects community sentiment that outdoor recreational opportunities for the City’s youth must be expanded dramatically. Open space required for conservation and health and safety purposes are covered in the Conservation and Safety Elements of the General Plan.

Throughout this Element, open space for recreational uses will be categorized as either for “active” or for “passive” recreation. Active recreation includes sports activities such as baseball, soccer, and tennis, and active play on swings, slides and similar play equipment. Active recreation venues typically require site improvements such as paved court areas, lighting, and playground equipment. Passive recreation includes activities such as walking, hiking, and picnicking requiring minimal site improvements or amenities. Because the City of Perris has an abundance of land preserved for passive

uses, but lacks active recreation sites, the Open Space Element focuses on the latter.

The Open Space Element is divided into four sections:

- I. **Existing Conditions** provides a year 2006 inventory of the locations and types of open space available for recreational use;
- II. **Issues, Opportunities, and Constraints** reflects the community perspective on the strengths and shortcomings of open space for recreational uses in the City of Perris in 2006. Those who live and work in Perris offered their visions about the way the recreational needs of the community would be served in the future. This information, together with Existing Conditions, is the foundation upon which the Park Plan of the Element is built;
- III. **The Park Plan** identifies the amount and types of open space recreational facilities appropriate for both existing and future development consistent with the General Plan. General locations for new open space parks are identified.
- IV. **The Strategy for Action** section sets forth the steps to be taken by the City of Perris to promote open space land acquisition and improvement for recreational uses. Changes to the Zoning Ordinance, the Subdivision Ordinance, and Redevelopment Plans, and future decisions on capital improvement plans, annual municipal budgets, and municipal department work programs are the primary means available to the City in achieving the open space goals set forth in the Open Space Element and reflected in the Park Plan.



## Existing Conditions

### Open Space for Active Uses

The City of Perris currently operates ten parks and two more parks are scheduled to open in 2006. These 12 parks encompass roughly 107 acres in area, with 100.5 acres devoted to active recreational uses. Each park contains amenities ranging from benches and trails to ball fields and restrooms. Several of the City's parks cannot support active play due to their small size or lack of amenities for active recreational use. These issues are addressed in the next section. For purposes of analysis and designation in General Plans or in Parks and Recreation Master Plans, parks are typically categorized by size and use. Two categories, neighborhood parks and community parks, are of specific interest because they are used to establish park dedication standards.

A neighborhood park is any general use local park developed to serve the active recreational needs of a particular neighborhood within a community. Neighborhood parks range in size from 5 to 14 acres and are intended to serve the residents within a radius of approximately 1/2 mile, typically within walking or cycling distance. Neighborhood parks generally feature active-play amenities such as ball fields, multi-purpose playfields, game courts, children's play areas, lighting for night use, and on-site parking facilities. Neighborhood parks are sometimes located adjoining an elementary school and near the center of a neighborhood. A neighborhood park should not be separated from its user population by major highways, railroads, or

other obstacles that cannot easily be traversed.

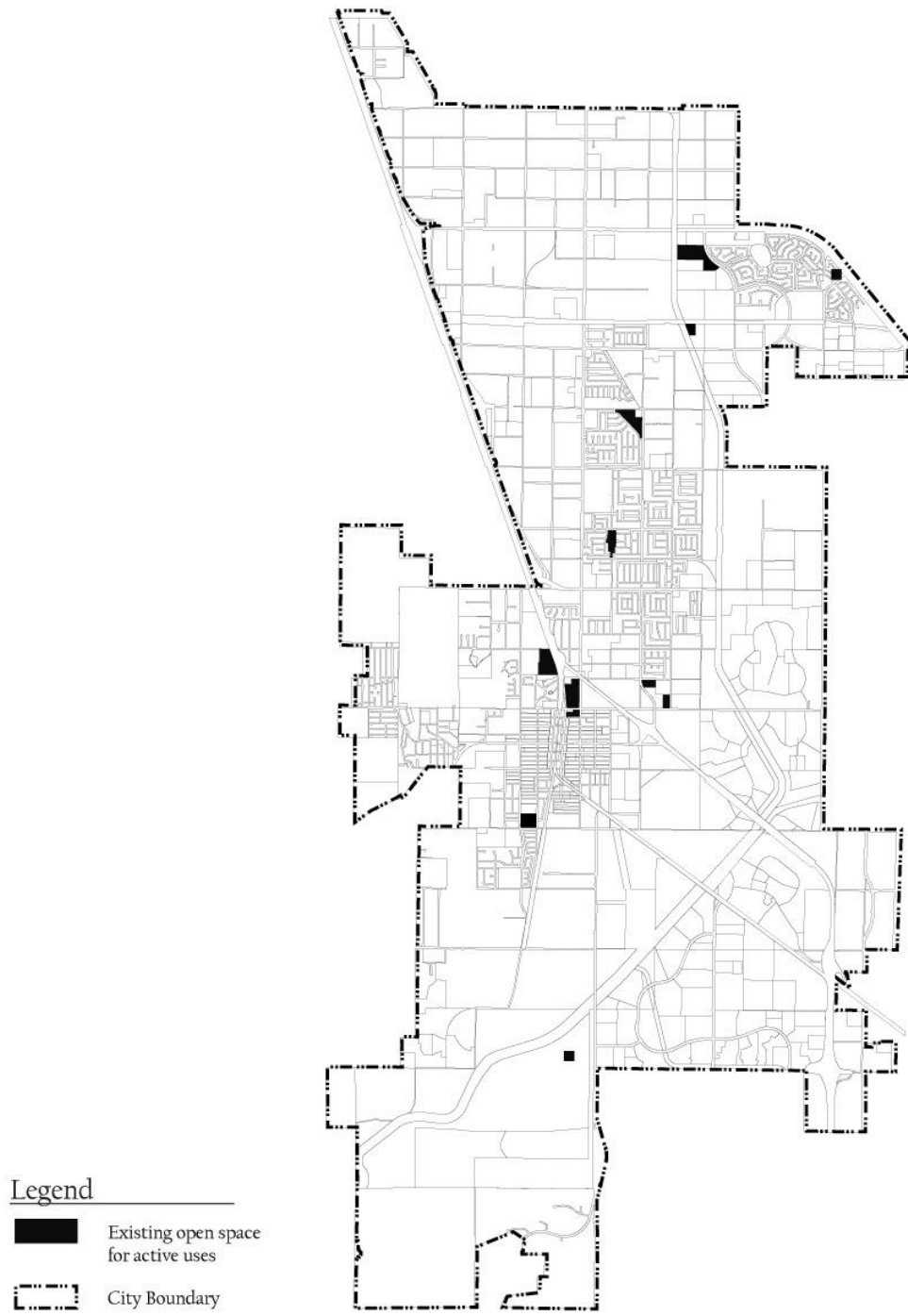
Community parks should be between 15 and 40 acres in size and generally designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve people living within a radius of up to three miles, and include facilities that require more space than neighborhood parks such as more than one sport field, multiple sport courts, swimming pools, and community centers with adequate on-site parking. Community parks may also include passive uses such as nature areas and picnic facilities and should be linked, via pedestrian, bicycle or equestrian trails, to other open space uses.

