

## 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. Data used to prepare 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 bibliographic entries for all reference materials are provided in Section 4.12.5 (References) of this section.

### 4.12.1 Environmental Setting

Recreational opportunities within the City consist of parks, golf courses, 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 71 parks<sup>51</sup> totaling approximately 750 acres, 169 playground apparatus, and irrigation systems.<sup>52</sup> The locations and acreages of these parks are provided in Table 4.12-1 (Huntington Beach Park and Open Space Inventory) below. 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 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 1- to 1½-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.

<sup>51</sup> This includes the Newland Street Park, which is under development; it will be known as the Ralph Bauer Park.

<sup>52</sup> Huntington Beach, City of. 2008. Parks and Facilities website. [http://www.surfcity-hb.org/Residents/Parks\\_Facilities/](http://www.surfcity-hb.org/Residents/Parks_Facilities/). Accessed February 18, 2008.

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>	<i>Improved Acreage</i>	<i>Unimproved Acreage</i>
<b>Parks</b>						
1	Arevalos Park	N	10441 Shalom Dr.	3.00	3.00	0.00
2	Baca	C	7200 Sherwood	10.00	10.00	0.00
3	Bailey Park	M	SWC Evening Hill Dr. & Sicily Cir.	0.50	0.50	0.00
4	Bartlett Park	C	Coldwater Ln. Between Yorktown & Adams	30.00	2.00	28.00
5	Bluff Top Park	R	9th St. North to Bolsa Chica State Beach	20.00	14.80	5.20
6	Bolsa View Park	N	NEC Brighton Dr. & Crestmoor Ln.	2.70	2.70	0.00
7	Booster Park	M	NWC Finisterre Dr. & Baruna Ln.	0.70	0.70	0.00
8	Burke Park	N	9700 Levee Dr.	2.50	2.50	0.00
9	Bushard Park	N	9691 Warburton Dr.	2.00	2.00	0.00
10	Chris Carr Park	C	SEC Springdale St. & Heil Ave.	11.20	11.20	0.00
11	Circle View Park	N	6261 Hooker Dr.	2.00	2.00	0.00
12	Clegg/Stacey Park	N	6311 Larchwood Dr.	3.00	3.00	0.00
13	College View Park	N	NWC Edgemont Dr. & Redlands Ln.	2.20	2.20	0.00
14	Conrad Park	N	Between Aquarius & Venture Dr.	3.00	3.00	0.00
15	Davenport Beach	M	Davenport Island	0.30	0.30	0.00
16	Discovery Well Park	N	Summit St. & Golden West St.	8.00	8.00	0.00
17	Drew Park	N	Newberry Dr. & Cape Cottage Ln.	2.60	2.60	0.00
18	Eader Park	N	9291 Banning Ave.	2.70	2.70	0.00
19	Edison Community Park	C	21377 Magnolia St.	40.54	40.54	0.00
20	Farquhar Park	N	SWC Main St. & 12th St.	3.00	3.00	0.00
21	Finley Park	M	NWC Palm Ave. & Island Bay Ln.	0.50	0.50	0.00
22	Franklin Park	N	14422 Hammon Ln.	2.00	2.00	0.00
23	French Park	M	3482 Venture Dr.	0.30	0.30	0.00
24	Gibbs Park	N	W/Side Graham St. South of Heil Ave.	6.60	6.60	0.00
25	Gisler Park	C	9700 Bluefield Dr.	11.70	11.70	0.00
26	Glen View Park	N	6721 Glen Dr.	3.00	3.00	0.00
27	Golden View Park	N	17251 Golden View Ln.	2.50	2.50	0.00
28	Green Park	N	7421 Seagate Dr.	4.00	4.00	0.00
29	Greer Park	C	N & S/sides McFadden Ave. at Dawson Ln.	15.00	15.00	0.00
30	Harbour View Park	N	4343 Pickwick Cir.	3.50	3.50	0.00
31	Haven View Park	N	16081 Waikiki Ln.	3.00	3.00	0.00
32	Hawes Park	N	9082 Yellowstone Dr.	2.70	2.70	0.00
33	Helme Park	N	18001 Chapel Ln.	2.00	2.00	0.00
34	Hope View Park	N	17622 Flintstone Ln.	3.70	3.70	0.00
35	Humboldt Beach	M	Humboldt Island	0.30	0.30	0.00

