

4.12 RECREATION

This section of the EIR analyzes the potential environmental effects on recreation from implementation of the proposed project. Data for this section were taken from the City's General Plan Recreation and Community Service Element, in addition to previous environmental documentation prepared for the City. Full reference-list entries for all cited materials are provided in Section 4.12.5 (References).

4.12.1 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

The City of Huntington Beach's Community Services Department operates 73 parks totaling approximately 752 acres, 169 playground apparatus, and irrigation systems.⁶⁴ The locations and acreages of these parks are provided in Table 4.12-1 (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 is 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 2.5 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 ages 5 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., 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.

⁶⁴ City of Huntington Beach, Updated Park/Open Space Inventory (September 2010); Written communication between Dominguez, David (City of Huntington Beach Community Services) and Villasenor, Jennifer (City of Huntington Beach Planning and Building Department) (October 2010).

Table 4.12-1 Huntington Beach Park and Open Space Inventory

	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
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
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

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	<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>
36	Hope View Park	N	6371 Armada Drive	3.61
37	Humboldt Beach	M	4141 Humboldt Drive	0.48
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

Table 4.12-1 Huntington Beach Park and Open Space Inventory				
	Park Name	Park Type	Address/Location	Total Acreage
71	Wardlow Park	N	19761 Magnolia Street	8.36
72	Wieder Park	N	16662 Lynn Lane	4.80
73	Worthy Community Park	C	1831 17th Street	11.33
<i>Subtotal of Parks</i>				<i>752.09</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				1003.42
SOURCES: City of Huntington Beach, Updated Park/Open Space Inventory (September 2010). Written communication between Dominguez, David (City of Huntington Beach Community Services), and Villasenor, Jennifer (City of Huntington Beach Planning and Building Department), October 2010.				

As shown in Table 4.12-1, in addition to the roughly 752 acres of parks and public facilities, the 98-acre Meadowlark Golf Course, the 0.5-acre City Gym and Pool, and the approximately 2-acre Rodgers Senior Center as well as approximately 150 acres of beach and open space areas provide for a total of approximately 1,003 acres of recreational space within Huntington Beach.⁶⁵

The General Plan has established a “parkland to population” ratio of 5 acres per 1,000 persons. The California Department of Finance (DOF) estimates a population of 203,484 for the City of Huntington Beach in 2010. Based on this population estimate, the City currently has a ratio of approximately 4.9 acres of parkland per 1,000 persons, slightly under the City’s adopted park standard.⁶⁶

In addition to City parks, there is a number of other nonpark recreational facilities such as Huntington Harbour, which is a residential development oriented around a network of marinas, used for boating. The Municipal Pier and Pier Plaza also serves as a recreational function as the focal point of the Downtown area. Visitors use the pier to sight see, stroll, fish, and dine, while the public Pier Plaza includes an amphitheater, spectator area, and access to the beach and lawn. Recreational vehicle camping

⁶⁵ City of Huntington Beach, Updated Park/Open Space Inventory (September 2010); Written communication between David Dominguez (City of Huntington Beach Community Services) and Jennifer Villasenor (City of Huntington Beach Planning and Building Department) (October 2010).

⁶⁶ California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark (Sacramento, California, May 2010).

areas are also provided at two areas in the City: the Sunset Vista Camper Facility on Pacific Coast Highway (PCH) and Bolsa Chica State Beach.

The City 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 Michael E. Rodgers Senior Center as well as three clubhouses, 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 a gazebo available for rent.⁶⁷

■ Beaches

Huntington Beach contains approximately 9 miles of sandy beach shoreline area, including the Bolsa Chica and Huntington State Beaches, operated by the California Department of Parks and Recreation (DPR), and the Huntington City Beach, operated by the City. Bolsa Chica State Beach includes approximately 3 miles of shoreline between Warner Avenue and Seapoint Avenue. Huntington City Beach includes approximately one mile of shoreline between the Municipal Pier and Beach Boulevard. In addition, the City operates approximately 2.5 miles of state-owned beach from the Municipal Pier to Seapoint Avenue. Huntington State Beach consists of the 2-mile shoreline area between Beach Boulevard south to the Santa Ana River, immediately past Brookhurst Street, and north of the boundary of the City of Newport Beach.