Two parks within the City are large enough to be considered a community park. However, the number of active play fields for team sports including soccer and baseball falls far short of meeting demand within the community. Both youth and adult sports groups compete for limited game times. Sports fields are overused and time allotted for maintenance is sacrificed to accommodate greater playtime. Deteriorated field conditions put the City at a disadvantage in competition for regional tournaments.



An inventory of the City's parks for active uses is shown in Exhibit OS-1.



## Exhibit OS-1: Existing Open Space for Active Uses



### Legend

-  Existing open space for active uses
-  City Boundary





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## Planning Area 2

### **Frank Eaton Memorial Park**

Frank Eaton Memorial Park was completed in 2004. This park comprises 4.4 acres. Amenities include a baseball/softball field, sheltered picnic tables, barbeques, playground equipment, basketball court, portable restrooms and a drinking fountain.

### **May Ranch Park**

This 7.5 acre park is located within the May Ranch community. Amenities include 2 baseball fields, 1 basketball court, a play structure, picnic tables, a picnic shelter, portable restrooms, open space, and parking. An 11-acre expansion is planned for this park.

### **Morgan Street Park**

At 15.0 acres, this park, set to open in late 2006, includes amenities such as 3 lighted soccer fields, 2 basketball courts, a tot lot, a concession stand with patio tables, restrooms, group picnic shelters, open space, picnic tables and a parking lot. A 33-acre expansion is planned for this park.

## Planning Area 5

### **Bob Long Memorial Ballpark**

Bob Long Memorial Park is located within a commercial area adjacent to residential neighborhoods. At 4.41 acres, it includes 2 baseball fields, 1 T-ball field, bleachers, lights, covered dugouts, restrooms and a snack bar.

### **Copper Creek Park**

This is a 7.39 acre neighborhood park. Amenities include picnic tables, benches, a shelter, a barbeque area, a play structure and open space. While it does not include playing fields, the playground equipment helps to establish the neighborhood character of the park.

### **Paragon Park**

At 14.1 acres, Paragon Park is the City's second largest park. Amenities include 2 lighted tennis courts, 2 handball courts, a lighted full basketball court, a play structure, a shelter, portable restrooms, picnic tables, benches, a barbeque area, open space, and parking.

### **Redlands Park**

Redlands Park is a 7.5 acre neighborhood park set to open in mid-2006. It includes 3 baseball fields, bleachers, restrooms, a snack bar, and parking.

## Planning Area 6

### **Civic Center Complex**

At 6.41 acres, this park surrounds City Hall. As the site of the old Perris High School, the facilities have been modified to house the Bob Glass Gymnasium and Community Rooms, a full basketball court, a stage, bleachers, restrooms, meeting/activity room, kitchen facilities, the Statler Youth Center and a game/activity/TV room.

### **Foss Field**

Foss Field is adjacent to the Civic Center complex and comprises 4.95 acres. Amenities include 1 lighted baseball field, 1 lighted basketball court, 1 sand volleyball court, a play structure, restrooms, shelters, picnic tables, benches, barbeques, 2 lighted tennis courts, and parking.

### **Metz Park**

Metz Park is a 17.84 acre park that also serves as storm water detention basin adjacent to an elementary school. The park contains 2 lighted softball fields, 1 lighted baseball field, 1 lighted soccer field, bleachers, picnic tables, barbeques, a play structure, restrooms, a snack bar, and a parking lot. This combined use of park and detention basin is an example of dual purpose facilities that may be developed in





the future as the city tries to acquire or identify land for future parks.

### Planning Area 7

#### **Rotary Park**

Rotary Park was completed in 2003. Located adjacent to Perris Lake High School, this park comprises 8 acres—3.4 acres of City property and 4.6 acres owned by the Perris Union High School District. Amenities include picnic areas, play equipment, and improved sports fields.

### Planning Area 10

#### **Monument Ranch Park**

Monument Ranch Park is a 10-acre park, with 3-acres devoted to active recreation. The active portion of the park includes two play structures, benches, picnic tables, barbeques, and a drinking fountain.

## Open Space for Passive Uses

The hills, valleys, and slopes in Perris provide open space, habitat, and recreation spaces alike. The open spaces encompass a variety of natural habitats including riparian corridors, oak woodlands and chaparral. Examples include features such as the San Jacinto River and the Motte-Rimrock Reserve. In particular, the San Jacinto River is a major riparian corridor through the southern portion of Perris.

Lands identified for passive uses include those for ecologic and other scientific studies, rivers and stream corridors including undeveloped floodways, water retention and recharge basins, lands set aside for mitigation and habitat protection, and unpaved trails, and include facilities such as the Perris Valley Storm Channel. Public parks, such as Kabian County Park, which are planned to remain in their natural state, are also included in the category of passive open space.

The San Jacinto River corridor in Perris is 5 1/2 miles in length, providing a number of opportunities and constraints that influence open space uses and future development along the flood plain. The Perris Valley storm drain and the river corridors include 130 feet of open space along both sides of their channels for a combined 332 acres of open space. A regional trail running the length of the storm drain and river corridor is shown on the County of Riverside Integrated Project as a primary riding and hiking trail, but has yet to be developed. The river corridor is also an integral part of the County's Multi-Species Habitat Conservation Plan, which will limit development on much of the land, restricting other land-use activities, and likely increase the total amount of open space along the river corridor.

Perris has two large nature preserves within its boundaries. These nature preserves provide natural, undeveloped land for passive recreational use such as hiking, bird watching, and enjoyment of the scenery and wildlife.

An inventory of Open Space Land for Passive uses is shown in Exhibit OS-2 and described below.

### Planning Area 1

#### **Ramona Expressway Open Space**

This area consists of a 12-acre stretch along the north edge of Ramona Expressway adjacent to the Fairgrounds. This land is managed by the State Parks system.

### Planning Area 2 & 3

#### **Metropolitan Water District Properties**

An easement for the Colorado River Project underground aqueduct crosses the city from east to west. The surface property remains in a natural state. The easement totals 58 acres and is identified in several



Perris specific plans as open space to include trails in the future.

### Planning Area 6

#### **Russell Stewart Park**

Adjacent to the Cesar Chavez library, this park comprises 1.5 acres and contains benches and a gazebo.

#### **Howard Schlundt Park**

This park, located at 4<sup>th</sup> and Perris Blvd., is a 1.5 acre site with benches and enhanced landscaping.

#### **Banta Beatty Senior Citizen Park**

This 1.16-acre park is located across from the Civic Center and includes the City's senior center surrounded by a parking lot, a barbeque area, benches and picnic tables. This park serves the area-wide senior population.

#### **4th and "D" Street**

This area comprises two landscaped corners adjacent to the intersection. Benches are provided.

#### **9<sup>th</sup> and D Street**

This area is a small patch of open space located at Case Road and D Street.

