

3.13 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, Community Service and Coastal Elements, in addition to the City of Huntington Beach Park Strategy and Fee Nexus Study, Final Report. Full bibliographic entries for all reference materials are provided in Chapter 7 (References) of this document.

3.13.1 Existing Conditions

Recreational opportunities in the City can be categorized as three main types of uses: (1) beaches; (2) parks and recreational facilities; and (3) trails and bikeways. The coastal City of Huntington Beach includes approximately 9 miles of scenic, accessible beachfront, and includes one of the largest recreational piers in the world. Additional recreational opportunities consist of public parks, golf courses, and a multi-use trail along the ocean.

Beaches

Huntington Beach contains approximately 9 miles of sandy beach shoreline area, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach, operated by the City. Bolsa Chica State Beach includes 3.5 miles of shoreline between Warner Avenue and Seapoint Avenue. Huntington City Beach includes approximately 1 mile of shoreline between the Municipal Pier and Beach Boulevard. In addition, the City operates 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 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, 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.

Parks and Recreational Facilities

Huntington Beach contains 65 recreational parks, located throughout the City. 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 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 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 1.5-mile radius and ranging from approximately 10 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.

Based on the City’s Park Strategy and Fee Nexus Study (Park Strategy Report) completed in December 2001 (City of Huntington Beach 2001b), the City’s 69 park assets, four nonpark buildings, and four nonpark special use assets comprise a total of 906.7 acres. Parks alone occupy 83.6 acres, while nonpark buildings occupy 4.6 acres and nonpark special use assets, which primarily consist of Meadow Lark Golf Course occupy 98.5 acres. The General Plan has established a “parkland to population” ratio of five acres per 1,000 persons. The City currently has 4.75 acres of parkland per 1,000 persons, including the City-leased beach and Meadowlark Golf Course. Based on the estimated population in the Park Strategy Report of approximately 190,746 residents, and the City’s parkland ratio standard of five acres per 1,000 persons, the present parkland requirement is 955.0 acres. The City’s total of 906.7 park acres falls short of the identified ratio requirement by 48.3 acres.

The nearest recreational facilities to the proposed project site include the following: Huntington City Beach immediately to the south of the site across PCH, the Municipal Pier located approximately 0.5 mile to the west, Huntington State Beach located approximately 0.5 mile to the east, Manning Park located approximately 550 feet to the north, and Lake Park located approximately 1 mile to the northwest. With over 350 acres, Huntington Central Park is the nearest Regional Park, located approximately 4 miles to the north.

In addition to City parks, the City includes a number of other recreational facilities as identified in Table 3.13-1.

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.

Trails and Bikeways

The City has an extensive trail system that can be used by bicyclists, roller bladders, 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.

3.13.2 Regulatory Framework

Government Code Section 66477, known as the Quimby Act, is a State regulation that would be applicable to the proposed project. The Quimby Act allows a City to require the dedication of land or impose a requirement of the payment of fees, for park or recreational purposes as a condition to the approval of a tentative or parcel map.

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

Local

Municipal Code—Chapter 254.08

Chapter 254.08, Parkland Dedication, of the City's Municipal Code, 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 five 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. Table 3.13-2 identifies goals and objectives presented in the Recreation and Community Services Element of the General Plan related to recreational facilities that are potentially relevant to the proposed project. This table also includes an assessment of the proposed project's consistency with the policies adopted in support of these goals and objectives.

