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## 4.12 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 (Appendix A) identified the potential for impacts associated with increased demands on off-site recreational facilities as well as the expansion of recreational facilities, 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 discussions with City staff and previous environmental documentation prepared for the City. Full bibliographic entries for all reference materials are provided in Section 4.12.5 (References) at the end of this section.

### 4.12.1 Existing Conditions

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

Currently, the City has approximately 69 parks and public facilities located throughout the City, totaling approximately 741 acres (Dominguez 2006). 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 one 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 five 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., 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.

In addition to the 741 acres of parks and public facilities, with the inclusion of nonpark buildings and nonpark special use assets such as golf courses, Huntington Beach presently has approximately 990.5 acres of parkland (Dominguez 2005). The General Plan has established a “parkland to population” ratio of five acres per 1,000 persons. With an estimated 2005 City population of 200,763 residents, the City currently has a ratio of approximately 4.9 acres of parkland per 1,000 persons, which is a shortfall of approximately 4.84 acres to meet the City's adopted park standard (Dominguez 2006).

The nearest recreational facilities to the proposed project site include the following: Edison Community Center located approximately 0.30 mile to the east and Huntington Beach State Park located approximately 0.55 mile to the south.

In addition to City parks, the City includes a number of other recreational facilities as identified in Table 4.12-1.

## ■ **Beaches**

Huntington Beach contains approximately nine 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. Bolsa Chica State Beach includes three and a half 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 two and half miles of state-owned beach from the Municipal Pier to Seapoint Avenue. Huntington State Beach, which is located nearest to the proposed project site, consists of the two-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 380 acres (approximately 150 acres of City-owned and operated beaches), and provide regional recreational opportunities, which include swimming, surfing, bodysurfing, sunbathing, skin and scuba diving, and sand volleyball. Fire rings are also available for barbeques and evening campfires. Offshore clam beds and a variety of game fish also 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 Seal Beach. This paved bikeway provides for bicycle riding, jogging, rollerblading, walking, and similar activities separated from vehicular traffic along Pacific Coast Highway (PCH). 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, roller bladers, 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.

Table 4.12-1 Huntington Beach Non-Park Recreational Facilities

Type	Location(s)	Description of Facility
Huntington Harbour	Northwest corner of the City.	This is a 680-acre residential development oriented around a network of manmade channels in a marina. The waterways provide significant opportunities for boating, which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, and launched. In addition, Huntington Harbour contains four small beaches. Four beaches are contained within; two at the Huntington Harbour entrances to Davenport and Humboldt Islands, and two are adjacent to the Trinidad and Seabridge parks.
Golf Courses	Meadowlark Golf Course is located on Graham Street, in between Heil Avenue and Warner Avenue. Seacliff Country Club is a privately owned course located on Palm Avenue, north of Golden West Street.	Meadowlark Golf Course is a City-owned, 96-acre, 18-hole course. Facilities include two putting greens, a lighted driving range, lessons, carts, pro shop, snack bar, restaurant, banquet facility, and lounge. The entire course was renovated and new buildings constructed in 1994. Seacliff Country Club is a 140-acre, 18-hole course. Facilities include a driving range, two putting greens, pro shop, tennis courts, snack bar, lounge, restaurant, and banquet facilities.
Municipal Pier and Plaza	The Pier is located at the intersection of Main Street and Pacific Coast Highway. Main Pier Plaza is located at the base of the Municipal Pier on the ocean side of Pacific Coast Highway, between First and Seventh Streets.	The Municipal Pier serves as the focal point of the City's Downtown area. Constructed of reinforced concrete, the Pier reopened in 1992, and is approximately 1,800 feet long, 30 feet wide, and 38 feet above mean low water level. A variety of visitor-serving and recreational amenities, including a restaurant, community access booth, bait and tackle shop, public restrooms, lifeguard tower, and observation and recreational platforms are located on the Pier. Visitors use the Pier to sight see, stroll, fish, and dine. The public plaza includes a palm court, 230-seat amphitheater, spectator area, access ways to the beach and lawn, restrooms and concessions, bicycle parking facilities, and automobile parking. Pier Plaza was designed as a community focal area where public speaking forums, surfing competitions, foot races, outdoor concerts and similar events are held.
Recreational Vehicle Camping	The Sunset Vista Camper Facility is located on Pacific Coast Highway in the Huntington City Beach parking lot at First Street. Huntington State Beach and Bolsa Chica State Beach offer similar facilities for overnight camping.	The Sunset Vista Camper Facility is a City-operated recreational vehicle camping site offering 150 spaces from September through May 31. The facility allows camping immediately adjacent to the beach. At Bolsa Chica State Beach, the State Department of Parks and Recreation allocates 50 spaces for en route overnight camping. The RV spaces available under this program are for year-round use. The City Beach also offers a similar program for en route RV camping between June 1 and September 14, annually.
Community Centers	Edison Community Center is located at 21377 Magnolia Street. Murdy Community Center is located at 7000 Norma Drive.	Both community centers are the focal points for the majority of the recreational programs offered by the City of Huntington Beach. Instructional classes, tennis classes, youth sports, and adult softball are among the programs conducted at the centers. Both centers are located within community parks. Inside the facilities are meeting halls and game rooms with pool, table tennis, "foosball" and video games, and other table games. Outside areas include tennis, basketball, and volleyball courts, softball/athletic fields, racquetball/handball courts (Edison only), tot play areas, horseshoe pits, and picnic areas. The centers also host extracurricular activities for many of the local schools and civic organizations.

