

4.16 RECREATION

This section describes the parks and other recreational facilities on or near the Menifée Valley Specific Plan site (Project site) and evaluates the potential impacts of the proposed Project on those facilities. This section also discusses the existing setting of recreational facilities within and near Menifée and sets forth the relevant regulatory requirements that apply to the analysis of the proposed Project's impact on recreational facilities. This section is based, in part, on information provided in the Open Space and Conservation Element of the City of Menifée's (City) General Plan, the City's General Plan EIR, the City's Trails, Parks, Open Space and Recreation Master Plan, and applicable provisions of the City's Municipal Code.

4.16.1 Scoping

The City received ten comment letters during the public review period of the Notice of Preparation (NOP). For copies of the NOP comment letters, refer to **Appendix A-1** of this EIR. Two comment letters included comments related to recreation and recreational facilities.

- The letter from the Inland Empire Biking Alliance dated March 8, 2022, suggested the Project follow bikeway selection guidelines from Caltrans or the FHWA to ensure proper bicycle facilities are available on all internal roadways and off-site improvements deemed necessary. They also suggested an active transportation master plan, specifically for the Specific Plan, be completed to address resident access to a Levels of Traffic Stress 2 (LTS 2) or better bikeway and the internal network's connection to the regional network.
- The letter from the Valley-Wide Recreation and Park District (District) dated April 8, 2022, requested the Project identify the site is within the District's service area and would contribute to parks within the District's jurisdiction. The District stated the Project would result in increased operation and maintenance of parks and recreational facilities within the District's service area and the Project would need to contribute to these costs. To address the Project's impacts on parks, recreation, and open space, the District proposed the City to require the following conditions:
 - The Project site shall be annexed into the Valley-Wide Menifée North Community Facilities District for landscape maintenance of all parkways, parks, detention basins, and other open space lots located within the District's boundaries.
 - All landscape areas, including parks, shall be constructed in compliance with District standards, and all areas of proposed landscape maintenance shall be identified as a numbered or letter lot. Each of these lots shall be either dedicated in fee, or made subject to an easement, to the District for open-space landscape maintenance.
 - A Preliminary Maintenance Exhibit (PME) shall be reviewed and approved by the District.
 - A Preliminary Park Concept (PPC) shall be reviewed and approved by the District.
 - Prior to map recordation, a park agreement for construction of parks and/or in-lieu fees between the developer and the District shall be executed.
 - Park-related in-lieu fees must be paid to the District.

4.16.2 Methodology

Impacts to recreational facilities were assessed based on the potential for the proposed Project's residents, employees, and users to generate increased demand on recreational facilities that could result in deterioration of, or contribute toward substantial accelerated deterioration of, those facilities or require the construction of new facilities or expansion of existing facilities that could have an adverse physical effect on the environment. For the purposes of this analysis, "recreational facilities" are defined as parks and designated public areas used for active or passive recreation. The Open Space and Conservation Element of the City's General Plan states that recreational open space refers to open space developed for outdoor recreation, including passive and active activities. The Open Space and Conservation Element also states the following standard for acreage of parkland and open space: "OSC-1.2: require a minimum of 5 acres of public open space to be provided for every 1,000 city residents." The potential effects of construction of new recreational facilities proposed as part of the proposed Project are evaluated throughout this EIR and therefore are not discussed or analyzed further in this section.

4.16.3 Existing Environmental Setting

4.16.3.1 Project Site

The approximately 590-acre Project site and the 59-acre off-site improvements area are currently undeveloped, and do not generate any demand on existing recreational facilities. No recreational facilities currently exist on the Project site or its off-site improvement areas. An unimproved dirt trail used by walkers/hikers exists on Granite Hill in the southeastern portion of the Project site even though Granite Hill is under private ownership.

Under existing conditions, the Project site is located within the approved Menifee Valley Ranch Specific Plan No. 301 (SP 301), which designates planned recreational facilities on the site to support the approved residential community authorized for development by SP 301 and its subsequent amendments. No development has occurred on the Project site pursuant to SP 301, however. The Project site is bounded by State Route 74 (SR-74) to the north, BNSF Railway (BNSF RR) and Matthews Road to the south, Briggs Road to the east, and Menifee Road to the west. Heritage High School occurs just off-site to the northeast and a SCE service station and the SCE power station occur just offsite to the northwest and west. Chain-link fences and guard rails enclose portions of the site's western and northern boundaries, and the southeastern corner of the Project site is bounded by Granite Hill.