Table 3.13-2 General Plan Recreation and Community Services Element—Policies Applicable to Recreation

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Objective ERC 1.1. Provide a quality open space network that is spatially distributed throughout all areas of the City.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
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.	The project plan includes open space elements, including large public plazas, entry courts, and planned development common areas.
Goal RCS 1. Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective RCS 1.1. Encourage recreational opportunities unique to Huntington Beach that will enhance visitation and economic development.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy RCS 1.1.3. Enhance the Pier area and the surrounding beach area to function as the hubs of tourist and community activity.	The proposed project is located in the immediate vicinity of the Pier area, across from PCH. Project development includes a mixed-use visitor-serving commercial center fronting PCH and includes pedestrian linkages to the beach. Hotel facilities and amenities would include an entertainment lounge and/or lobby lounge, function facilities, food and beverage services, ocean view plaza with swimming pool and spa, fitness and yoga center; a restaurant, lounge, and bar; a pool area grille; resort retail shops; and meeting/banquet and conference facilities. Additional visitor-serving commercial uses include a maximum of 240,000 square feet of retail, restaurant, entertainment, office, cultural and recreational facilities. These proposed uses would enhance the Pier area, and the surrounding beach area, which would encourage tourist and community activity. As such, the proposed project is consistent with this policy.

Table 3.13-2 General Plan Recreation and Community Services Element—Policies Applicable to Recreation

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
<p>Policy RCS 1.1.4. Encourage and facilitate the development of a wide variety of revenue generating recreational activities such as “corporate” picnic facilities, wedding facilities, infant, child, or senior day care, fishing facilities, golf courses, driving ranges, batting cages, roller hockey, sports fields, etc.</p>	<p>As described above, the proposed project includes a wide variety of uses including residential, hotel and visitor-serving commercial uses. As discussed above in the Municipal Code requirements, the proposed project would also be subject to standard park requirements, at the discretion of the City. Thus, the proposed project would generally be consistent with this policy.</p>
<p>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.</p>	<p>Conformance with implementing policies, as discussed below, results in conformance with this goal.</p>
<p>Objective RCS 2.1. Create an integrated park system that is complementary to existing and proposed development as well as the natural environment.</p>	<p>Conformance with implementing policies, as discussed below, results in conformance with this objective.</p>
<p>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.</p>	<p>Although existing neighborhood and regional parks would be available to the residents of the proposed project, the increase in population as a result of the project is consistent with the City’s General Plan and zoning densities for the site. Therefore, the project would not result in increased demand not already anticipated in the City’s planning activities. In addition, the proposed project includes common areas on site, including passive open space features to serve project residents and visitors, and would be subject to standard park requirements. For the proposed project, the City would require a combination of park fees and land dedication to satisfy Quimby Act requirements and the City’s Municipal Code. A minimum two-acre neighborhood park would be included in a location acceptable to the Community Services Department and Planning Department. The remaining parkland requirement of 4.9 acres would be met through the payment of in-lieu fees. As such, the proposed project would be consistent with this goal.</p>
<p>Policy RCS 2.1.5. Provide for the inclusion of recreational trails in new developments which link with the existing or planned trails.</p>	<p>Pedestrian pathways would link the surrounding residential communities and the proposed residential component. These pedestrian access ways would then connect to the commercial component and PCH and, ultimately, to the beach parking lot via at-grade intersections and a grade-separated pedestrian bridge, which could be constructed in the future. As mentioned above in Section 3.13.1, Existing Conditions, a Class I trail runs the entire length of the beach, parallel to PCH. As the proposed project would provide direct access ways to this trail, project implementation would be consistent with this policy.</p>
<p>Goal RCS 3. Develop park sites to provide diverse recreational and sports facilities that meet the residents’ and visitors’ active and passive recreational needs.</p>	<p>Conformance with implementing policies, as discussed below, results in conformance with this goal.</p>
<p>Objective RCS 3.1. Incorporate recreation features and facilities responsive to the preferences of the resident population bases that will utilize the services.</p>	<p>Conformance with implementing policies, as discussed below, results in conformance with this objective.</p>
<p>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.</p>	<p>As discussed above, the proposed project is subject to standard park requirements in which there is a dedication of land and/or payment of in-lieu fees for park and recreational facilities as required under the City’s Municipal Code. As such, this project is consistent with this goal.</p>