## ■ Lifeguard Services

The DPR provides lifeguard services to the Huntington State Beach. As discussed, the Huntington State Beach extends from Beach Boulevard south to the Santa Ana River, immediately past Brookhurst Street and north of the boundary of the City of Newport Beach. For this area of shoreline, DPR is responsible for aquatic emergencies in coastal waters and provides lifeguard and marine safety services to the visitors to this beach. During the peak season, approximately fourteen lifeguards, each at a lifeguard tower, are on duty from 10:00 A.M. to dusk. Because lifeguard towers are removed from the beach during the winter months, daily staffing levels during this season consist of a five- to nine-person patrol group operating two patrol vehicles. The hours of service by this patrol group in the winter season is approximately 10:00 A.M. until dusk. The equipment available to serve the Huntington State Beach include two surf watch boats, two patrol vehicles, and personal watercrafts (using for emergencies only) (Pearfall 2005). Greater attendance at the beach or bigger surf may require reserve staff, which is called as needed.

### 4.12.2 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.

#### ■ Local

##### *City of Huntington Beach Zoning Ordinance*

Chapter 254.08 of the City's Zoning Ordinance, Parkland Dedication, implements the provisions of the *Quimby Act*. The park and recreational facilities for which dedication of land and/or payment of an in-lieu fee as required by this Chapter are in accordance with the policies, principles and standards for park, open space and recreational facilities contained in the General Plan.

The requirements of Chapter 254.08 will be complied with through the dedication of land, payment of a fee, or both, at the option of the City, for park or recreational purposes at the time and according to the standards and formula contained within this Chapter. The amount and location of land dedicated or the fees to be paid, or both, will be used for acquiring, developing new or rehabilitating existing community and neighborhood parks and other types of recreational facilities. These facilities will be provided in

locations that bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision generating such dedication of land or payment of fees, or both. Chapter 254.08 requires that 5 acres of property for each 1,000 persons residing within the City be devoted to local park and recreational purposes.

Lands to be dedicated or reserved for park and/or recreational purposes are required to be suitable in the opinion of the Director of Planning and the Director of Community Services in location, topography, environmental characteristics, and development potential as related to the intended use. The primary intent of this Section is to provide land for passive and active recreation, including but not limited to: tot lots, play lots, playgrounds, neighborhood parks, playfields, community or regional parks, lakes, picnic areas, tree groves or urban forests, and other specialized recreational facilities that may serve residents of the City.

### ***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.
- 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 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

In addition to private and common open space area provided within the residential portion of the proposed development, implementation of the proposed project would also provide a two-acre public park on the northeast corner of the site. After development by the project applicant, the public park would be maintained by the City and would be accessible for all residents of the City. The park would include a variety of passive recreational amenities (e.g., play equipment, seating areas, etc.) as well as half-court basketball and a large grass field. Recreational facilities would be designed in accordance with all applicable laws, including the ADA. In accordance with General Plan policies and Chapter 254.08 of the City's Zoning Ordinance, the proposed project would be required to provide approximately 2.8 acres of open space. With dedication and improvement of the two-acre park, the remaining parkland requirement of 0.8 acre would be off-set by the cost of park improvements borne by the developer. Consequently, with implementation of the public park and its associated recreational amenities, the proposed project would not conflict with any of the applicable General Plan policies.

