

4.8 LAND USE/PLANNING

This EIR section analyzes the potential for adverse impacts on the existing land use characteristics of the project site and adjacent areas resulting from implementation of the proposed project. The Initial Study/Notice of Preparation (IS/NOP [Appendix 1]) identified the potential for the proposed project to result in impacts associated with applicable land use plans, policies, and regulations. Issues scoped out from detailed analysis in the EIR include physical division of an established community and conflicts with any applicable habitat conservation plan or natural community conservation plan. Data used to prepare this section were taken from a foot survey of the area, the EIR for the Master Plan of Recreational Uses for Central Park (Central Park Master Plan EIR), and the City's General Plan Land Use Element. Full bibliographic entries for all reference materials are provided in Section 4.8.5 (References).

All comments received in response to the Initial Study/Notice of Preparation (IS/NOP) circulated for the proposed project were taken in to consideration during preparation of this Environmental Impact Report, and if relevant, have been addressed in this section or others within this document.

4.8.1 Environmental Setting

■ City of Huntington Beach

The City of Huntington Beach, located in northwestern Orange County, is a beach community about 35 miles southeast of Los Angeles, immediately adjacent to the Pacific Ocean. The City consists of approximately 17,730 acres, or 27.7 square miles, and is nearly built out with a variety of land uses, including residential, commercial, industrial, institutional, public uses, and streets/highways.

■ Huntington Central Park

Huntington Central Park (Central Park) is the largest city-owned park in Orange County covering approximately 343 acres of land, approximately 253 acres of which are developed. Central Park has a variety of uses including picnic facilities, open grass fields, paved trails, dirt paths, playgrounds, lakes, a nature center, an equestrian center, disc golf, an amphitheater, and a dog park. In addition, the city's Central Library is located within the park, as is the Sports Complex featuring baseball and soccer fields, children's play areas, food concessions, restrooms, and large surface parking lots. Central Park offers activities and events year round for all ages.

■ Project Site Characteristics and Land Uses

The 5-acre project site is located in the southern portion of a 14-acre undeveloped area within the 343-acre Central Park, just west of the intersection of Goldenwest Street and Talbert Avenue. The project site is vacant and generally flat. The site is bordered on the east by a slope ascending up to Goldenwest Street and on the south by a slope ascending up to the disc golf course facility. No developed structures or recreational equipment are located on site. The project site is not currently used for any other recreational uses.

Due to the undeveloped nature of the area, there are no currently designated uses for the site itself. However, informal use occurs as park users walk through the site for access to the developed parkland and pedestrian path just west of the project site. In addition, nearby schools occasionally use the area as part of a larger cross-country route through Central Park (although not through the project site), and one hole of the adjacent disc golf course is temporarily located on the site.

■ Surrounding Land Uses

The project site is located approximately 3 miles north of the City's Downtown. The site is surrounded in its entirety by Central Park lands and facilities. Adjacent surrounding uses are as follows:

- *East (across Goldenwest Street):* Surface parking lots/Sports Complex and Central Library
- *North:* Undeveloped area/Shipleigh Nature Center
- *West:* Passive parkland
- *South:* Huntington Beach Disc Golf Course/Equestrian Center

■ Existing General Plan/Zoning Designations

The project site has a General Plan Land Use designation of Open Space - Parks (OS-P). The OS-P designation allows for public parks and recreational facilities on the project site.⁷⁵ The proposed project would be permitted under the OS-P designation. However, in addition to the General Plan Land Use designation, parks and recreational uses in the City of Huntington Beach must also be consistent with the Recreation and Community Services Element of the General Plan.

The Recreation and Community Services Element requires the development of system wide parks and recreation master plan. Under the Central Park Master Plan, the project site is currently identified as the future location of a low intensity recreation use. Project elements were not solidified at the time of preparation of the Central Park Master Plan; however, it was assumed that general elements/activities might include barbeque and picnic amenities, restrooms, tot lot, and an open turf area. Implementation of the proposed project would result in a more intensive land use and would be considered a high-intensity recreation use.