The Project site is currently located in the Valley-Wide Recreation and Park District service area.¹ However, given that the Project site is undeveloped, there are no recreation facilities within the Project site that are managed or maintained by Valley-Wide.

¹ Valley-Wide Recreation and Park District. District Boundary & Division Map. Website: <https://www.gorecreation.org/district-boundary-division-map> (accessed November 2, 2022).

4.16.3.2 Existing Recreational Facilities within the City

There are currently 15 City-owned public parks and 22 Valley-Wide Recreation and Park District-owned parks within Menifee, which range in size from the approximately 0.30-acre Grand Vista Park (Richmond Park) to the 26.87-acre Wheatfield Park.² The total parkland acreage in Menifee is 197.38 acres, including both active and passive recreational areas. The City generally classifies parks as community, neighborhood, or mini-facilities based on size. These areas consist of sports fields, picnic and play areas, and other recreational structures and facilities. The nearest park to the Project site is Heritage Park, located at 29450 McCall Blvd, approximately 0.5 mile south of the Project site.

The nearest recreational facility is the Marion V. Ashley Community Center, located at 25625 Briggs Road, approximately 0.3 mile north of the Project site. Other parks that are close to the Project site include Eller Park, located at 25926 Antelope Road, approximately 1 mile west of the Project site, and Sunrise Park, located at Sunrise Road and Lindenberger Road, approximately 1.3 miles south of the Project site (see **Figure 4.15-1**).

4.16.3.3 Community Parks

Audie Murphy Ranch Sports Park (11.29 acres), Centennial Park (10 acres), Discovery Park (7.34 acres), Eller Park (5.13 acres), Marion V. Ashley Park and Community Center (11.36 acres), Wheatfield Park and Community Center (26.87 acres), Sunrise Park (11.19 acres), and Lago Vista (15.92 acres) are the eight major community parks located in the city.^{3,4} Community parks serve neighborhoods and offer recreational opportunities for large groups. These parks are generally over 10 acres in size and include a variety of facilities, including active recreational facilities such as athletic fields and group picnic areas.

4.16.3.4 Neighborhood Parks

Neighborhood parks are between 2 and 10 acres in size and generally located within residential areas. These parks include a combination of passive and active recreation elements that address daily recreation needs. There are 21 neighborhood parks located within the city.

4.16.3.5 Mini-Parks

Mini parks or pocket parks are less than 2 acres in size and are typically used for limited, isolated, or unique purposes. There are six mini parks located within the city. These parks generally include a combination of small playgrounds, shaded structures, picnic tables, and on-street parking amenities.

² Menifee, City of. Parks, <https://www.cityofmenifee.us/285/Parks>. Accessed July 20, 2022.

³ Menifee, City of. February 2016. City of Menifee Trails, Parks, Open Space and Recreation Master Plan. Figure 2.3-2. Website: <https://www.cityofmenifee.us/DocumentCenter/View/3565> (accessed July 25, 2022).

⁴ Menifee, City of. Parks. Website: <https://www.cityofmenifee.us/285/Parks> (accessed July 20, 2022).

4.16.3.6 Schools

The City maintains a joint use agreement in place with Santa Rosa Academy located at 27587 La Piedra Road, approximately 7.3 miles southwest of the Project site, allowing city residents to use school playfields during non-school hours.⁵

4.16.3.7 Other Recreation Facilities

Key Cenicerros Senior Center, located at 29995 Evans Road, is owned by the City and provides classes, programs, and activities to senior residents, as well as residents of all ages. Amenities include two large multi-purpose rooms and two smaller classrooms available for rental to residents and community groups.

Public golf courses in the area include Menifee Lakes Country Club and Cherry Hills Golf Course in nearby Sun City.

Many of the residential communities within the city feature recreational amenities, including clubhouses, pools, tennis courts, walking paths, and other related recreational facilities. Although they are not included in the City's parkland inventory, these facilities provide recreational amenities to residents who live in their respective community.

4.16.3.8 Trails

In addition to parks, the City of Menifee has a network of established and planned accommodate existing and future biking and hiking activities Exhibit OSC-b2 of the City's General Plan Open Space and Conservation Element identifies proposed community and regional trails and Class I, II, and III Bike Routes in Menifee.⁶ There is an existing trail located south of the Project site, across Matthews Road, that is part of the Heritage Lakes community.

