

## **4.13 RECREATION**

The information in this section is based on information provided by the following resources: the *City of Anaheim General Plan* (May, 2004), *City of Anaheim General Plan FEIR 330* (May, 2004), *County of Orange General Plan Recreation Element* (2000), and the Orange County Harbors, Beaches and Parks website: [www.ocparks.com](http://www.ocparks.com).

### **4.13.1 EXISTING CONDITIONS**

#### **On-Site Recreational Uses**

There are currently no improved recreational uses located on the project site. There is an existing unimproved trail which traverses the site in a north-south direction and consists of an unimproved dirt road used for previous ranch operations on the site. This trail is currently not accessible to the public and is within dedicated open space areas including the ACE and NCCP/HCP Reserve (discussed in Section 3, Project Description).

#### **Off-Site Recreational Uses**

There are over 2,000 acres of recreational uses within the City of Anaheim and surrounding area that would serve future residents of the project site including a State Park, several County regional parks, and local parks. In addition to these park facilities, there are a variety of other public recreational opportunities within the local area, including biking, equestrian uses, hiking, and golfing (public and private courses). Existing and planned recreation facilities are discussed below.

#### ***State Parks***

State parklands are comprised of areas that have been acquired by the State of California in an effort to preserve biological diversity throughout the state, protect natural and cultural resources, and provide Californians with diverse opportunities for outdoor recreation. While primarily intended to serve Californians, the state parks also serve as a draw for out-of-state tourists.

The project site is bound to the east by the Chino Hills State Park, a premier natural open-space area in the hills of Santa Ana Canyon. Owned and operated by California State Parks, Chino Hills State Park serves as a critical link in the Puente-Chino Hills biological corridor. Its 12,452 acres encompass stands of oaks, sycamores and rolling, grassy hills that stretch nearly 31 miles from the Santa Ana Mountains to the Whittier Hills. Chino Hills is vitally important as a refuge to many species of plants, and as a link between natural areas essential to the survival of many animal species. Park facilities include picnic areas, and opportunities to walk, horseback, or bicycle ride through a largely natural, preserved setting. The majority of the Chino Hills Park is open to public access through an interconnecting trail system; the northernmost portion of the State Park is open to vehicular access.

The State Department of Parks and Recreation adopted the Chino Hills State Park General Plan in February 1999. This General Plan addresses the portion of the State Park north of SR-91. Within the General Plan are goals and guidelines that focus on facilitating wildlife movement and plant seed dispersal, maintaining buffers between the park and adjacent developments, restoring and protecting native vegetation, and protecting native wildlife and aquatic species. Other goals and guidelines within the General Plan relate to managing wildfires; protecting paleontological, cultural, historic, and aesthetic resources; as well as operating the State park. The Department of Parks and Recreation has not adopted a similar plan for the portion of the State Park south of SR-91, adjacent to the proposed project site, but is in the process of

preparing a development management plan for the area (E. Arroyo, personal communication, January 21, 2005).

Coal Canyon Biological Corridor, formerly known as Coal Canyon Ecological Reserve, is part of the Chino Hills State Park and links important wildlife habitat areas and open space north and south of SR-91. The 689-acre Coal Canyon Biological Corridor encompasses Coal Canyon (649 acres) south of SR-91 and Tecate Cypress Ecological Reserve (31 acres) north of SR-91. This land was purchased in November 2000. The \$53.5 million in funding for the purchase of these open space areas came from the following contributors: California Transportation Commission, California Department of State Parks, Wildlife Conservation Board, Pulte Homes Corporation, County of Orange, Wildlands Conservancy, Anonymous Donations, Reserve Legacy Fund, and multiple bonds. The Coal Canyon Biological Corridor is also owned and operated by the California State Parks. The biological corridor is accessible by the public through existing fire trails and the Santa Ana River Trail.

### **Regional Parks**

The County of Orange currently owns and operates 25 regional parks with additional acreage currently proposed for acquisition into the park system. Regional parks are generally 50 or more acres in size, provide a wide range of amenities, and attract people from up to 30 miles away. They offer significant recreational or scenic attractions that are generally not available in local parks. There are a number of regional parks that would serve the project site, including Santiago Oaks, Featherly, and Yorba Regional Park, as well as the proposed Weir Canyon Park. Each is described in further detail below.