### Planning Area 7

#### **Motte-Rimrock State Reserve and Wildlife Reserve**

Motte-Rimrock is comprised of 1,270 acres at the westerly edge of the City. The Reserve provides biological habitat for many species of birds and animals and contains archaeological and paleontological resources. Motte-Rimrock Reserve is owned and managed by the University of California, Riverside for species and habitat conservation purposes.

#### **Bellamo Lane**

This 39-acre parcel is the site of the closed Perris Municipal landfill. In the past, this

site also housed a shooting range. The property is located on the westerly edge of the City at the north east side of Ellis and Bellamo Lane.

#### **Four Seasons Preserve**

Four Seasons is located in the southwest part of Perris and is contiguous with Kabian County Park. The 190-acre preserve has varied topography, with steep east and west facing slopes, and plateaus with views west to the Santa Ana Mountains and east to the San Geronio Mountains. The site was set aside in 1999 as mitigation for habitat loss resulting from development impacts to Riversidian sage scrub and the federally listed threatened coastal California Gnatcatcher.

Adjacent to the Four Seasons Preserve is a 188-acre Open Space area managed by the Bureau of Land Management.

#### **Kabian County Park**

This County park is a 640-acre site owned by the County of Riverside and the U.S. Bureau of Land Management. Kabian County Park serves as a nature park with a focus on wildlife management and includes recreation facilities such as equestrian trails, hiking trails, and picnic tables. Kabian is being considered as a building block for a future core reserve within the Multi Species Habitat Conservation Plan.

### Sphere of Influence

A Sphere of Influence (SOI) is the area outside of and adjacent to a city's border identified by the County Local Agency Formation Commission (LAFCO) as a future logical extension of a city's jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects Open Space and community character of the city. The following passive open space areas lie within The City of Perris Sphere of Influence area:



### **Harford Springs Wildlife Reserve**

The Reserve is located in the City's Sphere of Influence approximately 7 miles west of Perris and 2 miles south of Cajalco Road in the Gavilan Valley area off Gavilan Road. The Reserve is comprised of 325 acres of steep terrain and home to several native species and provides equestrian and hiking trails.

### **Steele Peak Reserve**

Steele Peak is located in the southwestern portion of the City Sphere of Influence in the Gavilan Hills. The peak has an elevation of 2,529 feet and is the tallest peak along the Perris Valley. The Reserve was established for purposes of habitat and species conservation.

### **Scenic Highways**

Scenic Highways are designated as such because they traverse areas of distinctive natural beauty. Policies may be enacted by local jurisdictions to conserve significant scenic resources along Scenic Highways and manage development. State Route 74 in Perris is a State Scenic Highway. State Route 74 is of regional significance because it provides a link between Orange and Riverside Counties through the Santa Ana Mountains on into the San Jacinto Mountains. Within the City's Sphere of Influence, State Route 74 passes by Steele Peak and the San Jacinto River.

The Riverside County Integrated Project identifies the Ramona Expressway as a County Eligible (future) Scenic Highway.

### **Lake Perris State Recreation Area**

Lake Perris adjoins the City on the northeast in the unincorporated area of Riverside County and is owned by the State of California. Formed by the Lake Perris Dam, Lake Perris is a 2,000-acre reservoir that offers water recreation including swimming, fishing, boating, sailing,

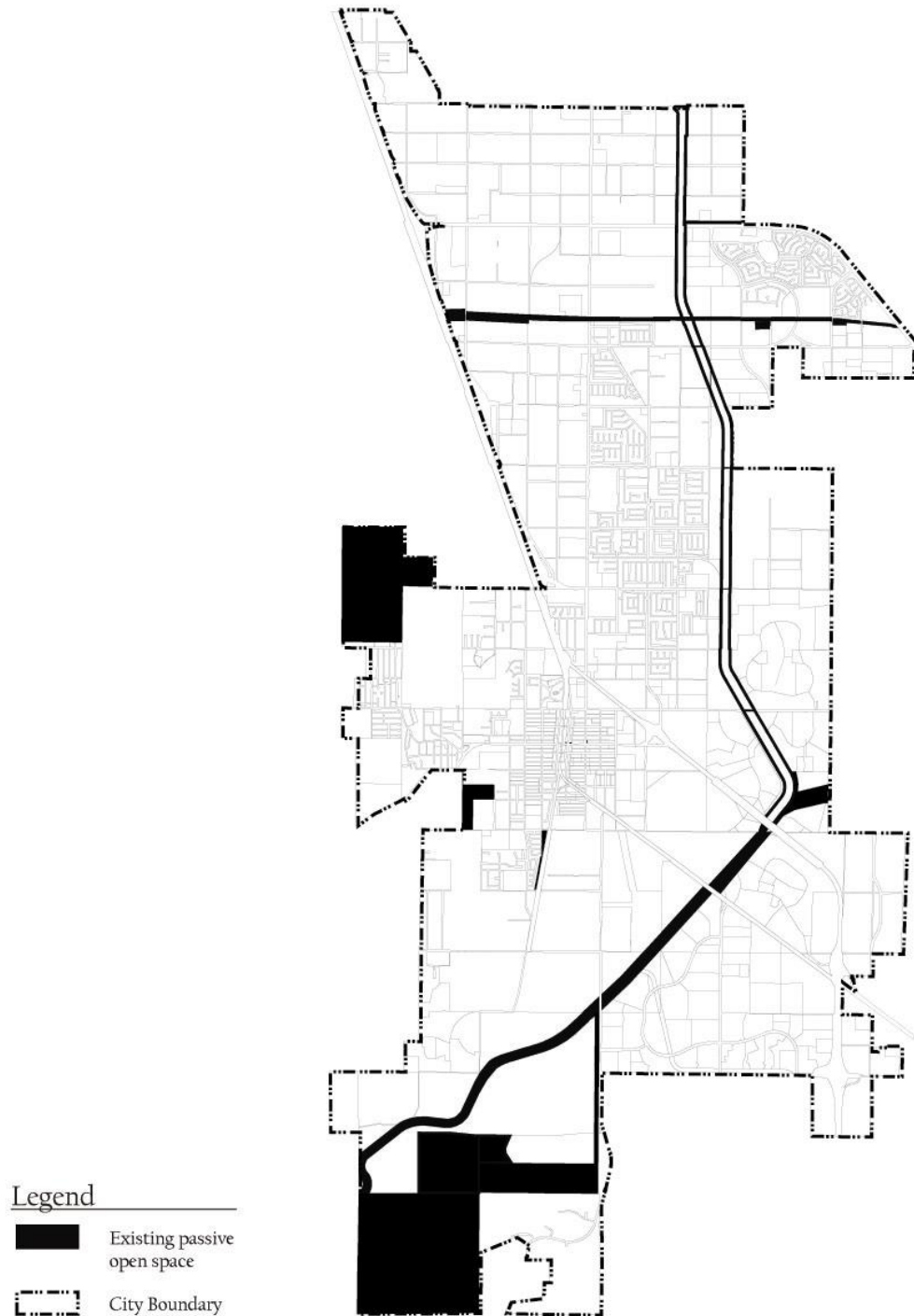
waterskiing, and a special area for scuba diving. The area also offers opportunities for hikers, bikers, and equestrians. Rock climbing is featured in an area south of the dam. The Ya' Heki' Regional Indian Museum is also in the area.