It should be noted that the park improvements will not become available for public use for a period of fifteen months after completion of the installation (first occupancy of a residential unit) of the park so that all plant material will have a chance to become established, well rooted and the irrigation system will have been adjusted and refined to allow permanent maintenance operations to obtain a tested and approved final product. It also should be noted that the park turf area is being designed to be a detention basin for storm water. The use is designed to hold 1 to 2 feet of storm water for a period of no more than one and one half hours before it drains off the turf and into the storm drain.

## General Plan Environmental Resources/Conservation Element

Goals and Policies listed in the Environmental Resources/Conservation Element of the General Plan have been developed to minimize potential impacts to biological resources. Those goals and policies of this element that are 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

Although not necessarily considered a large-scale development, the proposed residential project would provide approximately 7.2 acres of common and private open space as well as a two-acre public park. Common open space areas would be situated around all the residential buildings, while private open space would be provided through patios, balconies, and stoops. Common open space areas would include a variety of community amenities such as outdoor cooking facilities with barbeques, open play areas, seat walls, stepping stones, and landscaping/planting pocket areas. As such, the proposed project would not conflict with the applicable General Plan goals and 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 on-site at a ratio of 5 acres per 1,000 new residents, or appropriate payment of Quimby fees.

### ■ Thresholds of Significance

Implementation of the proposed project could result in potentially significant impacts if the project would do the following:

- 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
- 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

## ■ Impacts and Mitigation Measures

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; or  Would the project affect existing recreational opportunities?
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**Impact 4.12-1      Implementation of the proposed project could increase the use of existing parks or recreational facilities; however, not such that substantial physical deterioration of the facility would occur or be accelerated.**

Implementation of the proposed project would include the development of 204 residential units, which would directly increase the population on-site by approximately 541 residents. The direct increase in population would result in an increase in the general use of local and regional recreational facilities. Additional use also increases wear and tear to facilities, which in turn adds to the maintenance costs and shortens some timelines for facility renovations. Increased demand for recreational programs is also created with a higher population on site, along with the overall cost to deliver those services.

The proposed project would be required to satisfy Chapter 254.08 of the City’s Zoning Ordinance, which implements the provisions of the *Quimby Act*. Specifically, this chapter requires that five acres of property for each 1,000 residents be devoted to local park and recreational purposes. In accordance with the parkland dedication requirements provided in the Huntington Beach Zoning Ordinance, the proposed project would be required to provide approximately 2.8 acres of parkland.

As proposed, a total of approximately 7.2 net acres of common and private open space would be provided on the project site. This open space would include approximately 2.5 acres (110,020 sf) of private open space and approximately 4.7 acres (204,034 sf) of common open space. Private open space would be provided through patios, balconies, stoops, and backyards, while common open space would include common areas throughout the site, which would include a variety of community amenities such as open play areas, barbeque facilities, seat walls, and planting pocket areas. The common open space areas would be positioned throughout the project site and would primarily serve residents of the proposed project.

In addition to the private and common open space provided on site, a two-acre public park would be dedicated to the City as parkland for public use on the northeastern corner of the project site. The public park would feature passive recreational uses including a large grass field, as well as hardscape areas on the western portion of the park that would contain play equipment and half-court basketball. After development by the project applicant, the park would be maintained by the City and would be open to the public. Because the two-acre public park would be dedicated to the City as parkland, this would count towards the project’s requirement of 2.8 acres of open space. With dedication and improvement of the two-acre park, the remaining parkland requirement of 0.8 acre would be off-set by the cost of park improvements borne by the developer.