A GPA would be required to incorporate the Central Park Master Plan into the Recreation and Community Services Element and update it to reflect the senior center site as a high-intensity recreation area. This amendment would also include the following text changes to the Recreation and Community Services Element:

- A (1)(e)** Huntington Central Park is 343 acres of which 253 acres are developed with uses such as the Central Library, Shipleigh Nature Center and the 45-acre Sports Complex. The remaining 90 acres are planned for various passive and active recreation uses as depicted in the Central Park Master Plan of Uses (refer to Figure RCS-2). The Central Park Master Plan of Uses is periodically reviewed and updated as projects and improvements are implemented and new projects are proposed to be incorporated.

⁷⁵ City of Huntington Beach, *General Plan Land Use Element* (May 13, 1996), Table LU-2a.

- A (3)** Aging of the general population resulting in an increase of the senior population will increase demand for senior services. In 2006, the City's voters approved a new senior center in Central Park subject to entitlement and environmental clearances. The new senior center would be larger and more centrally-located than the current senior center and able to accommodate the existing and future demands of the City's growing senior population. The new senior center is included in the Central Park Master Plan of Uses (Figure RCS-2) in an area designated for high intensity recreation uses.

These changes recognize the proposed use of the project site and the increase in level of intensity of recreational uses. Further, this amendment recognizes the proposed project site as the future site of a senior center that will meet the needs of the expanding senior population and the intent of the 2006 Measure T approval of the proposed senior center at this location.

The project site has a Zoning designation of Open Space - Parks & Recreation (OS-PR). The OS-PR designation was established to provide areas for public or private use and areas for preservation and enhancement, specifically for parks and recreation. Within the OS-PR zone, park and recreation facilities are subject to Conditional Use Permit (CUP) approval by Planning Commission. The proposed project would be allowed on the site with an approved CUP.

4.8.2 Regulatory Framework

■ Federal and State

There are no federal or state regulations related to land use that apply to the proposed project.

■ Regional

Southern California Association of Governments (SCAG)

SCAG Regional Transportation Plan

The Southern California Association of Governments (SCAG) is the designated Metropolitan Planning Organization for six Southern California counties (Los Angeles, Ventura, Orange, San Bernardino, Riverside, and Imperial), and is federally mandated to develop plans for transportation, growth management, hazardous waste management, and air quality.

On May 8, 2008, the Regional Council of SCAG adopted the 2008 Regional Transportation Plan (RTP): Making the Connections. The 2008 RTP strives to provide a regional investment framework to address the region's transportation and related challenges, and looks to strategies that preserve and enhance the existing transportation system and integrate land use into transportation planning. The RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic, and commercial limitations. Relevant goals and policies of the RTP are discussed as part of the impact discussion below.

SCAG Compass Growth Visioning

The Compass Blueprint Growth Vision effort by SCAG is a response, supported by a regional consensus, to the land use and transportation challenges facing Southern California now and in the coming years. The Growth Vision is driven by four key principles:

- Mobility—Getting where we want to go
- Livability—Creating positive communities
- Prosperity—Long-term health for the region
- Sustainability—Preserving natural surroundings

The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work, and play for all residents regardless of race, ethnicity, or income class. Thus, decisions regarding growth, transportation, land use and economic development should be made to promote and sustain for future generations the region’s mobility, livability and prosperity. Specific growth visioning principles and strategies are discussed as part of the impact discussion below.

■ Local

City of Huntington Beach General Plan

The City of Huntington Beach General Plan outlines an order of progress through which the City can grow and maintain economic and environmental integrity. As a policy, the General Plan serves as a guide to the adoption of laws necessary to execute its intent. The General Plan is composed of sixteen elements, as follows:

- Land Use
- Urban Design
- Historic and Cultural Resources
- Economic Development
- Growth Management
- Housing
- Circulation
- Public Facilities and Public Services
- Recreation and Community Services
- Utilities
- Environmental Resources/Conservation
- Air Quality
- Coastal
- Environmental Hazards
- Noise
- Hazardous Materials

The applicable goals, objectives, and policies of each of the above-listed elements are discussed in the section pertaining to the relevant resource in this EIR. The thresholds for analysis of land use impacts include the identification of conflicts with goals and policies. As such, applicable goals and policies in the General Plan related to land use that are potentially relevant to the proposed project are analyzed as part of the impact discussion below.