#### Featherly Regional Park

Featherly Regional Park is a 795-acre camping (overnight use) facility located north of the project site and SR-91. The park is owned by the County of Orange and operated by the Harbors Beaches and Parks Department; however the 66-acre Canyon RV Park is managed independently under a concession agreement. The RV Park contains 119 individual sites, an organized group and youth camping area, two amphitheatres, and a visitor center. Public access to the park is limited to the Canyon RV Park grounds and the Santa Ana River Trail, which runs adjacent to the Santa Ana River. The remainder of Featherly Regional Park (729 acres) is maintained in a natural condition as a riparian wilderness area, with the Santa Ana River flowing through the park (K. Terrace, Orange County Harbors, Beaches and Parks, personal communication, May 20, 2004).

#### Santiago Oaks Regional Park

The Santiago Oaks Regional Park is an approximately 350-acre regional park located in East Orange, adjacent to Santiago Creek. The park is comprised of two separate parcels, known as the "Blome" and "Rinker" properties, which are separated by a portion of the Santiago Creek. The County acquired these two parcels in the 1970s and limited public use of the park began in 1977. Park facilities include a park office, Nature Center, picnic areas, nature trail, and a six-acre orange grove. The park also has a series of interconnecting trails suitable for equestrians, hikers and mountain bikes. The park trails provide access to the Anaheim Hills Trail System and offer views of northern Orange County.

#### Yorba Regional Park

Yorba Regional Park is a 175-acre, linear day use park over one mile long situated adjacent to the Santa Ana River in the mouth of Santa Ana Canyon, in the City of Anaheim. The park has

four lakes with connecting streams and bicycle and equestrian trails which meander through the park and connect to the Santa Ana River trails leading approximately twenty miles to the Pacific Ocean. Additional amenities at the park include barbecues/fire rings, baseball fields, bike rental, a family picnic area, fishing, a fitness/par course, hiking trails, horseshoe pits, interpretive programs, model sail boating, a playground/tot lot, a private party area, restrooms, shelters, tables, volleyball courts, and the allowance of dogs.

### Weir Canyon Regional Park (Proposed)

In addition to the existing County parklands, a new 2,100-acre regional park is proposed west of the Mountain Park project site. Currently, the County of Orange maintains ownership of 819 acres, all of which is operated by The Nature Conservancy. Public access to the existing park area is limited to docent led tours of Weir Canyon (Eric Jessen, personal communication, May 20, 2004). The timeframe for future acquisition of the remaining parkland is unknown.

### **Local Parklands**

Several City of Anaheim community and special use parks exist within close proximity of the project site. Community parks range in size from 15 to 50 acres and are intended to serve several neighborhoods within an approximately two-mile radius. Toyon Park is nearest to the Mountain Park project site. Special use parks are generally recreation-related facilities serving a specialized, City-wide need and tend to focus on one particular activity such as a nature center, a natural area, or a tennis or golf complex. The special use parks located nearest to the Mountain Park project site are Deer Canyon Park, Oak Canyon Nature Center, and Walnut Canyon.

### **Bikeways**

There are currently no existing bikeways within the project site; however, the City of Anaheim General Plan Circulation Element designates several bikeways within the project boundaries. A Class II Bikeway, defined by the General Plan as a striped and signed bikeway within street right-of-way, is planned to run south on Gypsum Canyon Road and then southwest over SR-241, connecting with Weir Canyon Road. The City of Anaheim General Plan designates this bike trail as "top priority" for development.

### **Trails**

As previously noted, there is an existing unimproved road that traverses the site generally in a north-south direction, travels southwest under SR-241 and exits the site. This road is identified as a regional trail on the City of Anaheim General Plan and the County of Orange Master Plan of Regional Riding and Hiking Trails. There is currently no public access to this trail.

### **Related Planning Programs**

#### ***The City of Anaheim General Plan***

##### Green Element

This Element serves to protect and enhance the City of Anaheim's natural and recreational resources by combining the Conservation, Open Space, Parks Recreation and Community Services Elements into a single comprehensive plan. The goals, policies, and objectives of the Green Element that are relevant to the proposed project and analysis of project consistency are provided in Table 4.13-1.

## Circulation Element

This Element is designed to meet current and future circulation needs of the City of Anaheim. The goals, policies, and objectives of the Circulation Element that are relevant to the proposed project and analysis of project consistency are provided in Table 4.13-1.