Additionally, as discussed previously, it is important to note that the park improvements will not become available for public use for a period of fifteen months after completion of the installation (first occupancy of a residential unit) of the park so that all plant material will have a chance to become established and well rooted. During this period, the irrigation system will have been adjusted and refined to allow permanent maintenance operations to obtain a tested and approved final product. It also should be noted that in addition to the recreational opportunities that the park will provide, the park turf area is also being designed to be a detention basin for storm water during large storm events. The use is designed to hold approximately 1 to 2 feet of storm water for a period of no more than one and one-half hours before it drains off the turf and into the storm drain. This feature is discussed in further detail in Section 4.7 (Hydrology).

In addition to the on-site park, residents of the proposed project may also use existing neighborhood and regional parks, as well as the beach. Residents of the site would most likely use these facilities after typical business hours and on the weekends. Although the increase in residents could increase the overall use of City parks, the provision of an on-site park would help off-set any potential physical deterioration that could result from over-use of other nearby recreational facilities. With respect to the nearest public beach to the proposed project, the Huntington State Beach has indicated that lifeguard services have adequate staffing to serve the beach area on a day-to-day basis (personal communication, California Department of Parks and Recreation). Lifeguard staff is adequate to handle the potential for additional beach use due to the proposed project. Therefore, the proposed project would not result in a significant adverse impact upon lifeguard and marine safety services within the project vicinity.

However, although it is anticipated that the proposed project would not result in increased use such that substantial physical deterioration of recreational facilities would occur or be accelerated, the proposed project falls short of the required 2.8 acres of parkland by approximately 0.8 acre. As such, this impact would be potentially significant, and MM 4.12-1 would be required to address park and recreational facilities for the proposed project.

*MM 4.12-1            The Applicant shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Zoning Ordinance. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than the model homes).*

Implementation of MM 4.12-1 would reduce this impact to a ***less-than-significant*** level.

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 4.12-2            Implementation of the proposed project would result in the construction of recreational facilities; however, construction of the recreational facilities would not result in an adverse physical effect on the environment.**

The proposed project would result in an overall increase in population in the City of Huntington Beach. Development of the proposed project would result in the addition of 204 multi-family dwelling units on

a currently vacant parcel of land in Huntington Beach. The construction impacts anticipated to result from implementation of the proposed project are analyzed throughout the technical sections (Sections 4.01 through 4.14) of this EIR. Although significant, unavoidable construction impacts associated with Air Quality would occur as a result of the development proposed under the proposed project, development of the 2.0-acre public park is not anticipated to result in significant construction impacts on its own. Specifically, construction of the public park would include approximately 0.34 acre of hardscape on the western portion of the park, while the remainder of the park would generally consist of a large grassy area designed for storm water detention.

Development of the park would require extensive grading and excavation activities to develop an engineered soil cross section to allow a portion of the detained water that the park is designed to hold, and irrigation water, to percolate quickly through the park soil. The engineered section will also be designed to keep groundwater from pushing up salts and other chemicals into the park turf area; without this proper design, it would make growing an acceptable play area impossible. The construction of the park will require a subterranean piped drainage system that will connect with the storm drainage system as a part of the engineered soil cross section, but will not require building foundations and the development of large concrete structures. Consequently, when considered on its own, development of the park and open spaces on the project site are not anticipated to create an adverse physical effect on the environment. Effects of construction of recreational facilities would be *less than significant*. No mitigation is required.

#### 4.12.4 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 3-5 (Cumulative Projects) in Chapter 3 (Project Description).

As described in Impact 4.12-1, a significant increase in the demand for off-site recreational facilities is not anticipated as a result of implementation of the proposed project. The open space of the proposed project (the proposed 7.2 acres of private and common open space) would not be considered part of the City's park inventory. However, the 2.0-acre public park would be dedicated to the City and would be included in the City's inventory. The addition of parkland and recreational amenities within the project site would contribute to those available to future and existing residents in the surrounding area. Therefore, the cumulative impact of the proposed project in the demand for off-site recreational facilities on the City would not be cumulatively considerable and would be considered less than significant.

As described above in Impact 4.12-2, the proposed project would have a less-than-significant impact on recreational facilities. Further, the cumulative development within the City would be sufficiently provided with recreational opportunities, demonstrated by the existing and projected high ratio of parks and recreational acreage to residents, and the cumulative impact would be less than significant. The proposed project's contribution would not be cumulatively considerable. Therefore, the cumulative impact of the proposed project on City parks would be considered 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 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.

### **4.12.5 References**

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