4.8.3 Project Impacts and Mitigation

■ Analytic Method

The analysis in this section addresses the compatibility of land uses identified in the proposed project with existing and planned land uses adjacent to the project site. Consistency with applicable policies pertaining to land use is addressed. Analysis of other elements of the General Plan is provided in the applicable resource sections of this EIR.

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G to the 2011 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would do the following:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

■ Effects Not Found to Be Significant

Threshold	Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?
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No habitat conservation plan or natural community conservation plan is applicable to the project site. No impact would occur, and no further analysis of this issue is required in the EIR.

Threshold	Would the project physically divide an established community?
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The proposed project would not disrupt or physically divide an established community. The project involves development of a vacant site within the City's Central Park. Central Park is surrounded by existing residential uses; however, the proposed senior center would not cut off an existing or proposed transportation route and would be compatible with existing uses. Therefore, no impacts would occur, and no further analysis is required in the EIR.

■ Impacts and Mitigation Measures

Threshold	Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
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Impact 4.8-1 **The proposed project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect and would be a *less than significant* impact.**

Proposed Land Use Changes

The proposed project includes the construction of a 45,000 sf senior center on a 5-acre portion of Central Park. The project site is currently zoned OS-PR with a General Plan designation of OS-P. The proposed project would be permitted under the General Plan designation of OS-P. Although the proposed project is consistent with the site's zoning and General Plan land use designation, Policy RCS 5.1.2 of the Recreation and Community Services Element of the City's General Plan requires future recreation sites to be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach. Therefore, the proposed project must comply with the project site's designation by the Master Plan of Recreational Uses for Central Park referred to as the Central Park Master Plan as low intensity allowing for picnic facilities, restrooms, tot-lots and parking. As the site is designated for low intensity recreational uses by the Central Park Master Plan, the proposed project would result in a more intensive recreational use than is currently anticipated. Accordingly, the proposed project would require an amendment to the existing recreation designation from low to high intensity recreation for the project site as designated by the Central Park Master Plan.

Implementation of the proposed project would include a General Plan Amendment (GPA) to designate the project site as a "high intensity" recreation area. The proposed GPA would accommodate the development of the proposed senior center on the project site. The Central Park Master Plan which is periodically reviewed and updated as projects and improvements are implemented and new projects are proposed would be updated and incorporated into the Recreation and Community Services Element of the General Plan as part of the proposed GPA.

Implementation of the proposed project would not require any zoning map amendments, but would require approval of a Conditional Use Permit (CUP) to allow development of the senior center facility. The proposed project complies with all applicable regulations of the existing OS-PR zoning designation and exceeds the minimum standards for lot area, lot width, setbacks, and site coverage.

Effects of Project Implementation

The proposed project is currently vacant. The site's primary current use is its contribution to the low-intensity development character of the area. The undeveloped nature of the project site qualifies as an undeveloped passive recreational area that provides access to the formal path located to the west. Development of the proposed project site would change from a vacant, undeveloped area where limited recreational opportunities exist, to a site with a developed senior center where uses would occur during regular weekday hours, as well as occasional nighttime and weekend operations. The site would have

more development than other areas west of Goldenwest Street, including McCracken Meadow, the disc golf course, and the Shipley Nature Center. However, the proposed use is compatible with adjacent recreational facilities, as it would neither hinder these activities nor detract from their enjoyment. In addition, the project would be compatible with the existing established community facilities (i.e., the Central Library and Sports Complex located east of the project site across Goldenwest Street).

It should be noted the change in type of recreational use from passive to active would include a 5-acre change within Central Park. This would result in 1.5 percent difference in the ratio of active versus passive areas compared to existing conditions. The change from passive to active at the project site would not be considered a significant loss of passive recreational space.

