

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 Specific Plan. Data used to prepare this section were taken from the City's General Plan Recreation and Community Services 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.

The City of Huntington Beach received one letter in response to the Initial Study/Notice of Preparation (IS/NOP) prepared for the proposed project from the City of Costa Mesa, which stated that the environmental analysis should identify the recreational demand, if any, for regional parks (i.e., Fairview Park and Talbert Park in Costa Mesa) and how these recreational demands would be mitigated in the EIR. The comment letter from the City of Costa Mesa was taken into consideration during preparation of this EIR and has been addressed in this section.

4.12.1 Environmental Setting

Recreational opportunities within the City consist of parks, golf courses, and coastal amenities, including approximately nine miles of coastal parks and beaches.

■ Regional Parks and Recreational Facilities

Currently, there are four regional parks within the City limits. These include: Bluff Top Park, Huntington Central Park, Orange County Regional Park (Wieder) (only partially developed with a neighborhood park component at this time), and the City-owned and leased portions of beach, totaling approximately 618 acres (refer to Table 4.12-1 [Huntington Beach Park and Open Space Inventory]). Regional parks are typically expected to serve residents within a 30- to 40-mile radius. Nearby regional parks include, but are not limited to, Fairview Park in Costa Mesa, Mile Square Park in Fountain Valley, Upper Newport Bay Regional Park in Newport Beach, William R. Mason Regional Park in Irvine, Ken Malloy Harbor Regional Park in San Pedro, El Dorado Park in Long Beach, Weir Canyon Regional Park and Irvine Regional Park in Orange, Limestone Canyon Regional Park, Crystal Cove State Park, and Laguna Coast Wilderness Park. These park facilities offer a wide variety of amenities including wilderness areas, unique natural features, trails, and active park facilities.

<i>Park Name</i>	<i>Park Type</i>	<i>Address/Location</i>	<i>Total Acreage</i>	<i>Improved Acreage</i>	<i>Unimproved Acreage</i>	
Parks						
1	Arevalos Park	N	10441 Shalom Dr.	2.62	2.62	0.00
2	Baca	C	7329 Sherwood	14.35	14.35	0.00
3	Bailey Park	M	6782 Morning Tide Drive	0.56	0.56	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>
4	Bartlett Park	C	19822 Beach Blvd	27.13	2.0	25.13
5	Bluff Top Park	R	2201 Pacific Coast Hwy	19.70	19.70	0.00
6	Bolsa View Park	N	5653 Brighton Lane.	2.70	2.70	0.00
7	Booster Park	M	16861 Baruna Ln.	0.75	0.75	0.00
8	Burke Park	N	20701 Queens Park Lane	2.50	2.50	0.00
9	Bushard Park	N	9691 Warburton Dr.	1.97	1.970	0.00
10	Chris Carr Park	C	SEC Springdale St. & Heil Ave.	11.21	11.21	0.00
11	Circle View Park	N	6261 Hooker Dr.	3.47	3.47	0.00
12	Clegg/Stacey Park	N	6311 Larchwood Dr.	2.78	2.78	0.00
13	College View Park	N	16281 Redlands Lane	2.18	2.18	0.00
14	Conrad Park	N	3612 Aquarius Drive	2.71	2.71	0.00
15	Davenport Beach	M	4031 Davenport Drive	0.45	0.45	0.00
16	Discovery Well Park	N	6720 Summit Drive	6.60	6.60	0.00
17	Drew Park	N	20252 Cape Cottage Lane	2.60	2.60	0.00
18	Eader Park	N	9281 Banning Ave.	2.68	2.68	0.00
19	Edison Community Park	C	21377 Magnolia St.	39.13	39.13	0.00
20	Farquhar Park	N	951 Main St.	2.95	2.95	0.00
21	Finley Park	M	6782 Evening Hill Drive.	0.56	0.56	0.00
22	Franklin Park	N	5760 Sands Drive	1.97	1.97	0.00
23	French Park	M	3482 Venture Dr.	0.33	0.33	0.00
24	Gibbs Park	N	16641 Graham St.	6.83	6.83	0.00
25	Gisler Park	C	21215 Strathmoor Lane.	11.73	11.73	0.00
26	Glen View Park	N	6721 Glen Dr.	2.94	2.94	0.00
27	Golden View Park	N	17201 Cobra Lane	2.40	2.40	0.00
28	Green Park	N	18751 Seagate Lane	4.01	4.01	0.00
29	Greer Park	C	6900 McFadden Ave	11.08	11.08	0.00
30	Harbour View Park	N	16600 Saybrook Lane	3.44	3.44	0.00
31	Haven View Park	N	16041 Waikiki Lane	2.91	2.91	0.00
32	Hawes Park	N	9731 Verdant Drive	2.75	2.75	0.00
33	Helme Park	N	18591 Chapel Lane	2.00	2.00	0.00
34	Hope View Park	N	6731 Armada Drive	4.90	4.90	0.00
35	Humboldt Beach	M	4141 Humboldt Drive	0.45	0.45	0.00
36	Huntington Central Park	R	6741 Central Park Dr.	346.33	266.00	80.33
37	Irby Park	N	6770 Ruth Drive	10.80	3.00	7.80
38	Lake Park	N	1035 11 th Street	4.14	4.14	0.00
39	Lake View Park	N	17461 Zieder Ln.	2.15	2.15	0.00