### ***The County of Orange General Plan, Recreation Element***

The majority of the southern portion of the project site that would remain open space is within an unincorporated area of the County of Orange within the City of Anaheim's sphere-of-influence. The public riding and hiking trail proposed to be implemented as part of the project would also be a County facility. The goals and objectives of the County of Orange Recreation Element that are applicable to the proposed project and analysis of project consistency is provided in Table 4.13-1.

### ***SCAG's Regional Comprehensive Plan and Guide***

In SCAG's comment letter on the NOP it identified the ancillary goals from the Outdoor Recreation Component of the Open Space Chapter relevant to the proposed project. The goals and analysis of project consistency is provided in Table 4.13-1.

## **4.13.2 PROJECT IMPACT ANALYSIS**

### **Thresholds of Significance**

The criteria used to determine the significance of potential impacts related to parks recreation are based on the City's Initial Study and the model Initial Study checklist in Appendix G of the State CEQA Guidelines. The project would result in a significant impact related to recreation if it would:

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.
2. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.
3. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.
4. Conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

## **Impact Analysis**

### ***Threshold 1: 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?***

#### **On-Site Project Impacts**

As previously discussed, the project site is located near a variety of existing recreational uses, including parks, trails, and other facilities. The project would generate approximately 8,250 new residents in the City of Anaheim. The City's General Plan identified park needs and areas within the City with park deficiencies. Current and future parkland needs are based on a ratio of two acres of parkland for every 1,000 residents. Assuming 8,250 new residents, the proposed project would generate a need for 16.5 acres of publicly-owned park and recreational areas in the City. The City requires new development to ensure that parkland is provided for the residents generated by individual projects. The dedication may be in the form of direct dedication of improved land, the payment of fees in lieu of dedication, or a combination of both. Private open space and parks do not count toward meeting park fee credits.

The parkland demand generated by the proposed project would be accommodated through the provision of an improved 15-acre community park, within Development Area 3, west of SR-241. This park would serve the future project residents as well as those in surrounding communities, including those to the west of the Mountain Park project site that are identified by the City of Anaheim Community Services Department as park-deficient. This would be an active sports park providing facilities for tennis, basketball, softball, soccer, and football. Additionally, the park would be adjacent to the proposed school site allowing for joint-use of these public facilities.

Although they do not count towards meeting the park fee credit, private recreation facilities, including a community recreation center, between Development Areas 4 and 5, one- and three-acre private recreation facilities within Development Areas 4 and 5; and five pocket parks (approximately 0.75 acre each) in Development Area 5 would be provided as part of the project. Refer to Section 3.0, Project Description, for additional information regarding proposed onsite park facilities.

The project also involves implementation of recreational trails and bikeways that are depicted on Exhibit 3-8, Open Space, Trail and Bikeway Plan in Section 3, Project Description. Specifically, segment of the Gypsum Canyon Creek Trail, a public regional riding and hiking trail along Gypsum Canyon Creek, is proposed to be constructed and would connect to the Featherly Regional Park, Santa Ana River, and the existing unimproved Gypsum Canyon Creek Trails. This segment would be designed to County of Orange Standards and would serve equestrian uses, mountain bikes, and hiking. The unimproved Gypsum Canyon Creek Trail is also located onsite. As described in Section 3, Project Description, a trail staging area would be located in Development Area 6. Class II on-road bikeways are also proposed as part of the project and would provide a link to off-site bikeways that are either currently existing or are planned for construction in the future. Although the proposed Mountain Park community would be gate guarded for vehicles, public access would be provided by bicycle, riding and hiking facilities.

As previously noted, the project site is adjacent to the Chino Hills State Park. Although the Chino Hills State Park General Plan does not contain specific goals and policies for the portion of the park south of SR-91, the proposed project is consistent with the overall intent of the goals and policies identified for the remainder of the park. The Mountain Park Specific Plan Development Plan has been designed to provide a buffer between Development Areas and the

State Park, including the Coal Canyon wildlife movement corridor (discussed in Section 4.6, Biological Resources). Additionally, the proposed project includes the preservation of 2,163 acres of open space and provides fuel modification between open space and proposed development. The proposed project would not directly impact existing or future uses at the State Park. Section 4.2, Landform and Aesthetics, includes an assessment of potential visual change from the State Park that can be seen from public trails east of the project site.

Development of the Mountain Park Specific Plan project site with residential uses would increase demand on state, regional and local parklands and recreational areas in proximity to the project site; however, this increased demand would be accommodated primarily through provision of the on-site public and private recreation facilities described above. Therefore, any increased demand on off-site park and recreational facilities would be negligible. The proposed project would not cause deterioration of these facilities to occur or be accelerated.