As discussed in Section 4.9 (Noise), noise generated by proposed activities would be less than significant at adjacent recreational activities as well as at existing residential uses that surround Central Park. As discussed in Section 4.1 (Aesthetics), the proposed project would introduce a developed element to the area west of Goldenwest Street. Nonetheless, the site is currently undeveloped, with minimal visual characteristics. The substantial landscaping provided around the senior center could improve the character of the site by providing green space and visual relief from the existing barren condition. Additionally, the permitted height limit for the project site is 45 feet, with an additional 10 feet permitted for architectural projections. The overall height of the new structure would be approximately 30 feet, with architectural projections reaching up to 46 feet. Therefore, the project would be consistent with the permitted building heights for the site as established by Section 213.08 (Open Space District: Development Standards) of the City's Zoning Code. Increased local traffic resulting from proposed development would access the site from the intersection of Goldenwest Street and Talbert Avenue, and would not introduce traffic within the interior of the park. Further, CO emissions from vehicles would be less than significant and would not adversely affect adjacent recreational uses (refer to Section 4.2 [Air Quality and Greenhouse Gas Emissions]). The proposed project would also be consistent with the presence of developed community facilities, such as the Central Library and Sports Complex, east of the site across Goldenwest Street. Impacts from noise, visual, traffic, and air quality at adjacent recreational uses would be less than significant, and the proposed project would be designed to maintain the environmental character of the area.

Project Consistency with Regional Plans

Regional plans, policies, and regulations that would be applicable to development under the proposed project include SCAG's 2008 RTP and SCAG's Compass Growth Visioning document. A discussion of project compatibility with relevant land use goals and policies associated with SCAG and the City's General Plan are provided below.

SCAG 2008 Regional Transportation Plan (RTP)

Goals

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| RTP G1 | Maximize mobility and accessibility for all people and goods in the region. |
| RTP G2 | Ensure travel safety and reliability for all people and goods in the region. |
| RTP G3 | Preserve and ensure a sustainable regional transportation system. |

- RTP G4** Maximize the productivity of our transportation system.
- RTP G5** Protect the environment, improve air quality, and promote energy efficiency.
- RTP G6** Encourage land use and growth patterns that complement our transportation investments and improves the cost-effectiveness of expenditures.
- RTP G7** Maximize the security of our transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.

Consistency Analysis

Implementation of the proposed project would be reflective of the above listed 2008 RTP goals. Implementation of the proposed project would develop a senior center near existing community facilities, such as the Central Library and Sports Complex, east of the project site across Goldenwest Street. The proposed project would not include any direct changes to the existing transportation system in the project area or vicinity, however, an Orange County Transportation Authority (OCTA) bus stop is located approximately 100 feet south of the Goldenwest Street/Talbert Avenue intersection. The proposed project would provide ADA ramp access from the site to the Talbert Street intersection, as well as from the nearby OCTA bus stop. The proposed project improvements would be an extension of these existing public access ways and public transportation systems providing future patrons of the proposed project convenient access to regional public transportation. Consequently, implementation of the proposed project would not conflict with SCAG’s RTP policies identified above.

SCAG Compass Growth Visioning Policies Goal

- Principle 1** Improve mobility for all residents.
 - Policy GV P1.1** Encourage transportation investments and land use decisions that are mutually supportive
 - Policy GV P1.3** Encourage transit-oriented development.
 - Policy GV P1.4** Promote a variety of travel choices.
- Principle 2** Foster livability in all communities.
 - Policy GV P2.1** Promote infill development and redevelopment to revitalize existing communities.
- Principle 3** Enable prosperity for all people.
 - Policy GV P3.2** Support educational opportunities that promote balanced growth.
 - Policy GV P3.3** Ensure environmental justice regardless of race, ethnicity, or income class.
 - Policy GV P3.4** Support local and state fiscal policies that encourage balanced growth.
 - Policy GV P3.5** Encourage civic engagement.
- Principle 4** Promote sustainability for future generations.

- Policy GV P4.1** Preserve rural, agricultural, recreational, and environmentally sensitive areas.
- Policy GV P4.2** Focus development in urban centers and existing cities.
- Policy GV P4.3** Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.
- Policy GV P4.4** Utilize “green” development techniques.

