

4.11 RECREATION

This EIR section analyzes the potential for adverse impacts on existing recreational facilities and opportunities and the expansion of recreational facilities resulting from implementation of the proposed project. The Initial Study/Notice of Preparation (IS/NOP [Appendix 1]) identified the potential for impacts associated with the construction of the proposed project, which could contribute to adverse physical impacts. Data used to prepare this section were taken from the City's General Plan Recreation and Community Services Element, in addition to previous environmental documentation prepared for the City such as the Master Environmental Impact Report for Master Plan of Recreation Uses for Central Park (Central Park Master Plan EIR). Full bibliographic entries for all reference materials are provided in Section 4.11.5 (References) at the end of this section.

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.

4.11.1 Environmental Setting

Recreational opportunities within the City consist of parks, golf courses, and coastal amenities, including approximately nine miles of coastal parks and beaches.

■ Parks and Recreational Facilities

Huntington Central Park

Huntington Central Park is the largest city-owned park in Orange County, covering over 343 acres of land.⁹⁷ This setting of open grass fields and extensive tree and flower plantings is used for various activities such as picnics, biking, playing, and walking. Amenities at the park include a fire ring, picnic facility, campgrounds, four playgrounds, nature center, fishing, disc golf, sports complex, horseshoes, lakes, equestrian center and trails, dog park, amphitheater, exercise course, and four restaurants.⁹⁸

Central Park offers plenty of activities and events all year round for all ages, such as sports tournaments, dog and car shows, cross-country racing events, and a jumper show at the equestrian center. The park is also rated the top location for bird watching by various magazines and Huntington Beach's bird community.⁹⁹

⁹⁷ City of Huntington Beach, *Updated Park/Open Space Inventory* (September 2010); David Dominguez, Written communication between City of Huntington Beach Community Services and Jennifer Villasenor, City of Huntington Beach Planning and Building Department, Comments on Murdy Commons DEIR (October 2010).

⁹⁸ City of Huntington Beach, Parks and Facilities (2011), http://www.surfcity-hb.org/Residents/Parks_Facilities/parks/huntington_central_park/index.cfm (accessed July 27, 2011).

⁹⁹ City of Huntington Beach, Parks and Facilities (2011), http://www.surfcity-hb.org/Residents/Parks_Facilities/parks/huntington_central_park/index.cfm (accessed July 27, 2011).

Project Site

The 5-acre project site is located in the southern portion of a 14-acre undeveloped area within the Central Park 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. The project site is not currently programmed for any other recreational uses.

Other Parks and Recreational Facilities

The City of Huntington Beach's Office of Parks, Trees, and Landscape maintains 73 parks totaling approximately 747 acres, 169 playground apparatus, and irrigation systems.¹⁰⁰ The locations and acreages of these parks are provided in Table 4.11-1 (Huntington Beach Park and Open Space Inventory). Many of the parks have grass fields and landscaping devoted to sports, picnicking, and general enjoyment of the outdoor environment. The City classifies these parks into four categories, based primarily on their size, as follows:

- **Mini Park**—Consists of less than 1 acre and intended to serve the immediate neighborhood in which they are located; provides passive open space and buffering from adjacent developments, with walking paths and benches; e.g., Booster Park, French Park, and Tarbox Park.
- **Neighborhood Park**—Usually two and a half to 5 acres in size and are intended to serve a 0.25 to 0.5 mile radius; planned for the activities of children from age five to 15; centrally located in a neighborhood and often adjacent to a school; e.g., Arevalos Park, Conrad Park, Lambert Park, Hawes Park, Burke Park, and Wieder Park.
- **Community Park**—Designed to serve several neighborhoods within a one- to one and a half-mile radius and ranging from approximately ten to 40 acres in size; planned for youths and adults and hosts a wider range of activities than smaller parks; e.g., Edison Park, Murdy Park, Chris Carr Park, Gisler Park, Langenbeck Park, and Marina Park.
- **Regional Park**—Larger than 40 acres and serves a large regional area up to a 30- or 40-mile radius; provides special recreational opportunities such as camping, equestrian centers, nature preserves, trails, and lakes; e.g., Huntington Central Park and Blufftop Park.
- **Special Facility**—A facility such as a community center, athletic complex, aquatic center, or other cultural facility that serves the specific need for the community; e.g., Meadowlark Golf Course.