Table 4.12-1 Huntington Beach Park and Open Space Inventory

Park Name		Park Type	Address/Location	Total Acreage	Improved Acreage	Unimproved Acreage
40	Lamb Park	N	10151Yorktown Ave	2.60	0.00	2.60
41	Lambert Park	N	18321 Newland St.	3.47	3.47	0.00
42	Langenbeck Park	C	8721 Suncoral Drive	17.02	17.02	0.00
43	Lark View Park	N	17141 Fraser Lane	2.74	2.74	0.00
44	LeBard Park	N	20461 Craimer Ln.	4.99	4.99	0.00
45	Manning Park	N	307 Delaware Street	2.37	2.37	0.00
46	Marina Park	C	5562 Cross Drive	9.34	9.34	0.00
47	Marine View Park	N	17442 Frans Ln.	2.64	2.64	0.00
48	McCallen Park	N	2309 Delaware Street	5.81	5.81	0.00
49	Moffett Park	N	20400 Meander Lane	2.38	2.38	0.00
50	Murdy Park	C	7000 Norma Dr.	16.16	16.16	0.00
51	Newland Park	N	19702 Topeka Lane	3.61	3.61	0.00
52	Oak View Center Park	N	17261 Oak Lane	1.31	1.31	0.00
53	O.C. Reg. (Wieder)	R	19251Seapoint Street	45.72	4.00	41.72
54	Pattinson Park	N	6200 Palm Ave.	3.51	3.51	0.00
55	Perry Park	N	8166 Deauville Drive	2.03	2.03	0.00
56	Pleasant View Park	N	16650 Landau Lane	2.20	2.20	0.00
57	Prince Park	M	3382 Ventura Drive	0.22	0.22	0.00
58	Robinwood Park	N	5180 McFadden Ave.	1.44	1.44	0.00
59	Schroeder Park	N	6231 Cornell Drive	2.48	2.48	0.00
60	Seabridge Park	N	16252 Countess Drive.	3.70	3.70	0.00
61	Seeley Park	N	8711 Surfcrest Drive	3.37	3.37	0.00
62	Sowers Park	N	9272 Indianapolis Street	2.38	2.38	0.00
63	Sun View Park	N	16192 Sher Lane	2.45	2.45	0.00
64	Talbert Park	N	19222 Magnolia Street	5.67	5.67	0.00
65	Tarbox Park	M	16601 Wellington Circle	0.44	0.44	0.00
66	Terry Park	N	7701 Taylor Drive	5.44	5.44	0.00
67	Trinidad	M	3601 Sagamore Drive	0.75	0.75	0.00
68	Wardlow Park	N	19761 Magnolia Street	8.30	8.30	0.00
69	Wieder Park	N	16662 Lynn Street	4.81	4.81	0.00
70	Worthy Community Park	C	1831 17 th Street	11.84	11.84	0.00
			<i>Subtotal of Parks</i>	<i>751.95</i>	<i>594.37</i>	<i>157.58</i>
Beaches						
72	City Owned	R	Beach Blvd. to Main St.		60.20	
73	City Leased		Main St. N to Seapoint Ave.		96.90	

Table 4.12-1 Huntington Beach Park and Open Space Inventory

Park Name	Park Type	Address/Location	Total Acreage	Improved Acreage	Unimproved Acreage
<i>Subtotal of Beaches</i>			157.10		
Special Facilities					
74	Meadowlark Golf Course	S	16782 Graham St.	98.00	
<i>Subtotal of Golf Course</i>			98.00		
Total of all Parks and Open Space			1,007.05		