Table 3.13-2 General Plan Recreation and Community Services Element—Policies Applicable to Recreation

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Policy RCS 3.1.2. Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.	Although still conceptual, the proposed project would include a variety of passive recreational amenities within designated recreational areas.
Policy RCS 3.1.3. Develop public parks and recreational facilities that link trails and existing recreational facilities.	On-site recreational facilities would link to the public access corridor that commences on Atlanta Avenue and aligns with Alabama Street and links to other existing recreational facilities.
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.	Recreational facilities would be designed in accordance with all applicable laws, including the American Disabilities Act.
Goal RCS 5. Provide parks and other open space areas that are efficiently designed to maximize use while providing cost efficient maintenance and operations.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective RCS 5.1. Distribute future developed park and recreation center sites to equitably serve neighborhood and/or community needs while reducing costs.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy 5.1.2. Future community and neighborhood park and recreation sites shall be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach.	Lands to be dedicated or reserved for park and/or recreational purposes shall be suitable in the opinion of the Director of Planning and Director of Community services in location, topography, environmental characteristics and development potential as related to the intended use. As such, recreational facilities would be located in accordance with the Parks and Recreation Master Plan for the City of Huntington Beach, and project implementation would be consistent with this policy.
Goal RCS 7. Operate and maintain City parks and recreation facilities in the most safe, effective, and efficient manner.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective RCS 7.1. Enhance park and recreation sites in ways which maximize efficiency and minimize maintenance cost.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy RCS 7.1.1. Design recreation facilities and programs that are functional, efficient, and affordable.	A total of five common recreational areas would be located throughout the residential portion of the proposed project. Residential development would be clustered around the recreational amenities and readily accessible to residents, thereby creating functional, efficient, and affordable recreational facilities.

General Plan Coastal Element

The Coastal Element policies recognize the City’s responsibility to balance the need in providing adequate recreational facilities to serve the greater local community, while protecting the resources and character of its Coastal Zone. Table 3.13-3 identifies goals and objectives presented in the Coastal Element of the General Plan related to recreational facilities that are potentially relevant to the proposed project. This table

also includes an assessment of the proposed project’s consistency with the policies adopted in support of these goals and objectives.

Table 3.13-3 General Plan Coastal Element—Policies Applicable to Recreation

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Goal C 3. Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective C 3.2. Ensure that new development and uses provide a variety of recreational facilities for a range of income groups, including low cost facilities and activities.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy C 3.2.1. Encourage, where feasible, facilities, programs, and services that increase and enhance public recreational opportunities in the Coastal Zone.	The project site includes over 9 acres of public recreational areas, and would therefore increase these uses in the Coastal Zone.
Policy C 3.2.2. Privately-owned recreation facilities on public land shall be open to the public. Encourage privately-owned recreation facilities on private land to be open to the public.	The residential portion of the proposed project would include 11.06 net acres of open space (1.78 of which would be private). This common open space would include 2.50 net acres of common recreational area. Residential development would be clustered around the recreational amenities and readily accessible to residents.
Policy C 3.2.3. Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.	As described above, the proposed project includes a mixed-use visitor-serving commercial center, which includes commercial, retail, hotel uses, entertainment, office, cultural, and recreational facilities. Thus, the proposed project would generally be consistent with this policy.

General Plan Growth Management Element

The policies listed within the Growth Management Element and applicable to recreation are consistent with the Recreation and Community Services Element in its objective to ensure adequate recreational facilities for existing and planned land uses while providing for orderly growth in the City. Table 3.13-4 identifies goals and objectives presented in the Growth Management Element of the General Plan related to recreation that are potentially relevant to the proposed project. This table also includes an assessment of the proposed project’s consistency with the policies adopted in support of these goals and objectives.