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36	Huntington Central Park	R	6741 Central Park Dr.	356.00	266.00	90.00
37	Irby Park	N	Heil Ave. SW Patricia Ln. & Ruth Dr.	11.00	3.00	8.00
38	Lake Park	N	Sw Lake & 12 <sup>th</sup> Streets	4.20	4.20	0.00
39	Lake View Park	N	17451 Zieder Ln.	3.00	3.00	0.00
40	Lamb Park	N	Yorktown and Ward	2.60	0.00	2.60
41	Lambert Park	N	18021 Newland St.	3.50	3.50	0.00
42	Langenbeck Park	C	SW of Garfield Ave. on Magnolia St.	17.00	17.00	0.00
43	Lark View Park	N	17200 Pinehurst Ln.	2.70	2.70	0.00
44	LeBard Park	N	20451 Cramer Ln.	5.00	5.00	0.00
45	Manning Park	N	SWC Delaware St. & Detroit Ave.	2.50	2.50	0.00
46	Marina Park	C	15871 Springdale St.	11.50	11.50	0.00
47	Marine View Park	N	17442 Frans Ln.	3.00	3.00	0.00
48	McCallen Park	N	SE Yorktown Ave. & Huntington St.	5.50	5.50	0.00
49	Moffett Park	N	8800 Burlcrest Dr.	2.40	2.40	0.00
50	Murdy Park	C	7000 Norma Dr.	16.50	16.50	0.00
51	Newland Park	N	19702 Topeka Ln.	3.00	3.00	0.00
52	Oak View Center Park	N	17261 Oak Ln.	2.20	2.20	0.00
53	O.C. Reg. (Wieder)	R	Seapoint Ave & Garfield	26.00	4.00	22.00
54	Pattinson Park	N	6200 Palm Ave.	3.50	3.50	0.00
55	Perry Park	N	8172 Deauville Dr.	2.00	2.00	0.00
56	Pleasant View Park	N	16442 Landau Ln.	2.00	2.00	0.00
57	Prince Park	M	3302 Ventura Dr.	0.20	0.20	0.00
58	Ralph Bauer Park	N	Under Development/Newland St.	2.00		
59	Robinwood Park	N	5172 McFadden Ave.	2.00	2.00	0.00
60	Schroeder Park	N	15151 Columbia Ln.	2.50	2.50	0.00
61	Seabridge Park	N	3222 Countess Dr.	3.80	3.80	0.00
62	Seeley Park	N	SW Hamilton Ave.	3.40	3.40	0.00
63	Sowers Park	N	9272 Indianapolis St.	2.40	2.40	0.00
64	Sun View Park	N	7721 Juliette Lowe Ln.	2.50	2.50	0.00
65	Talbert Park	N	19222 Magnolia St.	5.70	5.70	0.00
66	Tarbox Park	M	Corner of Wellington Dr. & Melville Cir.	0.50	0.50	0.00
67	Terry Park	N	7761 Taylor Dr.	5.50	5.50	0.00
68	Trinidad	M	3601 Sagamore Dr.	0.70	0.70	0.00
69	Wardlow Park	N	9191 Pioneer Dr.	8.30	8.30	0.00
70	Wieder Park	N	NEC Lynn & Pearce Sts.	5.00	5.00	0.00
71	Worthy Community Park	C	SWC 17th & Main Sts/S of Utica Ave.	12.00	12.00	0.00

**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>	<i>Improved Acreage</i>	<i>Unimproved Acreage</i>
<i>Subtotal of Parks</i>				750.34	594.54	155.80
<b>Beaches</b>						
72	City Owned	R	Beach Blvd. to Main St.	65.25		
73	City Leased		Main St. N to Seapoint Ave.	85.57		
<i>Subtotal of Beaches</i>				150.82		
<b>Golf Course</b>						
74	Meadowlark GC	S	16782 Graham St.	98.00		
<i>Subtotal of Golf Course</i>				98.00		
<b><i>Total of all Parks and Open Space</i></b>				<b>999.16</b>		

SOURCE: City of Huntington Beach, written communication from Community Services Department, February 20, 2008.

