

5. Environmental Analysis

5.12 RECREATION

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the Proposed Project to impact public parks and recreational facilities.

5.12.1 Environmental Setting

5.12.1.1 REGULATORY BACKGROUND

State and local laws, regulations, plans, or guidelines that are potentially applicable to the Proposed Project are summarized below.

State

Mitigation Fee Act

The California Mitigation Fee Act, Government Code sections 66000, et seq., allows cities to establish fees which will be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the city's ability to provide specified public facilities. In order to comply with the Mitigation Fee Act the city must follow four primary requirements: 1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee; 2) Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds; 3) For fees that have been in the possession of the city for five years or more and for which the dollars have not been spent or committed to a project the city must make findings each fiscal year describing the continuing need for the money; and 4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made.

California Public Park Preservation Act

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any nonpark use unless compensation, land, or both, are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

Local

City of Long Beach Municipal Code

The City of Long Beach Municipal Code identifies land use categories, development standards, and other general provisions that ensure consistency between the City's General Plan and proposed development projects. The following provisions from the City's Municipal Code related to recreational facilities are relevant to the Proposed Project.

5. Environmental Analysis RECREATION

- **Title 18 (Buildings and Construction), Chapter 18.18 (Park and Recreation Facilities Fee).** Imposes a Park Fee on new residential development. The purpose of the fee is to assure that the park land and recreational facility standards established by the City are met with respect to the additional needs created by such development.

5.12.1.2 EXISTING CONDITIONS

The Long Beach Parks, Recreation and Marine (LBPRM) offers a number of parks and recreational programs and services to Long Beach residents. LBPRM owns and maintains 26 community centers, two historic sites, two major tennis centers, a municipal golf system with five separate courses, the Long Beach Animal Care Services Bureau, and the largest municipally operated marina system in the nation with 3,677 boat slips and six miles of beaches. Recreation programs include youth/adult sports leagues, teen centers, sports and aquatics programs, skate parks, a sailing and aquatics center, public swimming pools, senior citizens services, adaptive recreation, and cultural centers (Long Beach 2014a).

According to the City of Long Beach General Plan Open Space Element, the City has 94 parks encompassing approximately 1,426 acres (Long Beach 2002). In addition to the City parks, Long Beach also offers beaches, golf courses, and water recreational opportunities that contribute additional available parkland, totaling 2,614 acres. The types of parks and recreational opportunities available to the City's residents and visitors are described in Table 5.12-1.

Table 5.12-1 City of Long Beach Parks and Recreation

Park/Recreation Category	Number of Parks	Total Acres
Mini Parks	22	21
Neighborhood Parks	19	147
Community Parks	13	464
Greenway Parks	9	71
Special Use Parks ¹	28	310
Ranchos	2	12
El Dorado Regional Park	1	401
Beaches	—	247
Golf Courses	—	568
Water Recreation ²	—	373
Total	94	2,614

Sources: Long Beach 2002.