Table 3.13-4 General Plan Growth Management Element—Policies Applicable to Recreation

<i>Goal, Objective, or Policy</i>	<i>Project Consistency</i>
Goal GM 4. Provide adequate parks and recreational facilities for existing and future residents of the City.	Conformance with implementing policies, as discussed below, results in conformance with this goal.
Objective GM 4.1. Provide comprehensive, coordinated parks and recreation facilities that fulfill the needs of all areas of the City and all age groups.	Conformance with implementing policies, as discussed below, results in conformance with this objective.
Policy 4.1.2. Maintain the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation.	A combination of park fees and land dedication would be required to satisfy Quimby Act requirements and the City's Municipal Code in a manner that would maintain the current park per capita ratio. As such, the proposed project would be consistent with this policy.

3.13.3 Thresholds of Significance

Project impacts would be considered significant if either of the following would occur:

- Increase the use of existing neighborhood, community and regional parks or other regional 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

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.

3.13.4 Project Impacts

Impact REC-1 Project implementation would not provide adequate recreational facilities to meet increased demands from the project.

Implementation of the proposed project would include the development of 516 residential units, which would directly increase the population on-site by approximately 1,419 residents. In addition, the development of visitor-serving commercial uses would indirectly increase the population by approximately 601 persons. Direct and indirect increases 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 Municipal Code, 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 Municipal Code, the proposed project would be required to provide 6.9 acres of parkland. This could be met through a combination of park fees and land dedication.

As proposed, a total of 11.06 net acres of open space would be provided on the project site. This open space would include 1.78 acres of private open space and 9.28 net acres of common open space. The common open space would include five key recreational areas and common areas such as public paseos and open space throughout the site, as shown on Figure 2-5a. The five recreational areas would be situated throughout the residential portion of the proposed project for a total of 2.50 acres, the largest of which would total 2.04 acres in the center of the residential development. This area, identified as the "Village Green," would be owned and maintained by the Pacific City Residential Homeowners Association, but open to the public through four pedestrian paseos. The "Village Green" would not be dedicated to the City as parkland. Therefore, the proposed project would not satisfy the parkland to population ratio requirements of the City.

The four additional recreational areas would primarily serve residents of the proposed project, as the residential units would be clustered around the recreational areas. However, Area 1 at the corner of First Street and Atlanta Avenue would be publicly accessible. The additional common open space would be positioned throughout the project site.

Residents and employees 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, while employees at the site would use recreational facilities during lunch breaks, which would typically occur during the day. As such, the recreational facility demand generated by residents and employees would generally be concentrated during different times of the day. The increase in population as a result of the project is consistent with the City's General Plan and Zoning Ordinance, indicating that this population increase was previously assumed to occur in the City's planning activities.

Pedestrian corridors would also be provided throughout the project site, as shown in Figure 2-7. Pedestrian pathways would link the surrounding residential communities and pathways, including the public access corridor that commences on Atlanta Avenue and aligns with Alabama Street (oriented perpendicular to Atlanta Avenue). In addition, as mentioned previously, four pedestrian paseos would provide access to the proposed "Village Green." These would include (1) pedestrian access from First Street aligned directly

across from Walnut Avenue; (2) pedestrian access from Atlanta Avenue directly across from Alabama Street; (3) pedestrian access from Huntington Street across from the entrance to the Pacific Mobile Home Park; and (4) a 55-foot wide pedestrian access paseo from Pacific View Avenue. Pedestrian access ways would connect the residential and commercial components and PCH and, ultimately, the beach. Although not proposed in the current tentative tract map, a grade-separated pedestrian overcrossing is part of the Master Plan, which could be constructed in the future. This pedestrian bridge would span midway between Huntington Street and First Street over PCH, providing access to and from the Pacific Ocean to the project site. Pedestrian pathways throughout the site would be publicly accessible at all times.