M=Mini Parks

N=Neighborhood Parks

C=Community Parks

R=Regional Parks

S= Special Facility

As shown above, in addition to the 750 acres of parks and public facilities, the 98-acre Meadowlark Golf Course as well as approximately 150 acres of beach and open space areas provide for a total of approximately 1,000 acres of recreational space within Huntington Beach.<sup>53</sup>

The General Plan has established a “parkland to population” ratio of 5 acres per 1,000 persons. With an estimated 2008 City population of 201,993 residents according to the State Department of Finance, the City currently has a ratio of approximately 5.0 acres of parkland per 1,000 persons, which meets the City’s adopted park standard.<sup>54</sup> In addition, a 2-acre park is currently under construction for the Blue Canvas residential development; the official name of the park is Ralph Bauer Park.<sup>55</sup>

In addition to City parks, the City includes a number of other non-park recreational facilities such as Huntington Harbour, which is a residential development oriented around a network of marinas, which are used for boating. The Municipal Pier and Plaza also serves recreational functions as the focal point of the Downtown area. Visitors use the Pier to sight see, stroll, fish, and dine, while the public plaza includes an amphitheater, spectator area, and access to the beach and lawn. Recreational vehicle camping areas are also provided at two areas in the City—the Sunset Vista Camper Facility on PCH and Bolsa Chica State Beach.

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

<sup>53</sup> Dominguez, David. 2008. Facilities, Development & Concessions.

<sup>54</sup> State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change-January 1, 2007 and 2008. Sacramento, California, May 2008.

<sup>55</sup> Huntington Beach, City of. 2008. Parks and Facilities website. [http://www.surfcity-hb.org/Residents/Parks\\_Facilities/](http://www.surfcity-hb.org/Residents/Parks_Facilities/). Accessed February 18, 2008.

Center, Edison Community Center, the existing 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 gazebo available for rent.<sup>56</sup>

Table 4.12-2 (Parks Located Near the Project Site) lists parks within 1.5 mile of the project site and the available facilities at each.

<b>Table 4.12-2 Parks Located Near the Project Site</b>		
<i>Park Name</i>	<i>Approximate Distance from Project Site (miles)</i>	<i>Facilities offered</i>
Greer Park	0.8	Basketball, child play area, lake, open play area, picnic tables, softball diamonds
Sun View Park	0.8	Child play area, open play area, picnic tables
Glen View Park	1.2	Child play area, open play area, picnic tables
College View Park	1.6	Child play area, Open Play Area (grass)

SOURCE: City of Huntington Beach, Recreation and Community Service Element. General Plan 1996. Table RCS-1.

In addition to the parks identified above, Golden West College is located west of the project site. Recreational fields associated with the college are located northwest of the project site, north of the adjacent surface parking that fronts the site.

## ■ 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 3½ 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 2½ 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 380 acres, 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,

<sup>5</sup> Huntington Beach, City of. 2008. Parks and Facilities website. [http://www.surfcity-hb.org/Residents/Parks\\_Facilities/](http://www.surfcity-hb.org/Residents/Parks_Facilities/). Accessed February 18, 2008.

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.

### 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 are 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, are used for acquiring, developing new or rehabilitating existing community and

neighborhood parks and other types of recreational facilities. These facilities are 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. For projects that do not require a subdivision map such as The Ripcurl, City Council Ordinance No. 3596 and Resolution No. 2002-129 (adopted on December 16, 2002) sets forth park fees for commercial, industrial, and residential developments as follows:

- Commercial and Industrial Floor Area = \$0.23/sf
- Residential Floor Area (includes garages) = \$0.86/sf

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.

### Consistency Analysis

Implementation of the proposed project would provide private and common open space areas in the form of balconies, a pool and spa recreation area, fire pit, movie projection space, and additional gathering areas within the residential portion of the proposed development to serve future residents. Because the project would not provide dedicated parkland on site, the project Applicant would be required to pay in-lieu fees per City Council Ordinance No. 3596, as discussed above. Consequently, with payment of in-lieu fees and the associated common and private open space areas that would be provided on site, the proposed project would not conflict with any of the applicable General 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 appropriate payment of Quimby fees.