Table 4.11-1 Huntington Beach Park and Open Space Inventory

	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
Parks				
1	Arevalos Park	N	10441 Shalom Dr.	2.58
2	Baca	C	7329 Sherwood Dr	14.35
3	Bailey Park	M	3782 Morning Tide Dr.	0.59

¹⁰⁰ City of Huntington Beach, Parks (2011), http://www.surfcity-hb.org/Residents/Parks_Facilities/ (accessed July 27, 2011).

Table 4.11-1 Huntington Beach Park and Open Space Inventory

	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
4	Banning/Magnolia Park	N	SEC Banning and Magnolia	1.18
5	Bartlett Park	C	19822 Beach Boulevard	27.73
6	Bauer Park	N	21401 Newland Street	2.04
7	Bluff Top Park	R	2201 Pacific Coast Highway	19.66
8	Bolsa View Park	N	5653 Brighton Drive	2.70
9	Booster Park	M	16861 Baruna Lane	0.85
10	Burke Park	N	20701 Queens Park Lane	2.50
11	Bushard Park	N	9691 Warburton Dr.	2.38
12	Carr Park	C	16532 Springdale Street	10.72
13	Circle View Park	N	15720 Willet Lane	2.31
14	Clegg/Stacey Park	N	6161 Larchwood Dr.	2.8
15	College View Park	N	16281 Redlands Lane	2.70
16	Conrad Park	N	3612 Aquarius Dr.	2.71
17	Davenport Beach	M	4031 Davenport Drive	0.46
18	Discovery Well Park	N	6720 Summit Drive	6.60
19	Drew Park	N	20252 Cape Cottage Ln.	2.28
20	Eader Park	N	9281 Banning Ave.	2.68
21	Edison Community Park	C	21377 Magnolia St.	39.69
22	Farquhar Park	N	951 Main St.	3.52
23	Finley Park	M	6782 Evening Hill Drive	0.56
24	Franklin Park	N	5760 Sands Drive	1.52
25	French Park	M	3482 Venture Dr.	0.33
26	Gibbs Park	N	16641 Graham St.	6.83
27	Gisler Park	C	21215 Strathmoor Lane	11.67
28	Glen View Park	N	6721 Glen Dr.	3.02
29	Golden View Park	N	17201 Cobra Lane	2.81
30	Green Park	N	18751 Seagate Dr.	4.04
31	Greer Park	C	6900 McFadden Ave.	10.44
32	Harbour View Park	N	16600 Saybrook Lane	4.02
33	Haven View Park	N	16041 Waikiki Ln.	2.95
34	Hawes Park	N	9731 Verdant Drive	2.68
35	Helme Park	N	18591 Chapel Ln.	2.02
36	Hope View Park	N	6371 Armada Drive	3.61
37	Humboldt Beach	M	4141 Humboldt Drive	0.48

Table 4.11-1 Huntington Beach Park and Open Space Inventory

	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
38	Huntington Central Park	R	18002 Goldenwest Street	343.24
39	Irby Park	N	6770 Ruth Dr.	10.91
40	Lake Park	N	1035 11 th Street	4.75
41	Lake View Park	N	17461 Zieder Ln.	2.16
42	Lamb Park	N	10151 Yorktown Avenue	2.60
43	Lambert Park	N	18321 Newland St.	3.50
44	Langenbeck Park	C	8721 Suncoral Drive	17.02
45	Lark View Park	N	17141 Fraser Ln.	3.65
46	LeBard Park	N	20461 Craimer Ln.	4.99
47	Manning Park	N	307 Delaware Street	2.46
48	Marina Park	C	5562 Cross Drive	9.34
49	Marine View Park	N	17442 Frans Ln.	2.96
50	McCallen Park	N	2309 Delaware Street	5.84
51	Moffett Park	N	20400 Meander Lane	2.38
52	Murdy Park	C	7000 Norma Drive	16.04
53	Newland Park	N	19702 Topeka Ln.	2.94
54	Oak View Center Park	N	17261 Oak Ln.	1.31
55	O.C. Reg. (Wieder)	R	19251 Seapoint Street	45.01
56	Pattinson Park	N	6200 Palm Ave.	3.51
57	Perry Park	N	8152 Deauville Dr.	1.88
58	Pleasant View Park	N	16650 Landau Ln.	2.17
59	Prince Park	M	3282 Ventura Dr.	0.22
60	Robinwood Park	N	5180 McFadden Ave.	1.41
61	Schroeder Park	N	6231 Cornell Drive	2.37
62	Seabridge Park	N	16252 Countess Dr.	3.91
63	Seeley Park	N	9711 Surfcrest Drive	3.37
64	Sowers Park	N	9272 Indianapolis St.	2.65
65	Sun View Park	N	16192 Sher Lane	2.45
66	Talbert Park	N	19222 Magnolia St.	5.44
67	Tarbox Park	M	16601 Wellington Court	0.44
68	Terry Park	N	7701 Taylor Dr.	4.81
69	Triangle Park	N	525 Main Street	1.11
70	Trinidad Park	M	3601 Sagamore Dr.	0.75
71	Wardlow Park	N	19761 Magnolia Street	8.36