Together, the beaches total approximately 375 acres, and provide regional recreational opportunities, which include swimming, surfing, bodysurfing, sunbathing, skin and scuba diving, and sand volleyball. Fire rings are available for barbeques and evening campfires. Offshore clam beds and a variety of game fish attract divers and surf fishermen to the area. A Class I Bikeway (paved off-road bike path) extends the length of the shoreline of Huntington Beach and continues south to Newport Beach and north to Warner Avenue. This paved bikeway provides for bicycle riding, jogging, rollerblading, walking, and similar activities separated from vehicular traffic along Pacific Coast Highway. These beaches, particularly Huntington City Beach near the Municipal Pier, are host to 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.

⁶⁷ City of Huntington Beach, Rental Facilities, http://www.ci.huntington-beach.ca.us/residents/parks_facilities/rental_facilities.cfm (accessed September 20, 2010).

4.12.2 Regulatory Framework

Refer to Section 4.12.2 (Regulatory Framework) in the Program EIR, for applicable federal, state, and local regulations that would apply to the proposed project. No new regulations have been implemented since the certification of the Program EIR.

The BECSP Development Code, which includes development standards, development regulations, and guidelines, governs all development actions with the BECSP area, including the proposed project site. The proposed project would be subject to development standards specific to the proposed project site's BECSP designation as a Neighborhood Center, included as BECSP Section 2.1.5 (Neighborhood Center).

■ General Plan and BECSP Consistency Analysis

The proposed project would include 75,000 sf of open space on the project site which exceeds the requirements of the BECSP for the Neighborhood Center Designation. Proposed public open space would be designed in conformance with BECSP Section 2.6.4 and would include a plaza on the corner of Beach Boulevard and Warner Avenue, a courtyard plaza located in the center of the project site, and several pedestrian paseos. In addition to the provision of open space, the project would be required to satisfy any remaining park obligation through payment of park fees per Chapter 230.20 of the City's Zoning and Subdivision Ordinance. Consequently, with the provision of public open space areas on site, and the payment of a park fee, the proposed project would not conflict with any of the applicable General Plan or Specific Plan policies.

4.12.3 Project Impacts and Mitigation

■ Analytic Method

For the purposes of this analysis, increased use of existing parks is determined based on the ability for the project to provide parkland onsite at a ratio of 5 acres per 1,000 new residents, or equivalent payment of park fees. The following analysis considers the potential impacts of the proposed project, which would result in the development of 279 residential units and 29,600 sf of retail uses and 6,000 sf of restaurant uses. The City's parkland ratio could be affected by increased demands for recreational areas due to the permitted increases in residential development.

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G of the 2010 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on recreation 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 that might have an adverse physical effect on the environment

■ Effects Not Found to Be Significant

No Effects Not Found to Be Significant have been identified with respect to recreation.

■ Impacts and Mitigation Measures

Threshold	Would the proposed 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?
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Impact 4.12-1 Implementation of the proposed project could increase the use of existing neighborhood and regional parks or other recreational facilities. However, substantial physical deterioration of recreational facilities would not occur or be accelerated. This would be a *less than significant* impact.