4.16.4 Regulatory Setting

4.16.4.1 Federal Regulations

Americans with Disabilities Act. The Americans with Disabilities Act (ADA) of 1990 (42 United States Code [USC] 12181) prohibits discrimination on the basis of disability in public accommodation and State and local government services. Under the ADA, the Architectural and Transportation Barriers Compliance Board issues guidelines to ensure that facilities, public sidewalks, and street crossings are accessible to individuals with disabilities. Play areas, meeting rooms, park restrooms, and other buildings and park structures must comply with ADA requirements. Park facilities proposed as part of the proposed Project would be required to be ADA compliant.

⁵ Menifee, City of. February 2016. City of Menifee Trails, Parks, Open Space and Recreation Master Plan. Page 38. Website: <https://www.cityofmenifee.us/DocumentCenter/View/3565> (accessed July 25, 2022).

⁶ Menifee, City of. 2013. City of Menifee General Plan, Open Space and Conservation Element. Exhibit OSC-b2. Accessed July 25, 2022.

4.16.4.2 State Regulations

Quimby Act of 1975. The Quimby Act (California Government Code § 66477) allows the legislative body of a city or county to require by ordinance the dedication of land, the payment of an in-lieu park fee, or a combination thereof, for the approval for a final tract or parcel map for residential development. In cases where such dedication or park fee is not obtained through a map, they may be imposed when building permits are issued. The following conditions must be met to comply with the Quimby Act:

- The city or county ordinance must include definitive standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof.
- The legislative body must adopt a general plan containing a recreation element, and any proposed park or recreational facility must be consistent with the principles and standards established in the element.

4.16.4.3 Regional Regulations

Riverside County Ordinance No. 460-151. Menifee Municipal Code Chapter 7.75 sets forth county requirements for dedication of land and/or payment of fees for park and recreational facilities as a condition of approval of a tentative map or parcel map. Chapter 8.03 sets forth requirements for dedication of land and/or payment of fees as a condition for residential development not requiring a tentative map or parcel (e.g., apartments approved via a Plot Plan with no subdivision of land). Dedication and/or payment of fees devoted to neighborhood and community park and recreational facilities is required at a minimum ratio of three acres of land per 1,000 persons. Where the existing neighborhood and community park area exceeds three acres per 1,000 persons, the required park area ratio can range up to five acres of land per 1,000 persons where so specified by a Community Parks and Recreation Plan as approved by the Board of Supervisors.⁷

4.16.4.4 Local Regulations

City of Menifee Municipal Code, Chapter 7.75. Establishes criteria for the dedication of land or payment of in-lieu fees for the development of new, or rehabilitation or enhancement of existing community parks or recreational facilities.

- **Section 7.75.040:** Describes the general provisions including the required amount of parkland per number of residents, rules for in-lieu fees, and conditions of approval.

City of Menifee Municipal Code, Chapter 8.03. Includes the regulations which authorize the City to impose mitigation fees as a condition of approval on a development project.

- **Section 8.03.050:** Defines park and recreation mitigation fees that are paid as a condition to the approval of a residential development project.

⁷ Menifee, City of. 2013. City of Menifee General Plan Draft EIR. Page 5.15-5. Accessed July 25, 2022.

City of Menifee Municipal Code, Chapter 13.01. Includes the regulations pertaining to general park use and permit provisions for certain activities in public parks and recreation areas.

- **Section 13.01.040:** Sets rules and regulations that pertain to the use of public parks in the city.

City of Menifee Municipal Code, Chapter 9.145. Establishes the Open Space/Conservation Zoning Districts and describes the allowable uses and approval requirements for those districts.

- **Section 9.145.030:** Lists “parks and recreation” as a permitted use in OS-R districts, and as a conditional use in OS-C and OS-W districts.

City of Menifee Trails, Parks, Open Space & Recreation Master Plan. The *City of Menifee Trails, Parks, Open Space & Recreation Master Plan* provides a guide for orderly development and management of parks and recreational facilities in Menifee. The plan details existing recreation facilities and programs and includes a needs assessment for recreation facilities as well as recommendations. Opportunity sites for future recreation facilities and parks are also mapped.

City of Menifee General Plan, Open Space and Conservation Element. The Open Space and Conservation Element of the City’s General Plan describes existing park and recreational facilities within the city. The following goals and policies apply to the proposed Project:

Goal OSC-1: A comprehensive system of high quality parks and recreation programs that meets the diverse needs of the community.