Table 4.11-1 Huntington Beach Park and Open Space Inventory

	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
72	Wieder Park	N	16662 Lynn Lane	4.80
73	Worthy Community Park	C	1831 17th Street	6.61
<i>Subtotal of Parks</i>				<i>747.31</i>
Beaches				
	City Owned	R	Beach Blvd. to Main St.	65.25
	City Leased	R	Main St. N to Seapoint Ave	85.57
<i>Subtotal of Beaches</i>				<i>150.82</i>
Other Recreational Facilities				
	Meadowlark GC	S	16782 Graham St	98.00
	City Gym and Pool		1600 Palm Ave.	0.50
	Rodgers Senior Center		1706 Orange Ave.	2.01
<i>Subtotal of Other Recreational Facilities</i>				<i>100.51</i>
Total of all Parks and Open Space				998.64

SOURCE: City of Huntington Beach, Updated Park/Open Space Inventory (September 2010); David Dominguez, Written communication between City of Huntington Beach Community Services and Jennifer Villasenor, City of Huntington Beach Planning and Building Department, Comments on Murdy Commons DEIR (October 2010).

As shown in Table 4.11-1, in addition to the roughly 747 acres of parks and public facilities, the 98-acre Meadowlark Golf Course, the 0.5-acre City Gym and Pool, and the existing approximately 2-acre Rodgers Senior Center, and the approximately 150 acres of beach and open space areas provide for a total of approximately 999 acres of recreational space within Huntington Beach.¹⁰¹

The General Plan has established a “parkland to population” ratio of 5 acres per 1,000 persons. With an estimated 2010 City population of 189,992 residents according to the State Department of Finance, the City currently has a ratio of approximately 5.25 acres of parkland per 1,000 persons, which meets the City’s adopted park standard.¹⁰²

The City also has rental facilities available to the public. Rooms and large halls can be rented for various occasions, and such facilities include the Municipal Art Center, City Gym and Pool, Murdy Community Center, Edison Community Center, the existing Rodgers Senior Center as well as three clubhouses,

¹⁰¹ City of Huntington Beach, Updated Park/Open Space Inventory (September 2010); David Dominguez, Written communication between City of Huntington Beach Community Services and Jennifer Villasenor, City of Huntington Beach Planning and Building Department. Comments on Murdy Commons DEIR (October 2010).

¹⁰² California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010–2011* (May 2011), <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php> (accessed July 27, 2011).

Harbor View Clubhouse, Lakeview Clubhouse, and Lake Park Clubhouse. The City's Newland Barn, located within Bartlett Park, also has a hall with historical gardens and gazebo available for rent.¹⁰³

■ Beaches

In addition to the 752 acres of parkland, the City also has approximately 150 acres of public beach that serve as a recreational resource for residents and visitors¹⁰⁴. Huntington Beach contains approximately 9 miles of sandy beach shoreline area, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation (DPR), and the Huntington City Beach, operated by the City. These resources provide regional recreational opportunities, which include swimming, surfing, bodysurfing, sunbathing, skin and scuba diving, and sand volleyball. The beaches, particularly Huntington City Beach near the Municipal Pier, have been the sites of many national and international sporting events, including surfing, volleyball, and skateboarding competitions. Huntington Beach is known as one of the best surfing areas on the west coast, and has earned the nickname "Surf City, USA." Its renowned surf is a result of the shoreline's long, gradually sloped beach gradient and location in relation to ocean swells.