Consistency Analysis

Implementation of the proposed project would include a GPA to intensify the recreational uses at the project site, allowing for the construction of a senior center. Given the similarity between the proposed project and the existing surrounding land uses, the proposed project would help to preserve and enhance the recreational uses in the area. In addition, the proposed project would serve the current and future anticipated demand for services among the senior population. The proposed project would utilize the existing transportation system such as the nearby OCTA bus stop and would create a new shuttle system to support the senior center and surrounding recreational uses. The proposed project would include a recreational senior center and landscaping, all of which would be preserved and maintained through the lifetime of the proposed project. The proposed project also has the objective of utilizing sound green-building practices during construction and operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City’s commitment to responsible leadership in the area of sustainable development. Consequently, implementation of the proposed project would not conflict with the SCAG’s Compass Growth Visioning policies identified above.

Project Consistency with the Huntington Beach General Plan

Land Use Element

Goals of the Land Use Element of the General Plan applicable to the proposed project include the following:

- Goal LU 2** Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
 - Policy LU 2.1.1** Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).
 - Policy LU 2.1.2** Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

- Policy LU 2.1.3** Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development.
- Policy LU 2.1.6** Monitor the capacities of other infrastructure (water, sewer, and other) and services and establish appropriate limits on development should their utilization and demands for service exceed acceptable levels of service.

Consistency Analysis

The proposed project site is located just west of the intersection of Goldenwest Street and Talbert Avenue within Central Park. Vehicular access to the project would be available from a new driveway located at this intersection and an OCTA bus stop is located 100 feet from the intersection. As such, the project site is adequately served by transportation infrastructure. As discussed in detail within Section 4.13 (Utilities/Service Systems), infrastructure improvements (i.e., utilities, storm drains, onsite roadways, etc.) necessary to serve the proposed development would be constructed on site. The future onsite utilities would connect to existing facilities and some improvements to existing infrastructure may also be required. In addition, as discussed in Section 4.11 (Public Services), existing public services would be adequate to serve the proposed project. Consequently, the proposed project would not conflict with these applicable policies.

Goal

- Goal LU 4** Achieve and maintain high quality architecture, landscape, and public open spaces in the City.
- Policy LU 4.1.1** Require adherence to or consideration of the policies prescribed for Design and Development in the Huntington Beach General Plan, as appropriate.
- Policy LU 4.1.2** Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
- Policy LU 4.1.8** Use reclaimed water for irrigation of public and private landscape, as feasible.
- Policy LU 4.2.1** Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.
- Policy LU 4.2.4** Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.
- Policy LU 4.2.5** Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act (ADA).

Consistency Analysis

The proposed project would be constructed in accordance with existing laws and regulations, including the City's building code and any applicable state and federal law requirements such as ADA. The proposed project would comply with applicable development standards contained in the City's Zoning Code. The proposed landscaping plan would require City approval prior to implementation; however, the City does not currently have recycled water infrastructure available to serve the project. Additionally, the proposed project would green-building practices during operation of the facility by incorporating those standards found in the Cal Green Building Code and, as feasible, Leadership in Energy and Environmental Design (LEED) Green Building Rating System to maximize efficiencies and demonstrate the City's commitment to responsible leadership in the area of sustainable development. Adequate access to and from the project would be provided through the proposed entrance at Goldenwest Street. Sufficient parking would be provided at the project site to serve the proposed population. Therefore, the proposed project would not conflict with these applicable goals and policies.

Goal

Goal LU 5 Ensure that significant environmental habitats and resources are maintained.

Policy LU 5.1.1 Require that development protect environmental resources by consideration of the policies and standards contained in the Environmental Resources/Conservation Element of the General Plan and federal (NEPA) and State (CEQA) regulations.

During the development review process:

- b. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

Consistency Analysis

As discussed in Section 4.3 (Biological Resources), implementation of the proposed mitigation measures would ensure the protection of species/habitats, through focused surveys, agency consultation, and off-site habitat conservation and/or enhancement. As such, through implementation of the proposed mitigation measures, implementation of the proposed project would not conflict with local policies or ordinances protecting biological resources, which are designed to protect sensitive species and their habitats within the City from development and related construction activities.