### **Future Parkland Development**



Numerous parks are indicated on comprehensive plans for development projects (Specific Plans) approved by the City, but not yet built. These Specific Plans indicate the locations of residential, commercial, industrial, and parkland areas within the boundaries of the respective Specific Plan. A further analysis of Specific Plan parkland is identified in the Park Plan Section of this document.



## Exhibit OS-2: Existing Passive Open Space



### Legend

-  Existing passive open space
-  City Boundary





links to the County Regional Trail System

## Issues, Opportunities and Constraints

Through a series of interviews, meetings, and focus groups variously comprised of local residents, business and community leaders, City Council members, and City staff, the following Issues, Opportunities, and Constraints were identified for consideration in the preparation of the Open Space Element:

### Issue #1: Parks/Bike Trails

The City needs to increase the number and quality of its parks and trails. Currently, there are not enough parks to satisfy the demands of user groups and the community at large. A complete trail system throughout the City that connects to other County-wide or regional trail systems is desired.

According to the 2000 U.S. Census, the City of Perris' population was 36,189, which based on a ratio of five acres per thousand residents indicates a need for 181 acres of developed parkland. The City has 100.5 acres of developed parkland within the City limits as of 2006, representing an existing 80.5 acre parkland deficit.

### Opportunities

- ❖ A large, centrally-located ballpark would attract regional tournament play and increase revenues to the City
- ❖ Participation in public/private partnerships may be a means to providing recreation venues
- ❖ The Perris Valley Channel and the San Jacinto River have been identified as potential sites for

### Constraints

- ❖ The City has an existing parkland deficit
- ❖ Existing parks are in need of rehabilitation and upgrading
- ❖ Current City impact fees levied on new residential construction do not fully fund acquisition and development of new parks
- ❖ Extensive "open space" areas indicated for passive recreational uses such as Edison easements and the aqueduct, and small, one-acre pocket parks do not afford appropriate recreation opportunities for residents
- ❖ The MSHCP may limit trail development opportunities along the San Jacinto River (see Issue #2)

### Issue #2: MSHCP

Riverside County and eight cities in western Riverside County participated in developing a Multiple Species Habitat Conservation Plan (MSHCP) that will reduce the burden of environmental impact analysis on each new development project by identifying environmentally sensitive areas. This will also be a first step in facilitating development of sorely needed storm drains. Part of the land in the conservation area, however, lies within the floodplain along the San Jacinto River in southern Perris. The conservation area may become an asset over the long term but is generally perceived as reducing the amount of land in the City available for future development through imposition of development restrictions on affected properties.



Opportunities

- ❖ MSHCP adoption will remove a regulatory obstacle relating to deepening the Perris Valley Channel and construction of needed storm drains

Constraints

- ❖ The Multiple Species Habitat Conservation Plan conservation area in the San Jacinto River floodplain will reduce the land area available for use and development
- ❖ The MSHCP may prohibit low-impact uses such as multi-user recreation trails along the San Jacinto River

Issue #3: Vacant Land

Approximately 36% of the land designated for residential use in the City of Perris is developed. Therefore, 64% of land designated for residential use remains to be developed. New residential development will need to be accompanied by new park development to meet the recreational needs of future residents.

Opportunities

- ❖ The extent of vacant and undeveloped land is an opportunity for the City of Perris to evolve as a balanced community including options for living, working, and recreating in the City
- ❖ Sufficient undeveloped land area is available for park development
- ❖ New residential tract developments can be required to provide adequate parkland
- ❖ There are large single-owner land holdings which reduces the number of negotiations and

transactions necessary to rezone and purchase land for parks

Constraints

- ❖ Current City impact fees levied on new residential construction do not fully fund acquisition and development of new parks

Issue #4: Topography

In some planning areas, topography includes slopes and jagged peaks interspersed with rock outcroppings.

Opportunities

- ❖ Areas that might not otherwise be suited for residential or commercial development may be set aside for recreational purposes
- ❖ Open space that is not developable for recreational purposes can be retained for passive or visual open space

Constraints

- ❖ Topography or soil conditions may not accommodate flat ball fields/playfields

Issue #5: Funding and Improvement Mechanisms

The capital fee program will not generate adequate funds for park development over the 30-year span of this General Plan. Capital Improvement Programs and accompanying fee structures should enable the City to achieve its active parkland goals.



### Opportunities

- ❖ The City may be able to increase parkland to ensure adequate active parkland for all new residential development within the City
- ❖ Funds to improve existing parkland may be secured through State and Federal grant programs in conjunction with the City's Redevelopment Agency

### Constraints

- ❖ Increases in capital fees for parks will increase the price of new housing
- ❖ Existing parkland deficits cannot be rectified through requirements on new development



## The Park Plan

This section identifies existing and future park needs, and identifies locations for future park development. Future locations have been selected that 1) may be reasonably expected to be available for acquisition or dedication that are suitable for community parks of 15 acres or larger; and 2) are accessible to the entire community. The *Strategy for Action* will define actions necessary to implement this Park Plan.

### Parkland Dedication

When residential development occurs, cities typically require that land for parks is provided or “dedicated.” Cities establish parkland dedication standards and fee structures to pay for park improvements. These standards are used to help determine the amount of parks and park improvements necessary for inhabitants of the new dwellings.

In accordance with the Ordinance Number 953, approved by City Council on April 26, 1993, the City is required to have residential development dedicate 5 acres of parkland for every 1,000 residents projected to occupy new homes. The City shall require residential developers to dedicate 5 acres of parkland for every 1,000 residents projected to occupy new homes. Or, if the City and developer agree, the developer can pay a fee in lieu of dedicating land for park uses. Ordinance 953 reads in part, “It is hereby found and determined by the City Council that the public interest, convenience, health, welfare, and safety requires five (5) acres of parkland for each 1,000 persons residing within the City of Perris shall be devoted to parks and recreational facilities.” Table OS-2 outlines

the minimum expected parkland needs upon build-out of all residential land in Perris.

In conjunction with creating standards that require developers to dedicate specific amounts of land for park uses, the City should implement a set of minimum standards for all parkland improvements to be completed or funded by residential developers.

### New Community Parks

Due to the lack of existing parks with amenities such as ball fields and other organized sports/active play areas that require at least 15 acres to develop, and the demand created as a result of new development, all new development will be required to contribute either land and/or in-lieu fees toward Community parks. There is sufficient vacant land in Perris such that appropriately-sized and properly located future park sites may be secured in the development entitlement process.