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

CODE: M=Mini Parks; N=Neighborhood Parks; C=Community Parks; R=Regional Parks; S=Special Facility

Local Parks and Recreational Facilities

The City of Huntington Beach’s Community Services Department operates seventy parks totaling approximately 752 acres, which includes 169 playground apparatus, and irrigation systems.⁴³ In addition, the City owns or operates two beaches totaling approximately 157 acres, and one 98-acre golf course. In total, the City has over 1,000 acres of parks and open space areas. The locations and acreages of these parks are provided in Table 4.12-1. 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 (M)*—Consists of less than 1 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; such as., Booster Park, French Park, and Tarbox Park.
- *Neighborhood Park (N)*—Usually 2½ 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; such as., Arevalos Park, Conrad Park, Lambert Park, Hawes Park, Burke Park, and Wieder Park.
- *Community Park (C)*—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; such as., Chris Carr Park, Gisler Park, Langenbeck Park, and Marina Park.
- *Regional Park (R)*—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; such as., Huntington Central Park and Blufftop Park.
- *Special Facility (S)*—A facility such as a community center, athletic complex, aquatic center, or other cultural facility that serves the specific need for the community; such as., Meadowlark Golf Course.

While there are other facilities provided throughout the City, Table 4.12-1 focuses on those that are predominantly used for recreation. The following list contains the facilities which the Community Services Department counts towards the City’s overall parkland inventory.

⁴³ City of Huntington Beach, written communication from Community Services Department, February 20, 2008.

As shown above, in addition to the 752 acres of parks and public facilities, the 98-acre Meadowlark Golf Course as well as approximately 157 acres of beach and open space areas provide for a total of over 1,000 acres of recreational space within Huntington Beach (Dominguez 2008).

The approximately 350-acre Huntington Central Park, which is located adjacent to the Specific Plan project site, is the largest city-owned park in Orange County. Central Park offers activities and events year-round. Facilities within the park include, but are not limited to, equestrian trails, a dog park, exercise course, amphitheater, picnic facilities, Frisbee golf, playground, the Shipley Nature center, historic garden and the Huntington Sports Complex. The 25-acre equestrian center within the park offers boarding for 400 or more horses and operates a full-time riding school. The 18-acre Shipley Nature Center features 4,000 feet of trails, which meander through a variety of habitats, and is home to at least 22 animal species. The 45-acre Huntington Sports Complex features softball fields, soccer fields, artificial turf fields, and batting cages (Huntington Beach Parks and Facilities 2009a).

In addition to City parks, the City includes a number of other nonpark 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 Pier 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 Pier 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 Huntington Beach Library and Cultural Center (located within Central Park), Municipal Art Center, City Gym and Pool, Murdy Community 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 and the Newland Barn (Huntington Beach Parks and Facilities 2009b).

Figure 4.12-1 (Parks within 1.5 Miles of Project Area) identifies the parks and open space areas that are nearest to the project site, within an approximately 1.5-mile radius. These include, but are not limited to, Sun View Park, Oak View Center Park, Lake View Park, Terry Park, Helme Park, Perry Park, and Bartlett Park, only two acres of which is developed.

■ 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 (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 City and State-owned 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 barbecues 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, rollerbladers, joggers, and strollers. As previously mentioned, a Class I trail (Bike Path) runs the entire length of the beach, parallel to PCH, and is linked to the regional Santa Ana Bikeway, also a Class I trail. These trails are also part of the Orange County Master Plan of Regional Riding and Hiking. Several east/west Class II bikeways (Bike Lanes) run throughout the City as well, connecting to both of the Class I bike paths. Bike lanes provide a striped lane for one-way travel on a street or highway and signs indicating the bicycle route.