Policy OSC 1.1: Provide parks and recreational programs to meet the varied needs of community residents, including children, youth, adults, seniors, and persons with disabilities, and make these facilities and services easily accessible and affordable to all users.

Policy OSC-1.2: Require a minimum of 5 acres of public open space to be provided for every 1,000 city residents.

Policy OSC-1.3: Locate and distribute parks and recreational facilities throughout the community so that most residents are within walking distance (1-half mile) of a public open space.

Policy OSC-1.5: Make parks as safe as possible by promoting the latest developments in facility design and equipment technology.

Policy OSC-1.7: Ensure that parks and recreational facilities are well-maintained by the responsible agency.

4.16.5 Thresholds of Significance

The City has not established local California Environmental Quality Act (CEQA) significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the *State CEQA Guidelines*. According

to Section XVI of Appendix G to the *State CEQA Guidelines*, the Project may be deemed to have a significant impact with respect to recreational facilities if it would:

Threshold 4.16-1: 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.

Threshold 4.16-2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.16.6 Impact Analysis

4.16.6.1 Increase the Use of Existing Neighborhood and Regional Parks

Threshold 4.16-1: 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 Improvements. The following analysis of potential impacts to parks is based on the estimated population increase anticipated by the proposed Project build out. The Project proposes up to 1,718 single-family and multi-family dwelling units. Using a rate of 3.12 persons per single-family residential household and 2.48 persons per multi-family household,⁸ the proposed single-family and multi-family residential units would have the potential to increase the population in Menifee by up to approximately 5,220 persons.⁹ As discussed in **Section 3.2.4**, the Project site is within the approved SP 301, which is permitted to develop up to 1,718 units within the Project site. The Project proposes the development of up to 1,718 units; therefore, the Project would not increase the population on the Project site beyond what is already accounted for in the City's Parks, Trails, Open Space and Recreation Master Plan.

As discussed above, the City of Menifee Parkland Requirement and the City's Municipal Code require a minimum of 5 acres of public open space for every 1,000 city residents, or payment of in-lieu fees instead of or in combination with the dedication of land, so long as the fees are equal to the value of parkland that would otherwise be dedicated. The proposed Project proposes a maximum of 1,718 single-family and multi-family dwelling units. In accordance with the City's Parkland Requirement, this number of units would require parkland dedication of 26.1 acres.¹⁰

⁸ United States Census Bureau. 2019. 2015-2019 5-Year Estimates. Table DP02. <https://data.census.gov/cedsci/table?q=persons%20per%20household&t=Family%20Size%20and%20Type%3AHousehold%20and%20Family&g=1600000US0646842&tid=ACSDP1Y2019.DP02&moe=false>. Accessed March 2, 2022.

⁹ 87.2 percent of residential development is single-family; 12.8 percent of residential development is multi-family (per the MVSP)
 $87.2\% * 1,718 = 1,498$ single-family units; $12.8\% * 1,718 = 220$ multi-family units
 3.12 persons per unit * $1,498$ units = $4,674$ persons (single-family households); 2.48 persons per unit * 220 units = 546 persons (multi-family households)
 $4,674 + 546 = 5,220$ persons

¹⁰ 5 ac parkland/1,000 persons * $5,220$ persons = 26.1 acres parkland

The Project includes 29.8 acres of parkland (Planning Areas 7A, 8A, and 8B) on the Project site, which would be 3.7 acres more than the minimum parkland dedication required by the City's Municipal Code. The location of park and open space uses within the Specific Plan is shown on Figure 3.4, *Conceptual Land Use Plan*. Planning Area 7A would accommodate a 16.7-acre public sports park, including ballfields, sand volleyball court, basketball court, aquatics center, playground, picnic areas with shelter, restroom, and parking amenities (refer to **Figure 4.16-1, Granite Sports Park Conceptual Site Plan**). Planning Areas 8A and 8B (5.9 and 7.2 acres, respectively) would provide public greenbelt areas for passive recreation, including a trail. Additionally, the Project would preserve Granite Hill and existing nature trails within Planning Area 7B as permanent open space to support passive recreation use.

In addition, the Project proposes meandering multi-purpose decomposed granite (DG) trails along McLaughlin Road; the residential spine street that bisects the site north to south, south of McLaughlin Road; and residential entry streets from Briggs Road. The Project also proposes a meandering multi-purpose DG trail and meandering sidewalk along Briggs Road. Existing unimproved trails within Granite Hill (Planning Area 7B) would be maintained and improved as appropriate (e.g. trail signage) to allow for passive recreation uses within Granite Hill. The Project further proposes a greenbelt with a meandering trail along the southern boundary of the Project site. A pedestrian and bike-only bridge is proposed over the railroad tracks within Matthews Road to connect the Project site with the community of Heritage Lake to the south. Refer to **Figure 3.8** for the conceptual pedestrian circulation plan.