Community parks (parks of at least 15 acres) in developing areas of the City will be acquired and improved consistent with recommendations set forth in this section. The process will include identification of park sites and agreement on the means for reserving those sites for park development. Based on the park needs analysis included in this section, the general areas within which community parks are to be developed concurrent with new residential development are shown in Exhibits OS-3 through OS-6, “Generalized Locations of Future Parks”. The projected parkland dedication attributable to future residential development, by planning area, is shown in Table OS-1.





The generalized locations of future parks encompass vast land tracts that will include future residential development. Each generalized park location was selected with a projected service area of approximately three miles. The precise location of a community park, the means to acquiring and developing each park, and the allocation of costs among benefiting subdivisions will be identified at the time residential development is proposed within an area designated in Exhibits OS-3 through OS-6 as a *Generalized Location*.

An application for discretionary development approval for residential construction within a generalized park location area will be required to include an Infrastructure Concept Plan if one has not been prepared for the area. The content of an Infrastructure Concept Plan is indicated in the Land Use Element of the General

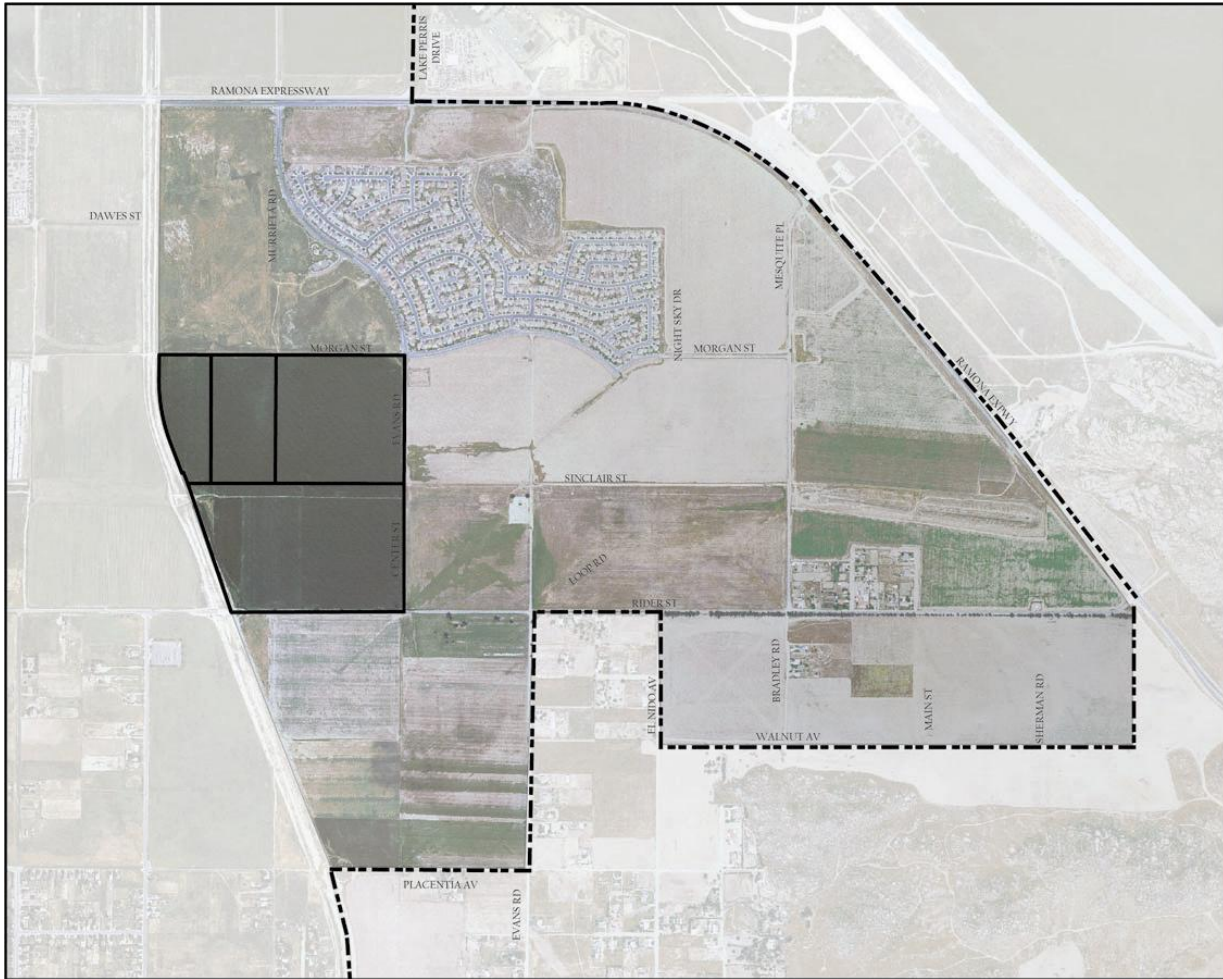
Plan and includes a requirement that property to be developed as a minimum 15-acre community park be identified. Using the park demand rate of five (5) acres of developed parkland for each one thousand projected residents, the Infrastructure Concept Plan will identify that portion of the community park acquisition and development attributable to the development. All future residential developments within the respective Planning Area within which the community park is to be located will participate in funding, acquisition, and development of the park consistent with this section. Conditions of approval for each project entitlement will include the park improvement costs and obligations of the applicant for parkland dedication, acquisition, and payment of fees and/or park development.

**Table OS-1: Projected Parkland Dedication**

Planning Area	Estimated Park Acreage
Planning Area 1	55.34
Planning Area 2	45.00
Planning Area 4	35.00
Planning Area 5	45.19
Planning Area 9	146.20
Planning Area 10	24.5