Development under the proposed project includes construction of 279 residential units. Based on an average person per household ratio in the City of 2.67 persons and the proposed 279 residential units, the proposed project could directly increase population on-site by approximately 745 residents.⁶⁸

As shown in Table 4.12-1, there are approximately 1,003.42 acres of recreational space within the City of Huntington Beach including approximately 752 acres of parks and public facilities, approximately 150.8 acres of beach and open space areas and the 98-acre Meadowlark Golf Course, as well as 2 acres of other recreational facilities.⁶⁹ Construction and operation of the proposed project would not interfere with existing recreation opportunities at nearby parks and recreational facilities. There would be no changes to the permitted uses or availability of recreational facilities in the City as a result of project implementation. However, the direct increase in population as a result of the proposed project would result in an increase in the general use of local and regional recreational facilities. Increased demand for recreational programs is also created with a higher population on site, along with an increase in the overall cost to deliver those services.

Public open space provided on the proposed project site would be consistent with BECSP Development Standards for the Neighborhood Center designation. BECSP Section 2.6.1 requires the provisions of public open space, defined as outdoor spaces that are accessible to the public and include seating, lighting and landscaping, at rate of 50 sf for every 1,000 sf of retail (includes restaurant) use and residential dwelling unit. The project proposes a total of 35,600 sf of retail and restaurant uses and 279 dwelling units. Based on the proposed square footage of retail and restaurant uses and the number of dwelling units, the proposed project is required to provide a minimum of 15,730 sf of public open space. Approximately 75,000 sf of open space is provided under the proposed project, exceeding the requirements of the BECSP. Proposed public open space would be designed in conformance with BECSP Section 2.6.4, which identifies guidelines for design of the various types of public open space. As such, public open space would be distributed amongst several types of open space, including a plaza on

⁶⁸ California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark (Sacramento, California, May 2010).

⁶⁹ City of Huntington Beach, Updated Park/Open Space Inventory (September 2010); Written communication between David Dominguez (City of Huntington Beach Community Services) and Jennifer Villasenor (City of Huntington Beach Planning and Building Department) (October 2010).

the corner of Beach Boulevard and Warner Avenue, a courtyard plaza located in the center of the project site, and several pedestrian paseos. In addition, 11,000 sf of private open space would be provided within the proposed Beach Mixed-Use building and 4,800 sf of public open space would be provided in the proposed Warner Mixed-Use building. The provision of these open space areas would ensure that adequate open space is provided on the project site in accordance with the BECSP and that the availability of public open space for future residents could potentially displace demand created by the residents of the proposed project on nearby parks and recreational facilities.

Future development on the project site would be required to satisfy Chapter 230.20 of the City’s Zoning and Subdivision Ordinance, which requires the payment of a park fee. In addition, Policy RCS 2.1.1 of the City’s General Plan requires that the City’s park to population ratio is maintained at 5 acres of public parks (which includes beaches). Based on the DOF’s 2010 population estimate for the City of Huntington Beach of 203,484 residents, the City currently has a ratio of approximately 4.9 acres of parkland per 1,000 persons, which is slightly under the established park standard.⁷⁰ With implementation of the proposed project, the City’s estimated 2010 population would be increased by 745 residents, for a total of 204,229 residents. Although the proposed project would result in direct population growth, the City’s existing parkland to population ratio would not be significantly reduced and would remain at 4.9 acres per 1,000 residents.⁷¹ Additionally, the provision of public open space and the payment of the park fee required by project code requirement CR4.12-1 would reduce a potential impact to recreation and would ensure that requirements of the BECSP and the General Plan are satisfied. Therefore, the City would have adequate parkland to serve the needs of existing and future residents, and the proposed project would not result in the increased use of existing parks such that substantial physical deterioration of the facility would occur or be accelerated. This impact is considered *less than significant*.

Project CR4.12-1 Prior to the issuance of building permits for proposed project, the Applicant shall demonstrate compliance with Chapter 230.20 of the City of Huntington Beach Zoning and Subdivision Ordinance, through payment of a park fee.

Threshold	Would the proposed project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?
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Impact 4.12-2 Implementation of the proposed project would include recreational facilities the construction of which might have an adverse physical effect on the environment. This would be a potentially significant impact. Implementation of code requirements would reduce this impact to a *less-than significant* level.