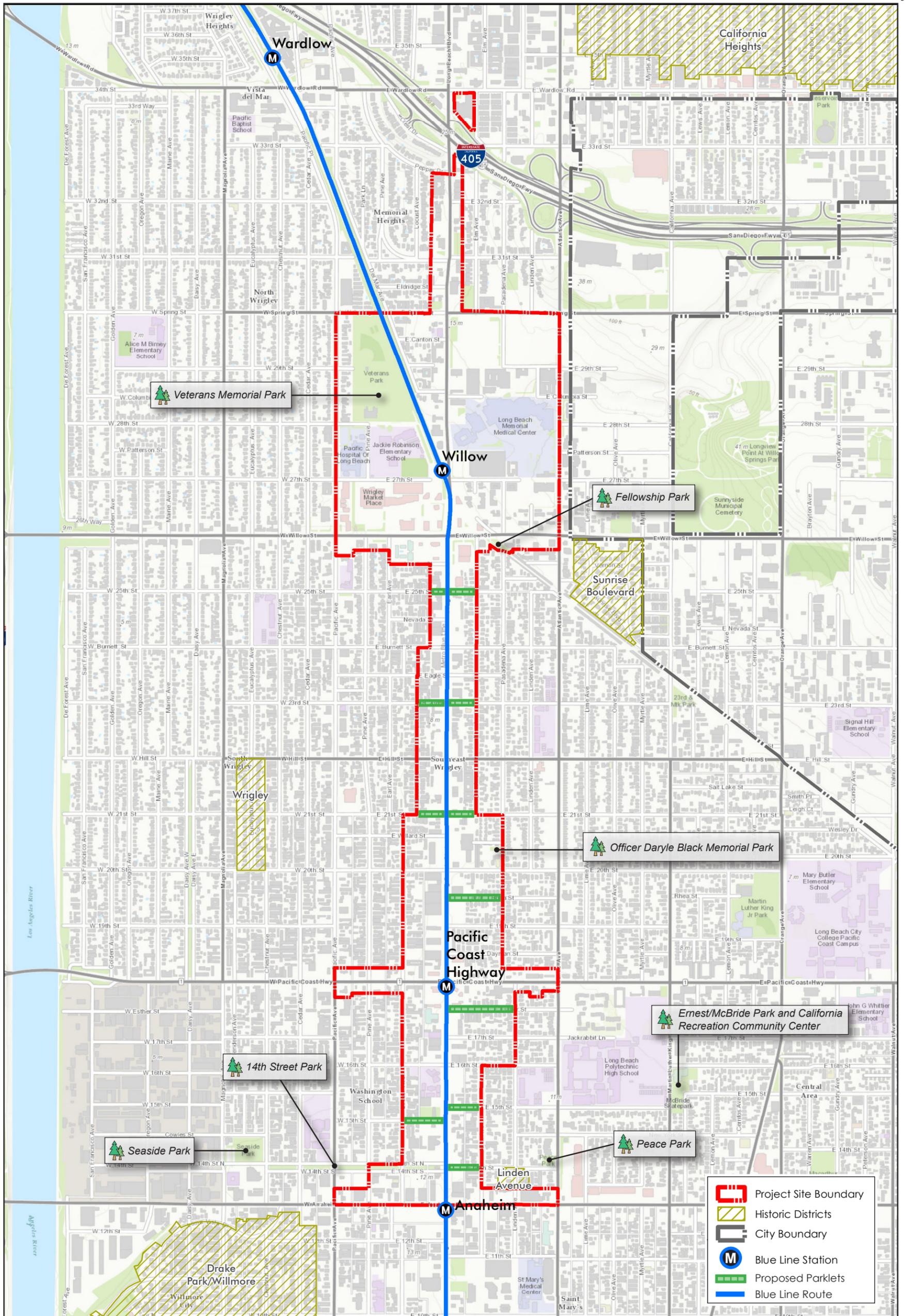
¹ Includes the riverfront recreation vehicle campground, two special events parks (Queen Mary and Rainbow Lagoon); the calm water swimming park at Colorado Lagoon and Shoreline/Riverfront; Santa Cruz and Victory Parks; a nature center park; and a nature trail park.

² Includes Alamitos Bay and Downtown Marina surface areas.

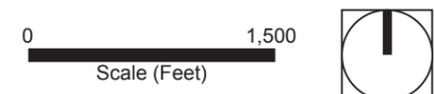
Parks Serving the Project Site

As shown in Figure 5.12-1, *Parks and Recreational Facilities Serving the Project Site*, the following five parks are located within the boundaries of the Project Site:

Figure 5.12-1 - Parks and Recreational Facilities Serving the Project Site
5. Environmental Analysis



- Project Site Boundary
- Historic Districts
- City Boundary
- Blue Line Station
- Proposed Parklets
- Blue Line Route



5. Environmental Analysis

RECREATION

This page intentionally left blank.

5. Environmental Analysis RECREATION

- **Veterans Memorial Park (Community Park).** Veterans Memorial Park, located between 28th and Spring Streets, includes a community recreation center, a lighted softball field, a lighted baseball field, a lighted soccer field, four basketball courts, two tennis courts, a volleyball court, a group picnic area, a freestanding restroom, and a children's playground on 8.5 acres.
- **Officer Daryle Black Memorial Park (Mini Park).** Officer Daryle Black Memorial Park, at 2023 Pasadena Avenue, includes grass and landscaping, lighting, fencing, a playground, a picnic table, benches, and a water fountain on 0.1 acre.
- **Fellowship Park (Mini Park).** Fellowship Park, located at East Willow Street and North Pasadena Avenue, includes a playground, picnic benches, and a lawn on 0.4 acres.
- **Peace Park (Mini Park).** Peace Park is a 0.40-acre park located in central Long Beach at 1411 Atlantic Avenue. It provides children's play equipment, benches, and green space.
- **14th Street Park (Mini Park).** 14th Street Park, located in the center of 14th Street from Chestnut Avenue to a half block east of Locust Avenue, is a 60-foot wide strip park comprising of a playground, a skateboard plaza, and a basketball court. As shown in Figure 5.12-1, a portion of this park lies within the southern portion of the Project Site, with the other portion continuing west of the Project Site boundary.