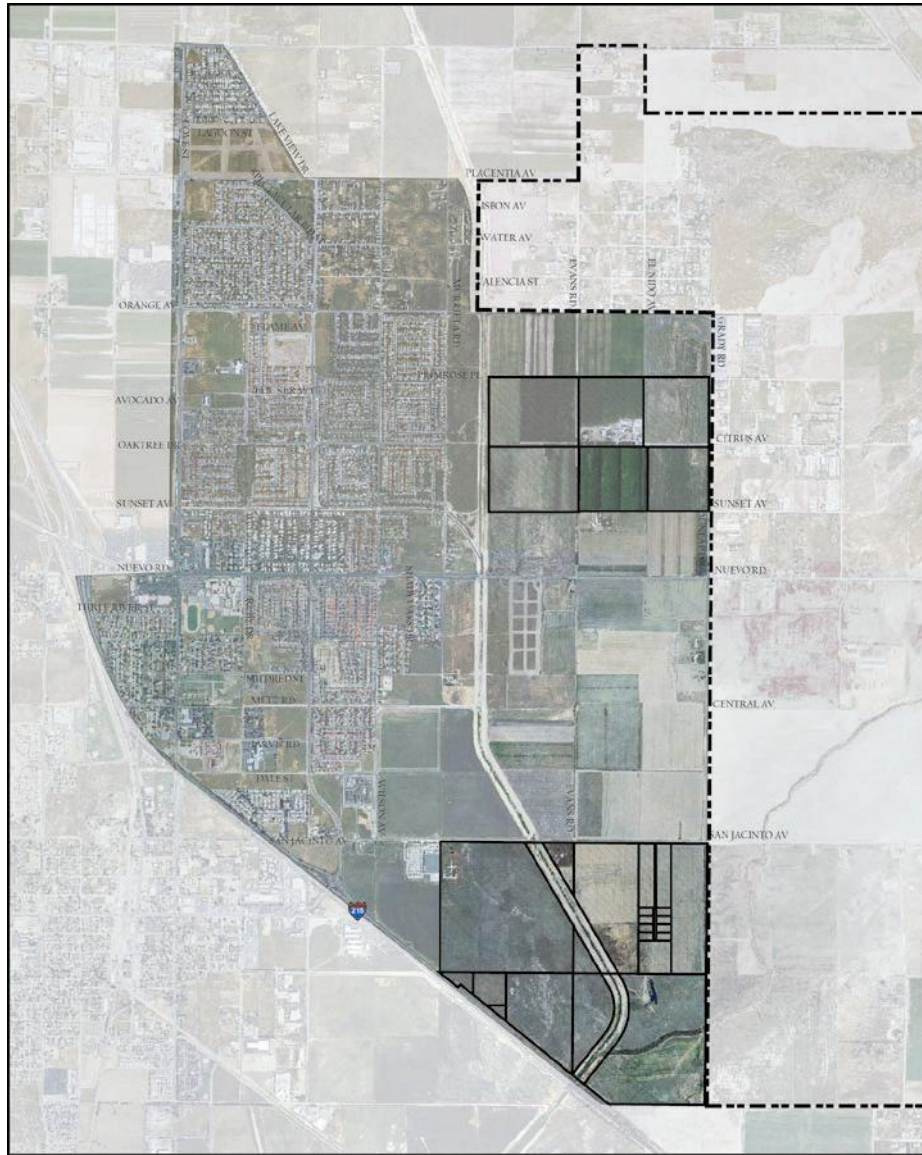


### Exhibit OS-3: Generalized Locations of Future Parks, Planning Area 2





### Exhibit OS-4: Generalized Locations of Future Parks, Planning Area 5





### Exhibit OS- 5: Generalized Locations of Future Parks, Planning Area 9

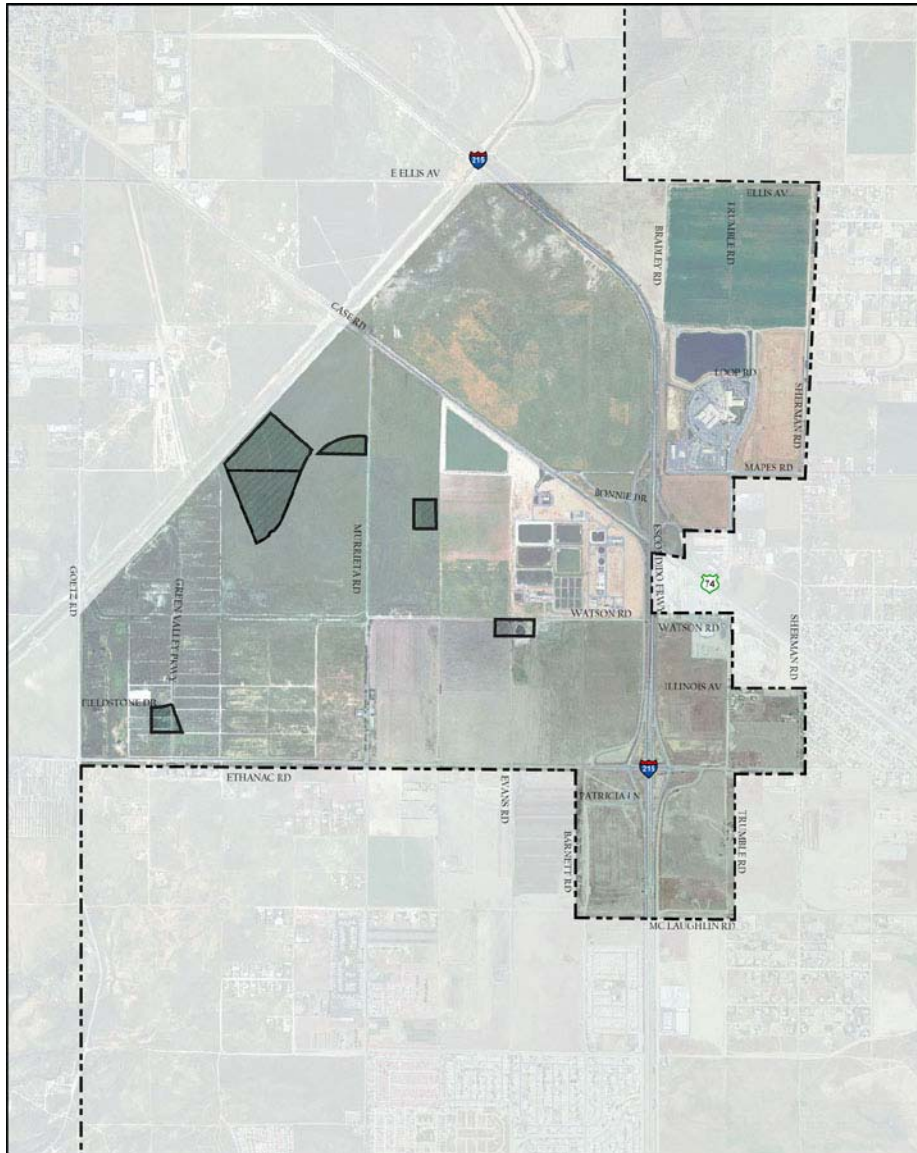
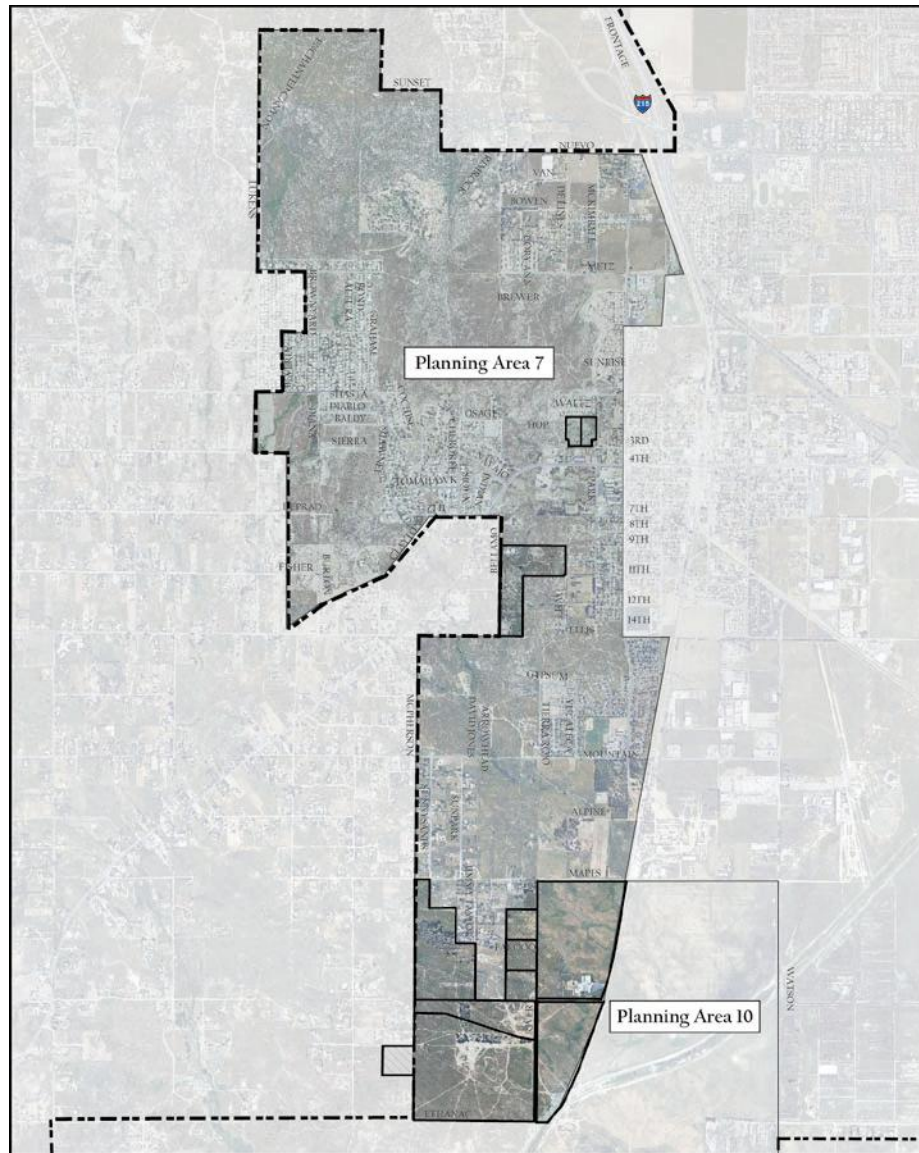