■ Trails and Bikeways

The City has an extensive trail system that can be used by bicyclists, rollerbladers, joggers, and strollers. As previously mentioned, a Class I trail (Bike Path) runs the entire length of the beach, parallel to PCH, and is linked to the regional Santa Ana Bikeway, also a Class I trail. These trails are also part of the Orange County Master Plan of Regional Riding and Hiking. Several east/west Class II bikeways (Bike Lanes) run throughout the City as well, connecting to both of the Class I bike paths. Bike lanes provide a striped lane for one-way travel on a street or highway and signs indicating the bicycle route.

4.11.2 Regulatory Framework

■ Federal

There are no federal regulations related to recreation that apply to the proposed project.

■ State

Quimby Act

Government Code Section 66477, more commonly referred to as the Quimby Act, was established by the California legislature in 1965 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances addressing park land and/or fees for residential subdivisions for the purpose of providing and preserving open space and recreational facilities and improvements. The Act also specifies acceptable uses and expenditures of such funds.

¹⁰³ City of Huntington Beach, Parks (2011), http://www.surfcity-hb.org/Residents/Parks_Facilities/ (accessed July 27, 2011).

¹⁰⁴ City of Huntington Beach, Parks (2011), http://www.surfcity-hb.org/Residents/Parks_Facilities/ (accessed July 27, 2011).

■ Local

General Plan Recreation and Community Service Element

The City of Huntington Beach Recreation and Community Services Element is concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities. Applicable goals and policies of this element include the following:

- Goal RCS 1** Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.
- Objective RCS 1.1** Encourage recreational opportunities unique to Huntington Beach which will enhance visitation and economic development.
- Policy RCS 1.1.1** Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children, and elderly.
- Goal RCS 2** Provide adequately 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.
- Objective RCS 2.1** Create an integrated park system that is complementary to existing and proposed development as well as the natural environment.
- Policy RCS 2.1.1** Maintain the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation.
- 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 3** Develop park sites to provide diverse recreational and sports facilities that meet the residents' and visitors' active and passive recreational needs.
- Objective RCS 3.1** Incorporate recreation features and facilities responsive to the preferences of the resident population bases that will utilize the services.
- Policy RCS 3.1.1** Design neighborhood park features and facilities that are responsive to the recreational preferences expressed by the park users and local neighborhood residents.

Policy RCS 3.1.2 Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Policy RCS 3.1.6 Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the American Disabilities Act (ADA) standards for accessibility.

Policy RCS 3.1.7 Develop and/or retrofit park and recreation sites in ways which maximize efficiency and minimizes maintenance cost.

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.

Goal RCS 7 Operate and maintain City parks and recreation facilities in the most safe, effective, and efficient manner.

Objective RCS 7.1 Enhance park and recreation sites in ways which maximize efficiency and minimize maintenance cost.

Policy RCS 7.1.1 Design recreation facilities and programs that are functional, efficient, and affordable.

Consistency Analysis

According to the policies above, the proposed project must comply with the Central Park Master Plan. In addition, on December 13, 2010, the Court of Appeal issued the final judgment for the City to set aside their approval of the proposed senior center project so that a GPA could be processed to incorporate the Central Park Master Plan into the General Plan and change it to reflect the senior center project. Under the Central Park Master Plan, the site is currently identified as the future location of a low intensity recreation area. Implementation of the proposed project would include an amendment to the Recreation and Community Services Element of the General Plan to intensify recreational uses at the project site from low intensity to high intensity to accommodate development of a senior center on the project site. Further, the GPA incorporates the Central Park Master Plan of recreational uses and identifies the proposed project site as the future location of the City’s senior center. As such, the proposed project would not conflict with applicable policies.