### Off-Site Project Impacts

The proposed off-site project features include infrastructure, drainage and roadway improvements. Implementation of these project features would not result in any uses or activities that would create an increased demand for recreational facilities.

### Caltrans-related Project Feature Impacts

The SR-241/Weir Canyon Road interchange, Mountain Park Drive bridge overcrossing, proposed roadway improvements and slope and drainage facility modifications within Caltrans right-of-way would not generate new population in the City of Anaheim and would not increase the use of existing park and recreation facilities. No impact would occur.

***Threshold 2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

***Threshold 3: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?***

### On-Site Project Impacts

As discussed above, the proposed project would generate 8,250 people, and would require the construction of new recreational facilities. As described previously, the Mountain Park project proposes development of a 15-acre public community park and associated amenities to fulfill the City's parkland requirement for the project. The community park is part of the proposed project and the direct and indirect (visual and noise) impacts associated with construction and operation of the park have been addressed in this EIR. The project would not require the expansion of any existing recreational facilities. In addition to the proposed public community park, the project also includes a private recreation center, seven private parks, and five smaller "pocket parks", riding and hiking trails, and Class II bikeways within the project boundaries. Impacts associated with development of these recreational uses are also addressed throughout this EIR and no additional impacts associated with development of on-site recreational uses would occur.

It should be noted a the portion of the regional trail that follows Gypsum Canyon Creek is within the TNC ACE open space area. Use of this trail would occur in compliance with the requirements established for these open space areas.

Off-Site Project Impacts

Proposed off-site roadway improvements along Gypsum Canyon Road, a portion of the Santa Ana Canyon Road and Weir Canyon Road would include implementation of planned bikeways and trails along these roadways. These off-site impact areas have been assumed in the impact analysis provided in this EIR. Additionally, proposed off-site project features would not generate an increased demand for park or recreational facilities.

Caltrans-related Project Feature Impacts

The SR-241/Weir Canyon Road interchange, Mountain Park Drive bridge overcrossing, proposed roadway improvements, and slope and drainage facility modifications within Caltrans right-of-way would not include or require the construction of new park and recreational facilities; therefore, no impact would occur.

***Threshold 4: Would the project conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?***

Table 4.13-1 addresses the consistency of the proposed project with the relevant goals and policies outlined in the City of Anaheim General Plan and SCAG RCPG. As identified in Table 4.13-1, the proposed project would be considered consistent with the relevant goals and policies related to parks and recreation.

**TABLE 4.13-1  
CONSISTENCY OF THE PROPOSED PROJECT WITH PARK/RECREATION-RELATED GOALS AND POLICIES**

Goals and Policies	Consistency Analysis
<b>City of Anaheim General Plan</b>	
<u>Green Element</u>	
<p><b>Goal 9.1:</b> Reduce single occupancy vehicle trips.</p> <p><b>Policy 4:</b> Encourage bicycle and pedestrian travel by improving the City’s trail and bikeway master plan and by providing convenient links between the trail system and desired destinations.</p>	<p>The Mountain Park Specific Plan project includes provision of both public trails and Class II on-road bikeways that would interconnect with existing off-site trail and bikeway systems. These facilities would allow bicycle and pedestrian travel throughout the project site and to off-site locations. The project would be consistent with Goal 9.1 and Policy 4.</p>
<p><b>Goal 18.1:</b> Provide sufficient indoor and outdoor park, recreation and community service opportunities for existing and future residents and employees.</p> <p><b>Policy 1:</b> Maintain a Citywide standard of at least two acres of parkland per thousand residents.</p> <p><b>Policy 2:</b> Locate neighborhood parks within walking distance of the surrounding neighborhood.</p> <p><b>Policy 3:</b> Locate parks adjacent to schools, where possible, to facilitate joint-use of publicly owned land and facilities.</p> <p><b>Policy 4:</b> Design new facilities to serve as many compatible, overlapping uses as possible such as baseball/softball outfields also serving as soccer fields.</p>	<p>A total of 24.75 acres of public and private park facilities would be provided on the project site. The 15-acre public community park, with improvements, would meet the citywide standard of two acres of parkland per thousand residents (representing a requirement for the project to provide 16.5 acres of park land or pay in-lieu fees) and would be available for use by future project residents as well as residents from surrounding areas. Due to their proximity to existing and proposed residential uses, residents would be able to walk to the community park site as well as proposed private recreational facilities within the project site. The project would be consistent with Goal 18.1 and Policies 1 and 2.</p>