Goal

Goal LU 7 Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Policy LU 7.1.2 Require that development be designed to account for the unique characteristics of project sites and objectives for

community character and in accordance with the Development “Overlay” Schedule, as appropriate.

- Policy LU 7.1.5** Accommodate the development of a balance of land uses that maintain the City’s fiscal viability and integrity of environmental resources.

Consistency Analysis

Implementation of the proposed project includes a GPA to intensify recreational uses at the project site, allowing for the construction and use of the site as a senior center. The proposed project would be consistent with the existing OS-PR Zoning designation for the site, although approval of a CUP would be required. Further, the proposed project would result in the development of a new senior center in a location adjacent to complimentary community resources such as the Central Library, Sports Complex, and Shipley Nature Center. The proposed project would include a substantial amount of landscaping to enhance the project site within its natural setting, and the new senior center use would not be out of character considering the nearby community uses within Central Park. The integrity of environmental resources on-site, and on adjacent portions of Central Park, would be maintained, as discussed throughout this EIR. Therefore, the proposed project would not conflict with these applicable goals and policies.

Goal

- Goal LU 8** Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for City’s neighborhoods, corridors, and centers.

- Policy LU 8.1.1** Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:
- a. Create a network of interrelated activity centers and corridors through the use of distinct functional roles, activities, and/or through the form and scale of development
 - f. Site development to capitalize upon potential long-term transit improvements.
 - g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions in form, scale, and density of development, and other elements.

Consistency Analysis

Implementation of the proposed project includes a GPA to intensify recreational uses at the project site, to accommodate construction and use of the site as a senior center. The proposed project would be consistent with the existing OS-PR Zoning designation for the site, although approval of a CUP would be required. Further, the proposed project would result in the development of a new senior center in a location adjacent to complimentary community resources such as the Central Library, Sports Complex,

and Shipley Nature Center. The proposed project would include a substantial amount of landscaping to enhance the project site within its natural setting, and the new senior center use would not be out of character considering the nearby community uses within Central Park. The proposed project is adjacent to Goldenwest Street, which is a major thoroughfare in the City, and is served by OCTA. The proposed project would include pathways, landscaping, and signage that would link the proposed project site to the surrounding park uses. Additionally, as the project would be located in an undeveloped portion of Central Park, and would be consistent with the intended use of the park and compliment existing community facilities within the park, the proposed project would enhance Central Park. Therefore, the proposed project would not conflict with this applicable goals and policies.

Goal

Goal LU 14 Preserve the City's open spaces.

Policy LU 14.1.1 Accommodate the development of public parks, coastal and water-related recreational uses, and the conservation of environmental resources in areas designated for Open Space on the Land Use Plan Map and in accordance with Policy LU 7.1.1

Policy LU 14.1.3 Require that structures located in the City's parks and other open spaces be designed to maintain the environmental character in which they are located.

Policy LU 14.1.6 Provide for the protection of the City's environmental resources in accordance with the Natural Resources and Hazards Elements of the General Plan.

Consistency Analysis

Implementation of the proposed project includes a GPA to intensify recreational uses at the project site, to accommodate construction and use of the site as a senior center. The total acreage for Central Park is 343 acres, of which 125 acres have been developed or planned for active use. The remaining 218 acres of Central Park have been developed or planned for passive uses. As such, Central Park is divided into approximately 63.5 percent passive use areas and 36.5 percent active use areas. The change in 5 acres from a passive to active use for the proposed senior center site would constitute a 1.5 percent reduction in passive use area within the park, which would not be considered a significant change. Further, the project does not represent a change or reduction in overall parkland in Central Park or lands used for community facilities citywide.