Implementation of the proposed project would result in the development of a residential mixed-use community, which includes a total of 75,000 sf of public open space and 15,800 sf of private open space. Construction of these recreational amenities would occur as part of the project, the direct physical effects of which are included as part of the overall construction scenario. The construction impacts anticipated

⁷⁰ California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark (Sacramento, California, May 2010).

⁷¹ The parklands to population ratio of the City with implementation of the proposed project would be 4.91 acres per 1,000 residents, compared to 4.93 acres per 1,000 residents without the proposed project.

from implementation of the proposed project have been analyzed throughout the technical sections of this EIR. Implementation of project code requirement CR4.12-1 and mitigation measures described throughout other sections of this EIR would reduce construction impacts. As such, effects of construction activities associated with development of recreational facilities under the proposed project would be *less than significant*.

4.12.4 Cumulative Impacts

A cumulative impact analysis is only provided for those thresholds that result in a less than significant impact or significant and unavoidable impact, and is not provided for those thresholds that result in no project-related 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 3-3 (Cumulative Projects) in Chapter 3 (Project Description).

Threshold	Would the proposed 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?
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The proposed project, in combination with other residential development in the City, would directly increase the population. Increases in population would generate a higher demand for recreational facilities and programs, and reduce the ratio of existing parkland per resident. Future development in the City would be required to satisfy Chapter 230.20 of the City's Zoning and Subdivision Ordinance which requires the payment of park fees for all new development not subject to park requirements for subdivisions pursuant to Chapter 254.08 of the City's Zoning and Subdivision Ordinance. In addition, Policy RCS 2.1.1 of the City's General Plan requires that the City's park to population ratio is maintained at 5 acres of public parks (including beaches). Therefore, similar to the proposed project, cumulative projects in the City would not likely result in impacts to recreation opportunities because new development projects are required to provide adequate parkland on site, or pay applicable in-lieu park fees. Because there are mechanisms in place (e.g., City's Zoning Ordinance and General Plan Policy RCS 2.1.1) to ensure that new residential development provides its fair-share of park and recreational opportunities for future residents, the cumulative impact would be less than significant. However, as disclosed in BECSP EIR Section 4.12.3, due to the substantial requirements of new parkland that could be required at build-out of the BECSP, it is not feasible at this time to speculate where future acquisitions, development, improvements, and/or expansions to open space and parklands throughout the City may occur. Such improvements would likely occur off site, outside of the BECSP boundaries, given the developed nature of the BECSP area. Based on this finding, the BECSP EIR concluded that full build-out of the BECSP area, including the proposed project would result in the a significant and unavoidable impact. While full build-out of the BECSP area may result in a significant and unavoidable impact, the proposed project would not make a cumulatively considerable contribution, as the project includes construction of 75,000 sf of public open space area and would be subject to Chapter 230.20, which requires the payment of a park fee at the discretion of the City. The proposed project's contribution would not be cumulatively considerable and this impact would be *less than significant*.

Threshold	Would the proposed project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?
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Development of the identified 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 cumulative impact would be less than significant. The proposed project’s contribution to these cumulative impacts would not be cumulatively considerable and this impact would be *less than significant*.

4.12.5 References

California Department of Finance. E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2010, with 2000 Benchmark. Sacramento, California, May 2010.

Huntington Beach, City of. Chapter 254 (Dedications and Reservations). *Huntington Beach Zoning and Subdivision Ordinance*. Updated June 2, 2010.

———. Parks. http://www.ci.huntington-beach.ca.us/residents/parks_facilities/parks/index.cfm (accessed September 20, 2010).

———. Recreation and Community Services Element. *Huntington Beach General Plan*. 1996.

———. Rental Facilities. http://www.ci.huntington-beach.ca.us/residents/parks_facilities/rental_facilities.cfm (accessed September 20, 2010).

———. Updated Park/Open Space Inventory. August.