#### ■ Thresholds of Significance

The following thresholds of significance are based on Appendix G to the 2008 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

#### ■ Impacts and Mitigation

Threshold	<p>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?</p> <p>Would the project affect existing recreation opportunities?</p>
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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 440 residential units, which as discussed in greater detail in Section 4.10 (Population and Housing), could directly increase the

population on-site by approximately 611 to 1,060 residents. Construction and operation of the proposed project would not interfere with existing recreation opportunities at the adjacent recreational fields associated with Golden West College. There would be no changes to the permitted uses or availability of the fields as a result of project implementation. However, the direct increase in population could 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 and Subdivision Ordinance, which implements the provisions of the *Quimby Act*. Specifically, this chapter requires that 5 acres of property for each 1,000 residents be devoted to local park and recreational purposes. This could be met through land dedication or payment of park fees, or a combination of both. While dedicated parkland directly increases the available recreation space within the City for residents, the payment of park fees from new development could be allocated to fund the acquisition and/or development of future parks or maintenance costs/facility renovations associated with increased use of public facilities.

The proposed project does not include dedicated open space or parklands. Rather, private and common open space would be provided through outdoor amenities such as balconies, a pool and spa area, fire pit and movie projection area, and an indoor fitness center, which would be available to residents. The availability of such on-site amenities for future residents could potentially displace the demand on public recreational facilities. However, because the project does not include any designated park land, this is considered a potentially significant impact. Therefore, implementation of code requirement **CR4.12-1** is required.

**CR4.12-1** *Prior to the issuance of building permits, the Applicant shall pay all applicable open space and park fees as prescribed by the Huntington Beach Zoning Ordinance in-lieu of dedicated land.*

Payment of the applicable open space and park fees, as required by code requirement **CR4.12-1**, would help acquire, develop, improve, and expand the City's open space and parklands inventory. Therefore, with implementation of **CR4.12-1**, this impact would be reduced 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 onsite recreational amenities, which could result in an adverse physical effect on the environment over the short term.**

Development of the proposed project would result in the construction of 440 residential units and approximately 10,000 sf of commercial uses on a currently developed parcel of land in Huntington Beach. Recreational amenities that would be provided onsite include a pool and spa area, fire pit and movie projection area, and additional gathering areas in the residential portion of the project.

Construction of these recreational amenities would occur as part of the project; therefore, the direct physical effects on the environment cannot be separated from other aspects of project construction (such as demolition, excavation, etc.). 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.

As indicated in Impact 4.3-1 in Section 4.3 (Biological Resources), construction activities at the project site could impact a migratory avian species that may use trees on-site. 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 and 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). Construction activities could lead to exceedance of water quality standards or criteria, contribute additional sources of polluted runoff to the storm drain system, or result in more on-site erosion and off-site siltation as discussed in Impacts 4.7-1 through 4.7-3, respectively, in Section 4.7 (Hydrology and Water Quality). 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. However, all construction activities would all be subject to existing regulatory requirements and implementation of construction-related applicable mitigation measures as described in the above-referenced sections would reduce impacts to less-than-significant levels. Therefore, effects of construction activities associated with implementation of the proposed project (including recreational facilities) would be *less than significant*.

#### 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 3-4 (Cumulative Projects) in Chapter 3 (Project Description).

Project development, in combination with other cumulative residential development such as The Village at Bella Terra, Seawind Village Apartments, Parkside Estates, Plaza Buccella Townhomes, Pearce St. Subdivision, and Bayview Residential Development would directly increase the population. Increases in population would generate a higher demand for recreational facilities and programs, and reduce the number of existing parkland per resident. Chapter 254.08 of the City's Zoning Code requires that five acres of property for each 1,000 residents be devoted to local park and recreational purposes. This standard could be provided through park fees, land dedication, or a combination of both. 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 either provide adequate parkland onsite or pay applicable in-lieu park fees. Because there are mechanisms in place (e.g., the

Quimby Act through enforcement of the City's Zoning Ordinance) 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. 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 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

Dominguez, David. 2008. Huntington Beach, City of. Community Services Department. Spoken Correspondence. February 20.

Huntington Beach, City of. 1996. General Plan, Recreation and Community Services Chapter.

Huntington Beach, City of. 2008. Parks and Facilities website. [http://www.surfcity-hb.org/Residents/Parks\\_Facilities/](http://www.surfcity-hb.org/Residents/Parks_Facilities/) Accessed February 18, 2008.

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change—January 1, 2007 and 2008. Sacramento, California, May 2008.