Class I Bike Lanes (off-street) are also proposed within the multi-purpose DG trail along McLaughlin Road and internal residential streets. Class II Bike Lanes (striped lanes, on-street) are proposed along the Project frontages on Menefee Road to the west and Briggs Road to the east. Class II bike paths flanking the travel lanes on both sides of the primary residential entry street and within the right-of-way of the secondary residential entry streets are also proposed. Class III bike paths are also proposed within the right-of-way of Malaga Road and McLaughlin Road. Internal roadways that do not provide Class I Bike Lanes will accommodate Class III Bike Lanes (signed only, on-street) to enhance bicycle mobility throughout the Specific Plan area and connectivity to the City's bicycle network. Refer to **Figure 3.9** for the conceptual bicycle circulation plan.

While the Project's park and recreational facilities would provide convenient access to recreational amenities for on-site residents and employees, these amenities would be open to the general public and would increase parkland and open space areas within the city by 29.8 acres. The private recreation center located in Planning Area 2 would provide recreational amenities to on-site residents in addition to what is provided in the 29.8 acres of parkland dedicated by the Project. The proposed trail and bicycle network within the Project site, would provide enhanced opportunities for pedestrian and bicycle connectivity.



FIGURE 4.16-1

LSA



NOT TO SCALE

SOURCE: Clark & Green Associates

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In summary, the proposed Project would create demand for 26.1 acres of park dedication based on the City's Municipal Code. The proposed Project would construct 29.8 acres of public park, greenbelt, and open space pursuant to **RCM REC-1**. Therefore, the provision of park and recreational facilities within the Project site would be sufficient to meet the for the demand of future Project residents and employees. Through compliance with the City Municipal Code, existing public park and recreational facilities would not be adversely impacted or be substantially degraded by the Project's population and impacts would be **less than significant**. No mitigation is required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: The Project Applicant/Developer shall comply with the applicable provisions of Chapter 7.75 and 8.03, Parkland Dedication and Fees, of the City's Municipal Code. No mitigation measures are required.

RCM REC-1 Prior to the issuance of building permits by the City of Menifee, the most current Parkland dedication and/or in lieu fee for residential, commercial, and business park development shall be dedicated and/or paid by the developer as calculated by the City, pursuant to Chapter 7.75 and/or 8.03 (whichever is applicable) of the City's Municipal Code. The building permits shall be issued by the City once proof of the appropriate parkland dedication is determined and/or in lieu fee is paid.

Level of Significance After Mitigation: Less Than Significant Impact.

Off-Site Improvements. Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. The widening of these existing roadways would be in conformance with the City's General Plan Circulation Element. Construction of these improvements would have **no impact** on existing public park and recreational facilities within the city and county. Therefore, no mitigation is required.

The operation of the off-site improvements does not include land uses that would increase the demand on existing public park and recreational facilities within the city and county. Therefore, the off-site improvements have **no impact** on existing public park and recreational facilities, and no mitigation is required.

Off-Site Roadway Improvements. Implementation of the Project would also result in off-site roadway improvements along Matthews Road (Case Road), McCall Boulevard, and McLaughlin Road to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These roadway improvements were identified in the General Plan Circulation Element and included in the Final General Plan Environmental Impact Report (EIR) certified by the City on December 18, 2013 (Certified 2013 EIR).

The widening of and improvements to these existing roadways would be in conformance with the City's General Plan Circulation Element. Construction of these improvements would have **no impact** on existing public park and recreational facilities within the city or county. Therefore, no mitigation is required.

The operation of the off-site roadway improvements does not include land uses that would increase the demand on existing public park and recreational facilities within the city or county. Therefore, the off-site improvements have **no impact** on existing public park and recreational facilities, and no mitigation is required.

Significance Determination Prior to Mitigation: No Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Significance Determination After Mitigation: No Impact.