The proposed project would be consistent with the existing OS-PR Zoning designation for the site, although approval of a CUP would be required. The proposed project would include a substantial amount of landscaping to enhance the project site within its natural setting, and the new senior center use would not be out of character considering the nearby community uses within Central Park. Further, the proposed project would result in the development of a new senior center in a location adjacent to complimentary community facilities such as the Central Library, Sports Complex, and Shipley Nature Center. The integrity of environmental resources on-site, and on adjacent portions of Central Park, would be maintained, as discussed throughout this EIR. The proposed project would not result in

significant adverse impacts to natural resources (cultural, biological, geological, and hydrologic resources) as discussed throughout this EIR. Therefore, the proposed project would not conflict with these applicable policies.

City of Huntington Beach Recreation and Community Services Element

Goals and Policies of the Recreation and Community Services Element of the General Plan applicable to the proposed project include the following:

Goal

Goal RCS 2 Provide adequate sized and located active and passive parklands to meet the recreational needs of existing and future residents, and to preserve natural resources within the City of Huntington Beach and its sphere of influence.

Policy RCS 2.1.2 Consider the following when adopting the plan for acquiring or accepting parkland... (f) Consistent with the City's Parks and Recreation Master Plan.

Goal RCS 5 Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.

Policy RCS 5.1.2 Future community and neighborhood park and recreation sites shall be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach.

Consistency Analysis

The proposed project site is currently designated by the General Plan as OS-P. The Central Park Master Plan of Recreational Uses was prepared for the Central Park area, which currently designates the project site for low intensity recreational uses. Implementation of the proposed project includes a GPA to incorporate the Central Park Master Plan into the Recreation and Community Services Element and designate the project site for high-intensity recreational uses. As the proposed senior would be located adjacent to complimentary community facilities such as the Central Library, Sports Complex, and Shipley Nature Center, the location of the facility would be cost efficient with regard to maintenance and operation within Central Park. As such, the proposed project would not conflict with these applicable goals and policies.

Summary

Implementation of the proposed project would not in itself result in environmental impacts related to land use and planning. Although the proposed project would allow a senior center at the project site with an intensification of recreational uses from low to high intensity, this change in intensity is compatible with the land use mix within the surrounding area. Given the similarity between the proposed project and the existing and proposed surrounding community serving uses, the proposed project would be complimentary to adjacent land uses and would not cause a substantial adverse change in the existing land use pattern of the project area. The proposed project, including the proposed GPA would not conflict with existing City policies or regulations that were adopted for the purpose of mitigating an environmental effect. Although project implementation would intensify the allowed recreational uses on

a vacant, undeveloped site, this change in intensity is compatible with the surrounding area. Overall, impacts to land use would be *less than significant*.

4.8.4 Cumulative Impacts

This cumulative impact analysis considers development of the proposed project, in conjunction with other development within the vicinity of the project in the City of Huntington Beach.

Development of cumulative projects is anticipated to generally conform to the requirements of the City of Huntington Beach and would be subject to review by the City. The proposed project would result in less than significant land use impacts from its change in intensity of recreational use, because this change would result in compatibility with adjacent uses. In addition, the site would remain a public recreation use and would not result in a decrease in City parkland. The 1.5 percent decrease in the amount of passive parkland, which is not considered significant in the context of total Central Park acreage, would be even less in the context of Citywide passive parkland. Thus, the cumulative impact and contribution would be less than significant.

Cumulative land use impacts have the potential to occur where a number of projects have the potential to change the overall land use of an area or negatively affect adjacent existing land uses. None of the cumulative projects located within one mile of the project site include General Plan Amendments. For those cumulative projects that do require General Plan Amendments (such as project numbers 10 through 13, 15, and 16 in Table 3-4 [Cumulative Projects]), environmental review is required to ensure that such land use changes would not result in significant impacts. If significant land use impacts are identified through the CEQA process, mitigation measures would be required to reduce identified impacts. Cumulative projects primarily result in development or redevelopment of sites in order to enhance existing land use patterns within areas of the City, and are therefore generally anticipated to be compatible with adjacent uses. As such, cumulative impacts resulting from changes in land use would be less than significant. As such, the project's contribution to cumulative land use changes would not be cumulatively considerable and would be less than significant.

4.8.5 References

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