4.12.2 Regulatory Framework

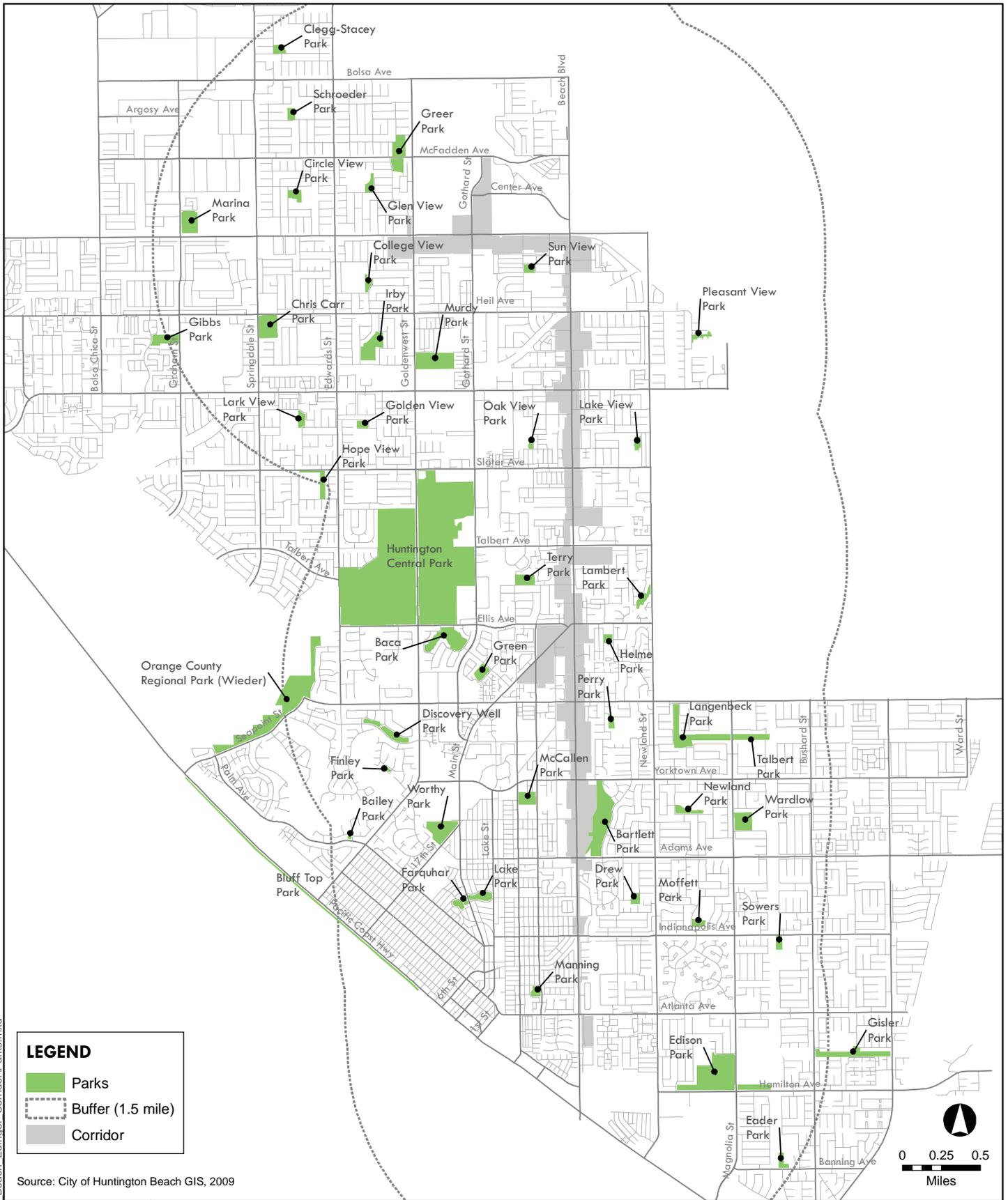
■ Federal

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.



LEGEND

- Parks
- Buffer (1.5 mile)
- Corridor

Source: City of Huntington Beach GIS, 2009



FIGURE 4.12-1
Parks within 1.5 Miles of Project Area



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■ Local

City of Huntington Beach Zoning and Subdivision Ordinance

Chapter 254.08 of the City's Zoning and Subdivision Ordinance (HBZSO), 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. With an estimated 2008 City population of 201,993 residents according to the State Department of Finance (refer to Table 4.10-2 [Population Growth: City of Huntington Beach (2000–2008)] in Section 4.10 [Population and Housing] of this EIR), the City currently has a parkland ratio of approximately 4.98 acres of parkland per 1,000 persons, which is just under the City's adopted park standard.⁴⁴

City Council Ordinance No. 3596 amends Section 230.20 of the HBZSO to establish a Park Fee to be imposed on the construction of new floor area for all commercial and industrial development and all residential development not covered by Section 254.08 of the HBZSO.