**TABLE 4.13-1 (Continued)**  
**CONSISTENCY OF THE PROPOSED PROJECT WITH PARK/RECREATION-RELATED GOALS AND POLICIES**

Goals and Policies	Consistency Analysis
<p><b>Policy 6:</b> Continue to provide a variety of park types and facilities, especially dedicated sports fields and practice fields that serve the diverse needs of Anaheim's neighborhoods.</p>	<p>As shown on Exhibit 3-4, Development Plan, the proposed community park is adjacent to the proposed school site and would allow for joint-use of these public facilities, consistent with Policy 3. Conceptual site planning for the project site has taken into consideration this joint-use function to ensure that all of the area is used efficiently facilitating joint use. Overlapping uses would also be accommodated, consistent with Policy 4.</p> <p>Proposed amenities at the community park and private parks within the project site are described in Section 3.0, Project Description, and would support a variety of passive and active recreation needs. As previously noted, the community park would provide facilities for various types of sports, consistent with Policy 6.</p>
<p><b>Goal 22.1:</b> Complete the Riding and Hiking Trails Master Plan by closing gaps in the existing network of trails.</p> <p><b>Policy 1:</b> Obtain dedication, acquisition and development of trail rights-of-way to City standards in order to complete the trail network shown on the Green Plan and Riding and Hiking Trails Master Plan.</p> <p><b>Policy 3:</b> Link the trail system, where feasible, with existing or future parks and other appropriate public areas.</p> <p><b>Policy 4:</b> Link the trail system with Orange and Riverside Counties' regional trails and with those in the Cleveland National Forest and Chino Hills State Park.</p> <p><b>Policy 5:</b> Expand the trail system by incorporating trails and trail stops within public and quasi-public rights-of-way.</p> <p><b>Policy 8:</b> Require homeowners associations to provide trail maintenance, repairs and insurance, where appropriate in private developments.</p>	<p>The project includes implementation of a segment of the Gypsum Canyon Creek Regional Riding and Hiking Trails that would link the Featherly Regional Park, Santa Ana River, and Gypsum Canyon trails together. These linkages would provide access to off-site recreational uses such as Featherly Regional Park and Chino Hills State Park. The project would be consistent with Goal 22.1 and Policies 1, 3, and 4.</p> <p>The proposed trail staging area near the intersection of Gypsum Canyon Road and Santa Ana Canyon Road would provide for additional direct access to the County's Regional Riding and Hiking Trail system. The project would be consistent with Goal 22.1 and Policy 5.</p> <p>The proposed project would include private trails interior to the project's Development Areas. The Homeowner's Association would maintain these facilities. The project would be consistent with Goal 22.1 and Policy 8.</p>
<p><u>Circulation Element</u></p> <p><b>Goal 7.1:</b> Protect and encourage bicycle travel.</p> <p><b>Policy 1:</b> Provide safe, direct and continuous bicycle routes for commuter and recreational cyclists.</p> <p><b>Policy 6:</b> Implement a bikeway system with linkages to routes in neighboring jurisdictions and regional bicycle routes.</p>	<p>The project includes development of several interconnecting Class II bikeways that would also provide linkages to existing and proposed off-site bikeways. Additionally, the location of Class II bikeways within proposed street right-of-ways would serve to provide direct routes for both commuter and recreational cyclists. The project would be consistent with Goal 7.1, Policies 1 and 6.</p>
<p><b>County of Orange General Plan Recreation Element</b></p>	
<p><b>Goal 1:</b> Provide a useful, enjoyable, safe, and efficient public regional riding and hiking trail system to meet the needs and desires of the citizens of the entire County.</p> <p><b>Goal 2:</b> Create trail linkages between open space and recreational facilities, between community, municipal, state, and federal trails systems, and between the trail systems of surrounding counties.</p> <p><b>Objective 1:</b> Implement and maintain a public regional riding and hiking trails system as depicted conceptually on the Trails Map.</p> <p><b>Objective 3:</b> Adopt official design standards for constructing and maintaining regional trails including signage and staging areas.</p>	<p>The proposed project includes implementation of the portion of the public Gypsum Creek Trail extending south from the Santa Ana River Trail in the City of Yorba Linda, to the TNC ACE boundary within the project site. This trail would provide a link between the proposed trail staging area in Development Area 6 and the open space within the project site. The improved trail segment would connect with the existing unimproved dirt road which extends through the site southwest to a crossing under SR-241 and further to the west.</p> <p>The public trail would be designed and constructed in compliance with the County's standards for regional riding and hiking trails and would be implemented by the property owner/developer, in coordination with the County of Orange and City of Anaheim. The trail would be available to the public; however, the unimproved</p>