Exhibit OS-6: Generalized Locations of Future Parks, Planning Areas 7 and 10





### Future Park Land Development

Table OS-2 shows the future parkland needs for the City of Perris at build-out. Part of this future need can be met with parks included in approved Specific Plans. (Table OS-3)

Eight (8) Specific Plans have been approved and/or are under construction in

various locations citywide as of 2000. Table OS-3 below identifies planned parks and their acreage in all of the Specific Plans, some of which are already under development. Exhibit OS-7 shows the location of these parks. Specific Plan parks have been classified as either community parks or neighborhood parks, but do not meet the 20- to 50-acre size criterion generally accepted for community parks.

**Table OS-2: Projected Future Park Need**

	Projected Number of Units at Build-out	Projected Number of Residents at Build-out*	Projected Active Park Land (acres)
Planning Area 1	1,994	6,979	35
Planning Area 2	6,157	21,550	108
Planning Area 3	200	700	4
Planning Area 4	184	644	3
Planning Area 5	14,663	51,320	256
Planning Area 6	1,678	5,873	29
Planning Area 7	6,624	23,184	116
Planning Area 8	0	0	0
Planning Area 9	5,198	18,193	91
Planning Area 10	6,408	22,428	112
<b>Totals</b>			<b>754</b>

\*These projections are based on a future average household size of 3.5. It is assumed that the year 2000 persons per household rate of 3.73 will decrease over time to yield a projected persons per household rate of 3.5.