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:

⁴⁴ The ratio was calculated as follows: $1,007.05 \text{ acres} / (201,993 / 1,000) = 4.98 \text{ acres per } 1,000 \text{ residents}$.

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 Specific Plan would require the provision of private and common open space areas within the residential portion of future development to serve future residents. The Development Code of the Specific Plan includes private and public open space regulations and standards for development within each of the various segments. If, at the time of future development, adequately sized dedicated parkland is not provided on site to meet City standards, the project Applicant would be required to pay in-lieu fees per Huntington Beach ZSO 254.08 and City Council Ordinance No. 3596. Consequently, with payment of in-lieu fees and/or the provision of private and common open space areas onsite, the proposed project would not conflict with any of the applicable General Plan policies.

4.12.3 Project Impacts and Mitigation

■ Analytic Method

For 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. This analysis focuses on whether the increase in population associated with future development under the Specific Plan would result in the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of those facilities would occur or be accelerated.

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G to the 2009 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

Thresholds	<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? And,</p> <p>Would the project affect existing recreational opportunities?</p>
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Impact 4.12-1 **Implementation of the proposed project would increase the use of and/or otherwise affect existing parks and recreational facilities, but would not cause substantial physical deterioration of the facilities to occur or be accelerated. With implementation of code requirements, this impact is considered *less than significant*.**

Implementation of the Specific Plan would permit the redevelopment of up to 6,400 dwelling units, 350 hotel rooms, approximately 112,000 square feet (sf) of office space, and approximately 738,400 sf of retail uses. As discussed in Section 4.10 (Population and Housing), implementation of the Specific Plan could result in a direct population increase of approximately 17,024 residents and a minimal indirect population increase as a result of new employment opportunities in the City.⁴⁵

The City of Huntington Beach is a well-connected part of the larger metropolitan region and the Specific Plan would provide a balance of residential uses, commercial, and office uses. It is anticipated that the majority of potential employees needed for proposed job-generating uses would either come from within the City or would travel from nearby neighboring communities and would not contribute to a population increase in the City due to the types of positions that would likely be generated along the corridors. Additionally, the City's vacancy rate shows additional capacity to house potential future employees for those who move to the City as a result of a job prospect along the corridors and who choose not to live in the project site. Also worth noting is the proposed Specific Plan would actually result in less commercial and office space compared to what is currently permitted in the area under the existing

⁴⁵ Based on the average persons per household (pph) of 2.66 for the City of Huntington Beach, as calculated by a population of 201,993 in 2008 divided by 75,940 households.

General Plan. This reduction on a plan-to-plan comparison further substantiates the notion that the proposed Specific Plan would not contribute to an indirect population growth.

The direct increase in population could result in an increase in the use of local and regional recreational facilities, both within the City and in neighboring cities. 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 DOF, the City currently has a ratio of approximately 4.98 acres of parkland per 1,000 persons. Implementation of the proposed Specific Plan could result in a population increase of 17,024 residents at buildout (2030), which would create the need for 85.12 acres of new parkland.⁴⁶ Thus, implementation of the Specific Plan would result in a deficiency of parkland, which could lead to a deterioration of existing facilities.

However, future development within the project site would be required to satisfy Chapter 254.08 of the City’s Zoning Ordinance, which implements the provisions of the *Quimby Act*, as identified by code requirement CR4.12-1. 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 facility renovations associated with increased use of public facilities. In addition, City Council Ordinance No. 3596 amends Section 230.20 of the Huntington Beach ZSO to establish a Park Fee to be imposed on the construction of new floor area for all commercial and industrial development, and all residential development not covered by Section 254.08 of the ZSO.

CR4.12-1 *Prior to the issuance of building permits for future development in the Specific Plan, project Applicants shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 (or Ordinance No. 3596) of the City of Huntington Beach Zoning and Subdivision Ordinance, either through the dedication of onsite 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 model homes).*

With respect to the potential for new residents generated by the project to use local parks in nearby cities, Huntington Beach has an existing and nearby regional resource that would satisfy most, if not all, local park needs. Huntington Central Park, which is located adjacent to the Specific Plan project site, is the largest city-owned park in Orange County. Central Park offers activities and events year round. Facilities within the park include, but are not limited to, equestrian trails, a dog park, exercise course, amphitheater, picnic facilities, Frisbee golf, playground, a nature center, historic garden and the Huntington Sports Complex. In addition to Central Park, there are approximately 380 acres of City- and State-owned beaches, a public golf course, tennis courts, basketball courts, fishing, bikeways, a variety of other sports facilities, and more. Due to the abundance and variety of recreation opportunities within the City it is assumed that residents would not substantially use local parks in nearby cities, such that their deterioration would occur or be accelerated.