**TABLE 4.13-1 (Continued)**  
**CONSISTENCY OF THE PROPOSED PROJECT WITH PARK/RECREATION-RELATED GOALS AND POLICIES**

Goals and Policies	Consistency Analysis
<p><b>Objective 5:</b> Develop a regional trail system to meet the recreational needs of equestrians, pedestrians (walkers, hikers, and joggers), and mountain bikers (non-motorized).</p> <p><b>Objective 9:</b> Coordinate with other local jurisdictions and state and federal agencies regarding trails development and maintenance.</p>	<p>portion of the trail is within the TNC ACE and access would be subject to an approved public access plan.</p>
<p><b>SCAG's Regional Comprehensive Plan and Guide</b></p>	
<p><u>Open Space Chapter</u></p>	
<p>Goal 9.01: Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region to promote tourism in the region.</p> <p>Goal 9.02: Increase the accessibility to open space lands for outdoor recreation.</p> <p>Goal 9.03: Promote self-sustaining regional recreation resources and facilities.</p>	<p>Refer to the discussion of above regarding the City of Anaheim Goal 18.1 regarding the provision of on-site recreational uses to meet the outdoor recreation needs of present and future residents. Additionally the proposed project involves the preservation of 2,163 acres of open space. The majority of this open space is part of the TNC ACE and NCCP/HCP, and as noted above, would be accessible to the public following development and approval of an approved access plan. Open space areas outside of the TNC ACE and NCCP/HCP Reserve would accessible to the public through the use of on-site bikeways and trails.</p>

**4.13.3 MITIGATION PROGRAM**

**Project Design Features**

PDF 13-1 The Mountain Park Specific Plan includes the implementation of the public Gypsum Canyon Creek Regional Riding and Hiking Trail (refer to Exhibit 3-8, Open Space, Trail and Bikeway Plan). Prior to approval of each tentative tract or parcel map that the trail is located within, the final alignment and final design for the Gypsum Canyon Creek Regional Riding and Hiking Trail shall be reviewed and approved by the Community Services Department and County of Orange Harbors, Beaches and Parks Department and shown on the tract or parcel map. Dedication of trail easements to the County of Orange shall occur concurrently with recordation of final tract or parcel maps. Trail improvements shall be completed prior to final building and zoning inspections for the first building within said tracts.

PDF 13-2 The Mountain Park Specific Plan includes the implementation of Class II bikeways (on-street, striped) along the following roadways: proposed Mountain Park Drive; extension of Weir Canyon Road within the project site; Gypsum Canyon Road from off-site Featherly Regional Park to on-site Mountain Park Drive; and Santa Ana Canyon Road within the project site (refer to Exhibit 3-8, Open Space, Trail and Bikeway Plan). Prior to approval of each tentative tract or parcel map that includes these bikeways; the property owner/developer shall include provisions for these bikeways on the tract or parcel map. The final alignment and final design of each bikeway shall be shown on the street improvement plans and shall be reviewed and approved by the Department of Public Works.

### **Existing Standard Conditions and Regulations**

SC 13-1 The Mountain Park Specific Plan includes an approximate 15-acre improved park in Development Area 3 (refer to Exhibit 3-4) to fulfill the City's park dedication requirement. Prior to, or concurrent with, approval of final tract or parcel maps in Development Area 3, the property owner/developer shall demonstrate compliance with this park dedication requirement to the Planning Department.

#### **4.13.4 CUMULATIVE IMPACTS**

The project would create increased demand for recreational uses due to the increase in population resulting from the project, and would likely result in increase use of local and regional recreation facilities. However, as indicated in the impact analysis portion of this section, the project would also provide on-site recreational uses, thereby reducing the level of use of off-site local and regional recreation facilities. The project's cumulative contribution to the physical impact on local and regional recreation facilities would not be significant.

#### **4.13.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

No significant recreation impacts would result from implementation of the proposed project.