The proposed project includes the development of an approximately 45,000-square-foot (sf) senior center building with multi-use recreational rooms and outdoor patio and recreation areas to replace the

existing, smaller senior center facility located at 1706 Orange Avenue. Although not necessarily considered a large-scale development, implementation of the proposed project would include an open space component situated to the west of the proposed facility nearest to the adjacent passive parkland uses, as well as courtyards and landscaping/planting pocket areas. Although development of the proposed project would result in a reduction of overall undeveloped open space within Central Park through construction of the senior center facility, the proposed development would improve and enhance the recreational value of the site compared to its existing conditions.

The proposed project would be developed and maintained by the City, and would be accessible to all residents of the City. Recreational facilities would be designed in accordance with all applicable laws, including the ADA. The senior center and associated amenities would provide the City with an expanded recreational resource for senior citizens and other users to meet existing and future demand, as described in Section 3.3.1 (Project Description) and would maintain the City's parkland standard of 5 acre of parkland to 1,000 residents. Implementation of the proposed project would not conflict with any of the applicable General Plan policies.

General Plan Environmental Resources/Conservation Element

Goals and Policies of the Environmental Resources/Conservation Element of the General Plan applicable to the proposed project include the following:

- Goal ERC 1** Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.
 - Objective ERC 1.1** Provide a quality open space network that is spatially distributed throughout all areas of the City.
 - Policy ERC 1.1.1** Encourage the provision of open space elements within the larger-scale development projects including but not limited to public plazas, entry courts, and planned development common areas.

Consistency Analysis

The 5-acre project site is within the City's Central Park. Although the site is designated as Open Space—Parks in the General Plan, the area is undeveloped and barren, in sharp contrast to the surrounding areas of parkland. Although not necessarily considered a large-scale development, implementation of the proposed project would include an open space component situated to the west of the proposed facility nearest to the adjacent passive parkland uses, as well as courtyards and landscaping/planting pocket areas. Although development of the proposed project would result in a reduction of overall open space within Central Park through construction of the senior center facility, the proposed development would improve and enhance the aesthetic and recreational value of the site compared to its existing conditions. As such, the proposed project would not conflict with the applicable General Plan goals and policies.

4.11.3 Project Impacts and Mitigation

■ Analytic Method

For the purposes of this analysis, implementation of the proposed project would be determined to have an adverse physical effect on the environment if construction activities on the project site would have an adverse impact on various resources analyzed in 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 any of the following:

- 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
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment
- Affect existing recreational opportunities

■ Effects Not Found to Be Significant

The following issue areas were determined to result in less than significant or no impacts according to the Initial Study prepared for the project.

Threshold	Would the project increase the use of existing neighborhood, community, and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
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Implementation of the proposed project would include a GPA to re-designate the use of the project site from low intensity to high intensity to accommodate the development of the proposed senior center on the project site. The proposed development includes construction of a 45,000 sf senior center on a vacant, undeveloped site within Central Park to replace the existing 14,505 sf senior center located at 1706 Orange Avenue. With the proposed senior center, the overall level of recreational opportunities within the City would increase as a result of the proposed project. The proposed project does not include any residential or other non-residential use which might directly or indirectly increase area population and, subsequently, use of local or regional recreational facilities. As the proposed project would not increase the use of existing recreational facilities such that a substantial physical deterioration would occur, impacts are considered less than significant, and no further analysis is required.

■ Impacts and Mitigation Measures

Threshold	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?
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Impact 4.11-1 **Implementation of the proposed project would include and result in the construction of recreational facilities. The construction and operation of the recreational facilities would not result in an adverse physical effect on the environment and would result in a *less than significant* impact.**

Development of the proposed project would result in the addition of a recreational facility on a currently vacant, undeveloped 5-acre area of land in Central Park. The construction impacts anticipated to result from implementation of the proposed project are analyzed throughout the technical sections (Sections 4.1 through 4.13) of this EIR. As described throughout Chapter 4 (Environmental Analysis) of this EIR, construction and operational activities on the project site could have an adverse impact on various sources.