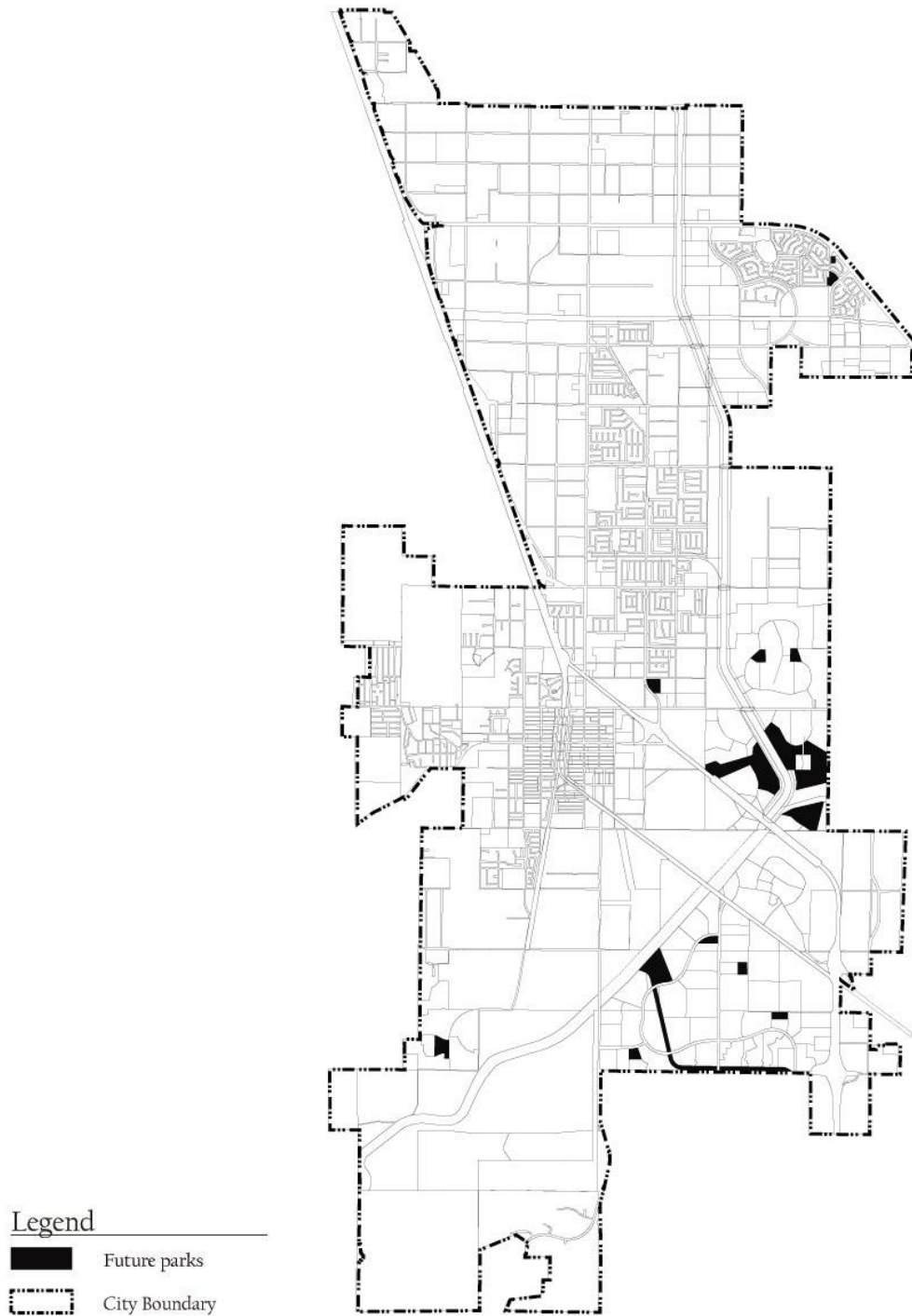
Table OS-3: Specific Plan Parks

Specific Plan	Park Land Acreage Proposed in Specific Plan*	Active Park Acres	Passive Park Acres
<b>Planning Area 2</b>			
May Ranch Villages of Avalon	29	1 park @ 15	1 linear park@14
New Horizons	13	1 parks @ 4.4	1 linear park @9
	9	0	1 linear park @9
<b>Planning Area 5</b>			
New Perris	0	0	0
Parkwest	72	11 parks @ 1 acre each 1 park @ 9	1 retention basin @52
<b>Planning Area 7</b>			
Riverwoods	9	1 park @9	0
<b>Planning Area 9</b>			
Green Valley	113.7	1 park @5.5 3 parks @5 1 park @30.6	San Jacinto River Study Area @ 62.2
<b>Total</b>	<b>245.7</b>	<b>99.5</b>	<b>146.2</b>

\* Specific Plans as of year 2000



## Exhibit OS-7: Specific Plan Parks



Legend

- Future parks
- City Boundary







### Addressing Parkland Need

In Table OS-4 below, each Planning Area is described in terms of 1) *2006 Parkland*; 2) *2000 Parkland Need*; 3) *Build-out Parkland Need*, which is total parkland required at build-out; 4) *2006 Existing and/or Planned Parkland*, which are parks within Specific Plans that have not yet been developed, or parks accompanying projects approved in 2006; 5) *Remaining Parkland Need at Build-out* is the

projected parkland deficit in each Planning Area; 6) *Unfunded Parkland* is a combination of existing and projected parkland deficit 7) *Suggested Park Development* is the amount of parkland that could be realized if the *Park Plan and Implementation Measures* are successfully implemented by the City.

The means to securing adequate parkland and parkland improvements are set forth in the *Open Space Strategy for Action* that follows.

Table OS-4: Parkland Need

	2006 Parkland	2000 Parkland Need <sup>1</sup>	Build-out Parkland Need	2006 Existing and/or Planned Parkland	Remaining Parkland Need at Build-out	Unfunded Parkland	Suggested Park Development
Planning Area 1	0	3	35	55	0	0	0
Planning Area 2	26.9	0	108	45	63	18	63
Planning Area 3	0	3	4	0	4	4	4
Planning Area 4	0	1	3	22	0	0	0
Planning Area 5	33.4	77	256	45	211	166	211
Planning Area 6	29.2	0	29	0	29	29	29
Planning Area 7	8.0	22	116	0	116	116	116
Planning Area 8	0	0	0	0	0	0	0
Planning Area 9	0	0	91	60	31	0	31
Planning Area 10	3.0	0	112	20	92	72	92
<i>Sphere of Influence</i>	0	0	379	0	379	379	379
Remaining Deficit						405 <sup>2</sup>	

<sup>1</sup> Based on 2000 Census data

<sup>2</sup> Does not include Sphere of Influence



## Strategy for Action

The Open Space Element Strategy for Action reflects the community's expectations for active recreational parkland and includes necessary actions to satisfy parkland needs. Strategy for Action "Goals" represents a synthesis of input from those who live and/or work in the City of Perris and define desired General Plan outcomes. Outcomes consistent with these Goals are reflected in the Open Space Plan to provide opportunities to a wide variety of users within the City of Perris in the year 2030.

"Policies" included in this section provide an overall direction for choosing among alternative courses of action necessary to achieve the Goals set forth in the Strategy for Action section. Policies provide a measure of flexibility needed to adapt to the course of actions and changes in the circumstances occurring during the estimated thirty-year time span of the General Plan.

"Implementation Measures" are specific, discrete actions the City may take to make the Open Space Plan a reality.

### Goals, Policies and Implementation Measures

#### Goal I

Recreational opportunities that are available to all members of the community.

#### **Policy I.A**

Develop more active recreational parks.

### Implementation Measures

- I.A.1 Prepare and implement a new Parks and Recreation Master Plan that identifies recreational needs throughout the City and includes specifications and costs for parkland improvements at existing and future parks.
- I.A.2 Prepare a capital facilities fee study that equitably attributes new community park development costs and/or development responsibilities among new residential developments.
- I.A.3 Adopt a Capital Improvement Program for developing new parks and improving existing parks that identifies funding sources and a timetable for completion.
- I.A.4 Continue to attribute parkland demand accompanying new residential development at the rate of 5 acres per 1,000 future residents

#### **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 I.C**

No park credit will be given for slopes, landscaped setbacks, or linear "parks" created over easement areas unless they can be used for ball fields, playgrounds, or other active recreation purposes.



**Policy I.D**

Develop larger, community parks of at least 15 acres in size.

**Policy I.E**

Development within Generalized Park Location areas will not receive credit for neighborhood parks or pocket parks until Parkland and improvements for the designated Community Park are fulfilled.

**Implementation Measures**

I.E.1 Require dedication of, in-lieu fees toward, or improvement of Open Space Element sites for community parks serving new development.

I.E.2 Prepare a policy memorandum detailing the process for assigning developer obligations for parkland acquisition and improvement consistent with the procedures outlined in New Community Parks in this Element.

I.E.3 Locate new community parks consistent with the “Generalized Locations of Future Parks” and the “Infrastructure Concept Plan” as described in New Community Parks in this Element.

I.E.4 Work with the Riverside County Flood Control and Conservation District to develop the 9-acre Flood Control detention basin at West Third Street and Kruse Street for dual use as active parkland.

I.E.5 Require development and dedication to the City of a community park (active parkland) as part of a dual use drainage basin in the Parkwest Specific Plan.

I.E.6 Require development and dedication to the City of a community park (active parkland) as part of a dual use drainage basin in the New Perris Specific Plan.

I.E.7 Develop a community park (active parkland) at the site of the closed landfill at Bellamo Lane.

**Goal II**  
  
Establish comprehensive trail system for pedestrian, bicycle and equestrian use.

**Policy II.A**

All development will be accessible by a trail system.

**Implementation Measures**

II.A.1 Develop a Trail System Master Plan.

II.A.2 Work with other agencies to acquire easements along the Perris Valley Channel and San Jacinto River for trail development and use.

II.A.3 Require that all development projects in areas identified for trail locations accommodate the trail system.

**Goal III**  
  
Conserve and protect significant land forms.

**Policy III.A**

Preserve hillsides and rock outcroppings in the planning areas.



## Implementation Measures

- III.A.1 Encourage the creative siting of buildings as a means of preserving rock outcroppings and hillsides.
- III.A.2 Discourage subdividing land if such subdivisions create lots that would require significant grading or removal of rock outcroppings to accommodate development.