The following two neighborhood parks are within one-quarter mile of the Project Site (see Figure 5.12-1), which is considered to be the service area distance of a neighborhood park by the City of Long Beach:

- **Ernest McBride Park/California Recreation Community Center (Neighborhood Park).** This neighborhood park is (comprising 2.5 acres) at 1550 Martin Luther King, Jr. Avenue and has a basketball court, community center and gymnasium, picnic tables, playground, weight room, and restrooms.
- **Seaside Park (Neighborhood Park).** Located at 14th Street and Chestnut Avenue, this neighborhood park (comprising 2.5 acres) has a soccer field, play equipment, shade structure, staff office, and restrooms.

Parkland Standard

As stated in the City's General Plan Open Space and Recreation Element, the City of Long Beach's goal for providing adequate park and recreational facilities to its residents is 8 acres per 1,000 residents. Park and recreational areas exclude the joint use school facilities and only apply to parkland owned and maintained by the City. Currently, the City maintains 2,614 acres of parkland. Based on the City's estimated 2015 population of 472,779 (DOF 2015), the City's parkland ratio is approximately 5.5 acres per 1,000 residents. Therefore, the City has a current deficit of approximately 1,200 acres of parkland.

5. Environmental Analysis

RECREATION

Facility Funding

Funding for parks and recreational facilities for the City comes primarily through property tax revenues. In addition, Chapter 18.18 (Park and Recreation Facilities Fee) of the City's Municipal Code outlines the fee imposed on all dwelling unit developments, with the exception of replacement or relocation of existing dwelling units or affordable housing for lower income households. The fee is determined by the City Council and is reviewed on an annual basis. Effective October 2013, the fee is \$4,613.04 per single-family unit, \$3,562.78 per multifamily unit, \$2,619.63 per mobile home dwelling, and \$1,781.39 per accessory unit (e.g., artist studio, caretakers unit, personage) (Long Beach 2014b). The funds generated from this fee are to be used solely for the acquisition, development, improvement, and maintenance of public parks and recreational facilities in the City, as proposed by the City's Five Year Capital Improvement Program.

5.12.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- R-1 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.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

5.12.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study (see Appendix A) disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.12-1: Implementation of the Proposed Project would lead to the generation of an additional 4,195 residents within Long Beach, which would in turn lead to an increase in the use of existing City parks and recreational facilities. [Threshold R-1]

Impact Analysis: The potential impacts to existing parks and recreational facilities resulting from the Proposed Project within each of the areas of the Project Site are addressed below.

Midtown Specific Plan Area

The Midtown Specific Plan would lead to an increase in the number of dwelling units within the Midtown Specific Plan area, from 1,883 under existing conditions to 3,619 under proposed conditions, a difference of 1,736 dwelling units (see Table 3-1, *Land Use Projections for Midtown Specific Plan Area*). The additional dwelling units under the Midtown Specific Plan would increase the number of residents within the Midtown Specific Plan area (and City) by approximately 4,195 persons. These additional residents would lead to an increase in the demand of existing City park and recreational facilities.

5. Environmental Analysis

RECREATION

The Midtown Specific Plan would also lead to an increase in commercial and employment development uses within the Midtown Specific Plan area from approximately 2.6 million square feet under existing conditions to approximately 3.0 million square feet under proposed conditions (see Table 3-3, *Overall Land Use Projections for Proposed Project*). The additional commercial and employment development uses would increase the number of employees within the Midtown Specific Plan area (and City) by approximately 2,787. However, only the increase in population due to residential development that would be accommodated under the Midtown Specific Plan would lead to a need for additional parks and recreational facilities to meet the needs of future project residents. The increase in employees is not used in determining the need for additional parks and recreational facilities.

The City of Long Beach currently has a citywide deficit of park and recreational space (deficit of approximately 1,084 acres of parkland); it currently has approximately 5.5 acres per 1,000 residents (2,614 acres of parkland in total). This is less than the City's target goal of 8 acres per 1,000 residents. The existing City parks and recreational facilities that would serve the future residents of the Midtown Specific Plan would experience increased use, which may lead to a deterioration of these parks and recreational facilities over time.