Construction

As indicated in Impact 4.2-2 in Section 4.2 (Air Quality and Greenhouse Gas Emissions), daily construction activities could generate emissions that exceed SCAQMD thresholds, which would result in a potentially significant impact. In addition, Impact 4.3-1 in Section 4.3 (Biological Resources) indicates that construction activities at the project site could impact a non-listed, special-status species. Construction of the proposed project would also result in potentially significant impacts to cultural resources (Section 4.4) as described in Impact 4.4-1 through Impact 4.4-3. Additionally, construction activities would temporarily increase soil exposure to wind and water erosion as described in Impact 4.5-2 and Impact 4.5-3 in Section 4.5 (Geology/Soils). Further, grading and excavation activities associated with project development at the project site could result in the exposure of construction personnel and the public to previously unknown hazardous substances in the soil, as well as possibly resulting in damage to existing oil wells, as depicted in Impact 4.6-1 in Section 4.6 (Hazards and Hazardous Materials). Noise activities would result in short term increase in noise levels, although these noise levels would be within allowable limits as discussed in Impact 4.9-1 and Impact 4.9-2 in Section 4.9 (Noise). As such, the impacts resulting from construction of the proposed project would be considered potentially significant. Implementation of construction-related applicable mitigation measures as described in the above-referenced sections would reduce impacts to less than significant levels.

The following mitigation measure related to impacts associated with construction of recreational facilities was initially identified in the Central Park Master Plan EIR. The language in this measure has been modified for this project to reflect project-specific components of the proposed senior center where necessary, although the intent remains the same. The original measures from the Central Park Master Plan EIR appear in Table 4-1 (Mitigation Measures Incorporated from Master Plan of Recreation Uses MMP) of this EIR. For the purposes of this document, the City shall implement mitigation measure MM4.11-1, which would ensure that measures set forth in the Central Park Master Plan EIR are carried over:

MM4.11-1 (This MM is Measure Recreation-1 from the Central Park Master Plan EIR.)

At least thirty days prior to construction, the City of Huntington Beach shall post signs in the vicinity of the project site indicating the proposed construction schedule of the senior center facility (including location and hours of operation) and shall complete the permanent relocation of the disc golf course hole located at the southern boundary of the site back to the official disc golf course.

With implementation of MM4.11-1, construction activities associated with implementation of the proposed project (a recreational facility) would result in a **less than significant** impact.

Central Park Recreational Uses

The Central Park is divided into approximately 63.5 percent passive use areas and 36.5 percent active use areas. 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. The change in 5 acres from passive to active uses for the proposed senior center site would constitute a 1.5 percent reduction in passive use area within the park which is not considered to be substantial.

Further, the City's General Plan has established a "parkland to population" ratio of 5 acres per 1,000 persons. Based on an estimated 2010 City population of 189,992 residents, the City currently has a ratio of approximately 5.25 acres of parkland per 1,000 persons.¹⁰⁵ As such, the City currently meets the adopted park standard. The proposed project includes the construction of a senior center that would not generate a permanent residential population that would increase demand on recreational resources or community facilities within the City. As such, with the proposed project, the City would continue to meet the adopted park standard for parklands and open space. The proposed project would not represent a reduction in overall parkland citywide and the proposed project would result in a less than significant impact. As discussed in other sections of this EIR, the proposed project would not have an adverse physical effect on the environment and would be complimentary to existing community service uses in Central Park, such as the library and sports complex. In addition, the proposed project of the senior center would not generate population to require the construction or expansion of additional recreational facilities and would have a **less than significant** impact.

Threshold	Would the project affect existing recreational opportunities?
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Impact 4.11-2 Implementation of the proposed project would not affect existing passive recreational opportunities.

This threshold was initially scoped out in the IS/NOP, but due to concerns regarding the potential affects to passive recreation uses within Central Park, an analysis of this impact was determined necessary for the EIR.

Although there are no currently programmed uses for the project site, the 1999 Master EIR analyzed the project site for development of passive recreational uses. This use was never implemented and the site remains undeveloped. However, informal use occurs as park users walk through the site for access to the

¹⁰⁵ California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010–2011* (May 2011), <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php> (accessed July 27, 2011).

developed parkland and pedestrian path just west of the project site. In addition, one hole of the adjacent disc golf course is temporarily located on site.