4.16.6.2 Include Recreational Facilities Physical Effects on the Environment

Threshold 4.16-2: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

On-Site Improvements. The Specific Plan would guide residential, commercial, open space, recreational, and business commercial development within the Project site. Planning Areas 7A, 8A, and 8B of the Specific Plan would be developed as parks, greenbelts, and open space totaling 29.8 acres, as detailed above. A trail network within the Project site and existing trails within Planning Area 7B would provide additional recreational amenities to the public. Additionally, Planning Area 2 is anticipated to include a private recreation center to be utilized by Project residents.

Development and operation of the proposed 16.7-acre sports park, 13.1-acre greenbelt, open space areas, and private recreation center may have an adverse physical effect on the environment as ancillary incremental portions related to other uses within the Project site. Construction and operation of the proposed park, greenbelt, open space areas, and recreation center on the Project site have been evaluated throughout this EIR under the appropriate resource sections (e.g., air quality, biological resources, etc.) and are included in the analysis of environmental impacts of the Project in this EIR. Potentially adverse impacts to the environment that may result from the creation of parkland pursuant to build out of the Project would be less than significant upon the implementation of the Specific Plan's goals, policies, and actions and existing federal, State, and local regulations. Future park developments within the Project site would also be required to adhere to the development standards and design guidelines of the Specific Plan. Furthermore, subsequent City review would be required for approval and development of future park sites on the Project site. Consequently, development of the Project would result in a **less than significant impact** relating to new or expanded park and recreational facilities. No mitigation is required.

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance Measures or Mitigation Measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

Off-Site Improvements. Implementation of the Project would result in physical disturbance to up to 59.0 acres for the installation of off-site improvements including roadway improvements to existing roadways (e.g. Menifee Road, SR-74, and Briggs Road), utility connections (e.g. water, sewer, stormwater, electricity, internet, and natural gas), landscaping, and construction of a non-vehicular bridge to connect the Specific Plan site to the Heritage Lake community to the south. These improvements do not include construction or expansion of recreational facilities. Therefore, **no impact** would occur, and no mitigation is required.

The operation of the off-site improvements does not include land uses that include recreational facilities or would require the construction or expansion of recreational facilities. Therefore, the off-site improvements have **no impact** on recreational facilities, and no mitigation is required.

Off-Site Roadway Improvements. Implementation of the Project would also result in off-site roadway improvements along Matthews Road (Case Road), McCall Boulevard, and McLaughlin Road to address traffic impacts in conflict with the General Plan Circulation Element policies that strive to maintain desired LOS. These improvements do not include construction or expansion of recreational facilities. Therefore, no impact would occur, and no mitigation is required. The operation of the off-site improvements does not include land uses that include recreational facilities or would require the construction or expansion of recreational facilities. Therefore, the off-site improvements have no impact on recreational facilities, and no mitigation is required.

Significance Determination Prior to Mitigation: No Impact.

Regulatory Compliance Measures and Mitigation Measures: No Regulatory Compliance or Mitigation Measures are required.

Significance Determination After Mitigation: No Impact.

4.16.7 Cumulative Impacts

Cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for parks and recreation. The cumulative geographic study area for parks and recreation is the city. Implementation of the Project in combination with the related projects in the city would increase the city's population and has the potential to result in cumulative recreation impacts. However, consistent with the City's Municipal Code requirements, the proposed Project includes on-site recreational facilities for Project residents and employees that address increased demand for park facilities and reduce the proposed Project's demand for off-site recreational facilities. Additionally, park, greenbelt, trails, and open space areas proposed within Planning Areas 7A, 7B, 8A, and 8B, would be available to the public and increase the total parkland acreage available to city residents, including residents generated from cumulative projects.

As discussed previously in this section of the EIR, construction and operation of the proposed park, greenbelt, open space areas, and private recreation center on the Project site have been evaluated throughout this EIR under the appropriate resource sections (e.g., air quality, biological resources, etc.) and is included in the analysis of environmental impacts of the Project in this EIR. Where cumulatively considerable impacts have been identified associated with Project implementation, mitigation measures have been identified to reduce construction-and operation-related impacts to the maximum extent feasible. There are no components of the proposed park, greenbelt, open space areas, trails, and recreation center on the Project site that have not already been addressed and accounted for throughout this EIR. Accordingly, cumulatively considerable impacts due to the construction and operation of the proposed parkland and recreational facilities would be less than significant.

Similar to the proposed Project, other cumulative projects in the city would be required to demonstrate their level of impact on recreational facilities including paying the appropriate development impact fees; therefore, when considered in conjunction with past, present, and future projects, the Project would not result in a cumulatively considerable impact related to recreation.