

4.11 Recreation

This section covers the impacts on recreation facilities anticipated by the proposed DTSP Update. The Recreation and Community Services Element of the General Plan was evaluated in the preparation of this section. All of the document sources are identified in Section 7, References of this EIR.

4.11.1 Environmental Setting

The City contains 71 parks encompassing 596 acres. An additional 176 acres of parkland is undeveloped. These park facilities include 9 mini parks totaling about 4 acres, 49 neighborhood parks totaling 170 acres, 11 community parks totaling 175 acres, and 3 regional parks encompassing 402 acres. The DTSP area includes the 20-acre Blufftop Park along Pacific Coast Highway, the Municipal Pier, Pier Plaza, Rodgers Senior Center, Lake View Park and Manning Park. The Huntington City Beach area and portions of the state beach are also included in the DTSP project area and adjacent to it.

4.11.2 Significance Criteria

Impacts resulting from the implementation of the project would be considered significant if the project would:

- 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 of or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.11.3 Impacts

The following discussion addresses potential impacts of the project.

- *Would the 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?*

The proposed DTSP Update could induce population growth in the area, which could have an impact on use of existing neighborhood and regional parks or other recreational facilities.

The plan covers 336 acres in the downtown area of Huntington Beach. The update includes the potential for 648 new residential units, which translates to up to 1,562 new residents based upon the calculation discussed in Section 4.9, Population and Housing (beginning on page 4-153) of this document. Retail, restaurant, hotel, and cultural facilities uses could also

have an indirect impact by drawing visitors into the downtown area based upon the increase in visitor-serving amenities.

The City has set its park standard at 5 acres per 1,000 people. The City's current population is 202,250 people, according to the U.S. Census. The City currently has 1,001.16 acres of parkland/park space. When measured against its population, the City is approximately 10 acres short of the established standard for parkland/park space. The proposed DTSP Update project requires 7.8 acres of additional parkland/park space to be added to the overall city parkland inventory. The addition of these parks will bring the City within approximately 10 acres of the City's overall parkland/park space goal based on citywide population projections through 2030. The City Beach, which is included in the parks inventory, is in the DTSP area and provides recreational/park opportunities for the hotels and visitor-serving commercial uses as well as residents in the downtown area. The City is examining additional options for expanding park space within the City, including utilizing former school sites for the development of future parkland. The City has met park requirements within the DTSP but cumulatively will not meet the standard citywide. New developments are required to comply with Code requirements for dedication of land or in-lieu fees to offset impacts to less than significant.

The DTSP update also includes the potential for an additional 235 hotel rooms. Typically, hotels provide recreational facilities on the property and are, therefore, not considered to have a significant impact on neighborhood and regional recreation facilities. However, hotel rooms in the DTSP area are typically oriented toward the Pacific Ocean, and most visitors would tend to use the beach facilities that are already present. During the summer months, the City of Huntington Beach Marine Safety Division is staffed to handle huge crowds on the beach and these impacts would be less than significant. During off-peak periods, safety resources are less available; therefore, the Marine Safety Division through the Community Services Department should review development proposals through the regular City development review process to determine specific impacts from individual projects.

The remaining development potential identified in the DTSP update includes 213,467 square feet of retail, 92,332 square feet of restaurant, and 92,784 square feet of office space. Specific development is not proposed with the DTSP Update and future development projects are anticipated to occur over a 20-year horizon, depending on market conditions. All future projects will be required to pay park fees and/or dedicate land, pursuant to existing City codes to ensure that new development would contribute its fair share of fees toward recreational services and facilities. Therefore, impacts would be less than significant.

- *Does the project include recreational facilities or require construction of or expansion of recreational facilities which might have an adverse physical effect on the environment? Opportunities?*

The DTSP Update includes a Cultural Arts Overlay in the downtown area (District 1) that would allow for 30,000 square feet of net new development, which could potentially occur on the Main Street Library site. Although this site is not listed on the City's existing inventory of

parks and recreation facilities, it does provide significant green space in the DTSP area. It cannot readily be determined if and when development may be proposed on this site. Project-specific impacts would be analyzed if and when a development is proposed. However, the proposed development standards for this overlay area would ensure that there is no net loss of green space on the library site. In addition, the development standards require 30% of the net site area to be open space with a minimum of 70% landscaping within the required open space. Existing standards in the DTSP would require 5% net site area open space if a development were to be proposed on this site under the existing plan. As such, impacts as a result of implementation of the DTSP Update would be less than significant.

4.11.4 Mitigation Measures

No mitigation measures are proposed, since each development will be required to pay park fees and/or dedicate land and the impacts have been found to be less than significant.

CR 4.11-1 Prior to the issuance of building permits, the Applicant shall demonstrate compliance with city parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Zoning Ordinance, either through the dedication of on-site parkland or through payment of applicable fees. 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).

4.11.5 Level of Significance after Mitigation

Impacts to recreation are less than significant.

4.11.6 Significant and Unavoidable Impacts

All impacts to recreational resources associated with implementation of the proposed project would be less than significant based on fees and/or land that will be collected based upon future development proposals in the DTSP area. No significant and unavoidable impacts to recreation would occur.

4.11.7 Cumulative Impacts

The proposed project in conjunction with related development projects (refer to Chapter 3, Project Description) would potentially have a significant adverse cumulative impact related to recreational facilities. The proposed DTSP (as well as related development projects) will introduce additional new population into Huntington Beach that will increase usage of recreational facilities. However, all development projects are required to pay fees and/or provide dedication of land, which would provide the project's fair share (in fees or dedication of land) towards meeting the established City park standard. Citywide, however, the park standard will not be met, leading to a cumulatively significant impact citywide. By following the Code requirements for park or land dedication or in-lieu fees, impacts will be offset to less than significant within the DTSP area.