The total acreage for Central Park is 343 acres, of which 125 acres have been developed or planned for active use. These active use areas include the Sports Complex, Central Library, equestrian center, dog park, and the Parks Trees and Landscape yard. Other active use areas included in the total are miscellaneous facilities within Central Park, including the bandstand, amphitheatre, restaurants, the youth shelter, and Adventure Playground. 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 passive to active uses for the proposed senior center site would only constitute a 1.5 percent reduction in passive use area within the park. However, the project does not represent a change or reduction in overall parkland in Central Park and citywide. Additionally, there are four neighborhood parks within 1 mile of Central Park that are passive in nature. These include Baca Park (10 acres), Terry Park (5.5 acres), Green Park (4 acres), and Discovery Well Park (8 acres).

With respect to existing incidental uses that occur on site, development of the proposed project would not preclude nearby schools from utilizing the existing trails throughout Central Park for cross country training, and the proposed project would include an accessible ramp along the new driveway (on the earthen berm) that could be used to access the formal path west of the site. Therefore, because implementation of the proposed project would not affect the existing recreational opportunities that surround the project site, and because development of the proposed project would not result in a substantial impact on passive recreation uses within Central Park, the reduction of 5 acres of passive use is considered a *less than significant* impact.

4.11.4 Cumulative Impacts

The geographic context for the analysis of cumulative recreation impacts includes the City of Huntington Beach. The analysis accounts for all anticipated cumulative growth within this geographic area, as represented by development of the related projects within the City of Huntington Beach provided in Table 3-4 (Cumulative Projects) in Chapter 3 (Project Description).

Citywide Parkland and Open Space

As discussed prior, the “loss” of 5 acres for the proposed senior center site would only constitute a 1.5 percent reduction in passive use area within the park. However, the project does not represent a change or reduction in overall parkland in Central Park and citywide. In addition, the General Plan has established a “parkland to population” ratio of 5 acres per 1,000 persons and the City currently has parkland to population ratio which meets the City’s adopted park standard.¹⁰⁶ The proposed project would not cause a change in the currently provided 5.25 acres per 1,000 residents, considered to exceed the established standard. Further, while not necessarily considered a large-scale development, implementation of the proposed project would include an open space component situated to the west of

¹⁰⁶ California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010–2011* (May 2011), <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php> (accessed July 27, 2011).

the proposed facility nearest to the adjacent passive parkland uses, as well as courtyards and landscaping/planting pocket areas. Although development of the proposed project would result in a reduction of overall open space within Central Park through construction of the senior center facility, the proposed development would improve and enhance the aesthetic and recreational value of the site compared to its existing conditions.

Quimby Funds

Under the Quimby Act, a city may require a developer to dedicate an amount of land or pay fees in lieu for park or recreational purposes as a condition to the approval of a tentative map, parcel map, or zone change. On October 16, 2006, the City entered into an agreement with the developer of the Pacific City project (Makalon Atlanta Huntington Beach, LLC) to construct the proposed senior center with \$20 to \$25 million in-lieu fees assessed for the Pacific City project pursuant to the Quimby Act. Further, Measure T, which identified (but did not commit funds from) the Pacific City project as the funding mechanism for the proposed senior center was passed by voters. However, the petition filed by Parks on March 4, 2008, alleged that the City's intended use of park in-lieu fees to fund construction of the proposed senior center violated the Quimby Act. The court ruled in favor of the City and stated that the City could use in-lieu funds from the Pacific City project to finance the senior center. However, the courts noted that the EIR did not discuss the loss of open space throughout the city, caused by the City's use of all of the Pacific City project's Quimby fees to construct the senior center instead of obtaining or creating additional parklands or open space.¹⁰⁷

Quimby funds can be utilized by a city for the acquisition and upgrade/enhancement activities related to recreational facilities; however, funds cannot be used for the operation or maintenance of park facilities. As such, the money collected from the Pacific City project could be utilized to improve existing parkland, upgrade other facilities, acquire park property, or acquire property in Central Park that the City doesn't currently own; meaning that the City is not required to utilize the Quimby funds from the Pacific City project for any one recreational opportunity, nor for an opportunity directly related to the Pacific City project.