⁴⁶ Calculated as: (17,024 persons/1,000 persons) multiplied by 5 acres = 85.12 acres

For unique amenities, such as a wildlife refuge or hiking trails, which are not available in the City, all residents would be required to travel elsewhere to these destinations, and residents of nearby cities might likewise be required to travel to these destinations as well. Other community and regional recreation areas in the broader geographical area may include, but are not limited to, Mile Square Regional Park, Seal Beach National Wildlife Refuge, Talbert Nature Preserve, Upper Newport Bay Regional Park, Laguna Coast Wilderness Park, Weir Canyon Wilderness Park, various beaches in Southern California and the San Bernardino Mountains. Therefore, demand on regional parks could increase, but would not be limited to those adjacent to the City.

Adherence to existing applicable local regulations and implementation of CR4.12-1 would ensure that parks and open space are acquired, developed, improved, and expanded as future residential projects are constructed in the Specific Plan. Therefore, this impact would be *less than significant*.

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 could result in the construction of recreational facilities at the time of future development and/or redevelopment. Despite implementation of code requirements, this impact is considered *significant and unavoidable*.

Specific open space and recreational amenities for future development are not yet known for the Specific Plan area. However, the Development Code of the Specific Plan includes private and public open space regulations and standards for development within each of the various segments. The potential construction of these recreational amenities would occur as part of specific development projects in the future. While direct physical effects could result as part of the individual construction scenarios, future development allowed under the proposed Specific Plan would be subject to individual environmental clearance to ensure adequate review of potential impacts and would be required to adhere to CR4.12-1, which would require the dedication of land or the payment of in-lieu fees, or both, at the discretion of the City. Therefore, it is likely that all on-site future construction of recreational facilities would be adequately mitigated either through implementation of code requirements and/or mitigation measures contained within this EIR, or through the implementation of future mitigation measures at the discretion of the City during individual environmental clearance.

However, due to the substantial requirement of approximately 85 acres of new parkland that could be required at buildout of the project, it is not feasible at this time to speculate where future acquisitions, development, improvements, and/or expansions to open space and parklands throughout the City may occur. Such improvements would likely occur off site, outside of the project boundaries, given the developed nature of the commercial corridors. For example, the City could require developments to pay into a specific fund dedicated to redevelopment of the corridor, in which monies would go towards improving the facilities nearest to the project site, such as: Sun View Park, Oak View Center Park, Lake View Park, Terry Park, Helme Park, Perry Park, or Bartlett Park. Or the City may opt to concentrate on expansion or improvements to only a select few of those parks depending on the overall use of the park.

Depending on the level of expansion or improvement at individual park sites, the efforts could be subject to further CEQA review. However, because such specifics of future recreational facilities are unknown at this time, it is infeasible to provide adequate mitigation measures to cover the breadth of potential future actions. Therefore, this impact is considered *significant and unavoidable*.

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 3-2 (Cumulative Projects) in Chapter 3 (Project Description).

Project development, in combination with other cumulative residential development within the City of Huntington Beach, would directly increase the population. Increases in population would generate a higher demand for recreational facilities and programs, and reduce the existing parkland per resident ratio. 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 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 other related projects in the City of Huntington Beach could result in the development of new recreational facilities, the construction of which may cause a significant effect on the environment, particularly with regard to air quality and noise during construction. Improvements to existing recreational facilities could also result in significant environmental impacts. With implementation of best management practices as well as compliance with the City noise ordinance and limitation of construction hours as contained in the Municipal Code, it is likely that the development of most new recreational facilities would be mitigated to less-than-significant levels. However, because the proposed project represents a majority of the future recreational needs that would be required through 2030, the cumulative impact of such future development is considered significant. The proposed project could ultimately require the equivalent of approximately 85 acres of new parkland, either through land dedication or the payment of fees for future improvements of existing parks. There are many options that could be implemented to adhere to the City's local park requirements; however, because the improvements could span a multitude of parks in existing residential neighborhoods, or could result in the dedication of new parkland elsewhere in the City, the potential environmental impacts are considered speculative. Therefore, the proposed project would have a considerable contribution, and this cumulative impact would be considered *significant and unavoidable*.

4.12.5 References

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