Residents of the proposed project may use neighborhood, community, and regional parks. The increase in population as a result of the project is consistent with the City's General Plan and zoning densities for the site. Therefore, the project would not result in increased demand not already anticipated in the City's planning activities. However, although the proposed project includes common open space areas and recreational opportunities that would be accessible to the general public within the proposed project site, the project does not specifically dedicate the 2.04 acre recreational area as parkland to the City. Since no parkland dedication is proposed, in-lieu fees could substitute for parkland dedication. Without adequate provision of parkland and/or payment of fees, impacts would be potentially significant.

Impact REC-2 Construction effects associated with on-site recreational facilities would significantly affect the environment over the short term.

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 516 dwelling units and a mixed-use visitor-serving commercial center on a currently vacant parcel of land in Downtown Huntington Beach. As described throughout Chapter 3 (Environmental Impact Analysis) of this DEIR, construction and operational activities on the project site would have an adverse impact on various resources.

Specifically, construction activities associated with implementation of passive open space features, such as parkland, public access corridors and common recreational facilities would affect environmental resources. As indicated in Impact AQ-1 in Section 3.2 (Air Quality), daily construction activities could generate emissions that exceed SCAQMD thresholds, which would result in a potentially significant impact. In addition, Impact BIO-4 in Section 3.3 (Biological Resources) indicates that construction activities at the project site would increase noise levels above present levels but have a less-than-significant impact on any wildlife that may be in the project site vicinity. Construction of the proposed project would also result in potentially significant impacts to Cultural Resources (Section 3.4) as described in Impacts CR-1 through CR-3. Additionally, construction activities would temporarily increase soil exposure to wind and water

erosion as described in Impact GEO-3 in Section 3.6 (Geology and Soils). Further, grading and excavation activities associated with project development at the proposed project site could result in the exposure of construction personnel and the public to hazardous substances in the soil, as well as possibly resulting in damage to existing oil wells, as depicted in Impacts HAZ-1 and HAZ-2 in Section 3.7 (Hazards and Hazardous Materials). Noise activities would result in short term increases in noise levels, although these levels would be within allowable limits as discussed in Impacts N-1 and N-2 in Section 3.10 (Noise). As such, the impacts resulting from construction of the project would be considered potentially significant. Implementation of construction-related applicable MM AQ-1 through AQ-5, MM BIO-1, MM CR-1, and MM HAZ-1 through HAZ-3, as described in the above-referenced sections would reduce impacts to a less-than-significant level, with the exception of construction impacts of air quality. Construction impacts for air quality would be significant and unavoidable, due to the size of the site and the amount of development proposed. When considered on their own, development of only the recreational spaces on the project site would not exceed air quality thresholds. Construction would occur as part of the development of the overall site, and that effect on air quality would be significant and unavoidable, as discussed under Impact AQ-1. Effects of construction of recreational facilities, would, however, be less than significant.

3.13.5 Cumulative Impacts

This cumulative impact analysis considers development of the proposed project, in conjunction with other development within the vicinity of the project in the City of Huntington Beach. Project development, in combination with other cumulative projects within the City of Huntington Beach such as the Waterfront Development, Beachside, and the Boardwalk, 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 of Huntington Beach Municipal Code requires that five acres of property for each 1,000 persons residing within the City be devoted to local park and recreational purposes. This standard could be provided through park fees, land dedication, or a combination of both. Implementation of MM REC-1, as discussed below, would require that the proposed project complies with city parkland requirements. Similar to the proposed project, cumulative projects proposed in the City, would also be required to comply with Chapter 254.08 of the City Municipal code. Where new residential uses are proposed, the standard of 5 acres per 1,000 residents would be met with implementation of cumulative projects. Cumulative impacts on recreational resources would not be considerable, and project contribution to these effects would be less than significant.

3.13.6 Mitigation Measures and Residual Impacts

The following mitigation measure (MM) would be required to reduce Impact REC-1.

MM REC-1 The Applicant shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Municipal Code. 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 REC-1 would address park and recreational facilities for the proposed project, and would reduce impacts to a less-than-significant level. Impact REC-2 would be less than significant, as described above.