Use of all of the Quimby funds for the senior center project would mean that the money would not be available for acquisition of parkland, open space, or upgrading existing facilities in the City. However, as previously discussed in this section, the proposed senior center project would not result in the loss of City parkland and does not contribute additional population such that a reduction in the City's current parkland standard of 5 acres per 1,000 residents would occur. To this end, the proposed senior center project does not result in a significant impact to park opportunities Citywide, and no mitigation resulting from a deficiency in parkland would be required (utilizing the City's established standard of 5 acres per 1,000 residents as a threshold). Therefore, use of the Quimby funds collected from the Pacific City project to build the proposed senior center rather than acquiring or upgrading parkland or open space would not be necessary to mitigate a significant environmental impact of the proposed project.

¹⁰⁷ Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

Additionally, these additional recreation opportunities would be completed as needed, and prioritized accordingly as the City acquires additional Quimby fees from new projects.

Further, the proposed GPA would result in a change of intensity of the recreational use allowed on the proposed project site from low to high. If there is a “loss” to be identified, it would be a loss of low-intensity or passive recreational area, but not a loss of land dedicated to parkland, open space, or recreational uses citywide. As discussed previously in this section, the proposed change in recreational use intensity at the project site would result in 1.5 percent reduction in land designated for passive or low-intensity uses, which was determined to be a less than significant impact. No mitigation is required to acquire additional lands for passive or low-intensity recreational areas to mitigate the reduction in passive open space as a result of the proposed project.

Although not the case, if there is a perception that a “loss” of passive, low-intensity recreation area were considered to be the equivalent of a loss of parkland or open space designated for parkland, the reduction of 5 acres in the City’s parkland inventory would result in a fractional reduction (from 5.25 to 5.22 acres per 1,000 residents) in the City’s parkland inventory, and the proposed project would not result in a citywide reduction of parkland below the established threshold of 5 acres of parkland per 1,000 residents. This reduction of 5 acres of parkland would result in a less than significant reduction (less than 1 percent) of the citywide parkland inventory, and the City would still meet the established park standard. This again demonstrates that the proposed project would result in a less than significant impact to recreational opportunities citywide and that it would not require mitigation in the form of acquisition of parkland or open space. Therefore, the proposed use of the Quimby funds for the senior center project would not be considered cumulatively considerable and the proposed project would result in a less than significant cumulative impact.¹⁰⁸

Citywide Development

Additional cumulative projects in the City would, individually, not result in impacts to parkland and open space, as new development projects are required to either provide adequate parkland and/or open space onsite or pay applicable in-lieu fees related to recreation. Consequently, the cumulative impact would be less than significant, and the proposed project’s contribution would not be cumulatively considerable and would also be less than significant.

Development of the related projects in the City of Huntington Beach could result in construction of recreational facilities that might have an adverse effect on the environment, particularly with regard to air quality and noise during construction. Improvements to existing recreational facilities could also result in significant adverse environmental impacts. However, with implementation of best management practices and mitigation measures, as well as compliance with the City noise ordinance and limitation of construction hours as contained in the Municipal Code, these impacts would not be considered significant on a cumulative basis. No significant adverse environmental impacts would be anticipated on a cumulative basis with respect to operation of new recreational facilities within the City and the

¹⁰⁸ Superior Court of California, County of Orange Central Justice Center, Judgment on Petition for Writ of Mandate/Complaint for *Parks Legal Defense Fund v. the City of Huntington Beach*, City County Case No: 30-2008-00051261 (filed December 15, 2009).

cumulative impact would be less than significant. The proposed project's contribution to these cumulative impacts would not be cumulatively considerable and would be less than significant.

Implementation of related projects is not anticipated to have a cumulative effect on existing recreational opportunities that exist within the City. Although two of the projects identified in Table 3-4 are located within Central Park specifically, implementation of these projects would not result in negative impacts to passive recreation opportunities. Instead, the Gun Range project would actually provide additional recreation opportunities (although it is not presently known whether the site would be passive or active use) with clean-up and reuse of the site, and the Talbert Lake Diversion project would have no effect on such uses. Additional cumulative projects in the City would also not result in impacts to recreation opportunities, as new development projects are required to either provide adequate parkland onsite or pay applicable in-lieu fees related to recreation. Consequently, the cumulative impact would be less than significant, and the proposed project's contribution would not be cumulatively considerable and would also be less than significant.

4.11.5 References

- California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010–2011*, May 2011. <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php> (accessed July 27, 2011).
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