Using the City's goal of 8 acres of parkland per 1,000 residents, the net increase in demand for parkland due to buildout of the Midtown Specific Plan (up to 4,195 new residents) would be approximately 33.6 acres. Per Chapter 18.18 (Park and Recreation Facilities Fee) of the City's Municipal Code, new residential projects are required to pay in-lieu fees, or dedicate land for parks, or some combination thereof. In-lieu fees must be applied for the purpose of assuring that the park land and recreational facility standards established by the City are met with respect to the additional needs created by such development. Currently, these fees are set at \$4,613.04 per single-family dwelling, \$3,562.78 per multi-unit dwelling, \$2,619.63 per mobile home dwelling, and \$1,781.39 per accessory unit (e.g., artist studio, caretaker unit, personage) (Long Beach 2014b).

All new residential development that would be accommodated under the Midtown Specific Plan would be required to pay the parks and recreation facilities impact fees, which would be placed into the City's park fee account, and used solely and exclusively for the purpose of funding future park land acquisition and recreation improvements. Therefore, as residential development occurs in accordance with the Midtown Specific Plan, the City's park funds would also gradually increase and allow the City to acquire new parks or improve on existing parks and recreational facilities. Payment of the parks and recreation facilities impact fees would also help offset any impacts to existing parks and recreational facilities. Parkland dedication and/or the payment of in-lieu fees would ensure that significant impacts to existing parks and recreational facilities would not occur.

In addition to the existing parks within the boundaries of the Midtown Specific Plan area and those within proximity of the Project Site (see Figure 5.12-1, *Parks and Recreational Facilities Serving the Project Site*), the Midtown Specific Plan includes an 18-acre Open Space District within the Midtown Specific Plan area (Figure 3-4, *Proposed Midtown Specific Plan Land Use Plan*), which identifies areas reserved for community and mini parks, and creates space for new parklets (small street parks) along Long Beach Boulevard. The Open Space District would maximize physical and programmatic connections to existing park facilities, with a specific focus on linking Veterans Park with the Medical District. The proposed parklets would provide much needed active and passive park spaces for the urban neighborhoods along Long Beach Boulevard and promote

5. Environmental Analysis

RECREATION

health, wellness, community gardening, and art. For example, a parklet could provide space for a community garden or sports area such as a basketball or handball court. Other amenities within the parklets could include tables and chairs, playground equipment, or even a screen area to show movies. Additional open space is also encouraged in the Midtown Specific Plan along the Long Beach Boulevard corridor in connection with new development.

Furthermore, there are additional parks, recreational facilities, community centers, beaches, and public pools throughout the City that would serve future project residents. Furthermore, enhancing open space within the Midtown Specific Plan area would not only be important for serving this area, but also as part of the City's overall goal of providing 1,000 new acres of park space.

Overall, with implementation of the proposed Open Space District in the Midtown Specific Plan area and the required park and recreation facilities impact fees required of all new residential development under the Midtown Specific Plan, impacts to existing parks and recreational facilities are not anticipated to occur.

Area Outside the Midtown Specific Plan

Under the Proposed Project, the area that is outside the Midtown Specific Plan, which covers two residential blocks around Officer Black Park (approximately 4 acres) west of Pasadena Avenue between 21st Street and 20th Street (see Figure 3-5, *Current and Proposed Zoning Designations*), would be extracted from PD 29 and retain its underlying conventional zoning designations, which include Single-Family Residential, standard lot (R-1-N); Three-Family Residential (R-3-S); and Park (P). With the exception of the zoning designation revisions that would be undertaken, no physical change (e.g., additional development intensity, redevelopment) is expected to occur within this area and all existing uses (which include residential uses, a church, and Officer Black Park) are expected to remain. Therefore, no impacts to existing parks and recreational facilities are anticipated to occur.

Impact 5.12-2: Project implementation would not result in environmental impacts as a result of new and/or expanded parks and recreational facilities that would be needed to serve future project residents. [Threshold R-2]

Impact Analysis: The potential impacts due to new and/or expanded parks and recreational facilities resulting from the Proposed Project within each of the areas of the Project Site are addressed below.

Midtown Specific Plan Area

As noted above, the Midtown Specific Plan includes an 18-acre Open Space District within the Midtown Specific Plan area (see Figure 3-4, *Proposed Midtown Specific Plan Land Use Plan*), which identifies areas reserved for community and mini parks, and creates space for new parklets (small street parks) along Long Beach Boulevard (see Figure 5.12-1, *Parks and Recreational Facilities Serving the Project Site*).

Development and operation of new parks and recreational facilities within the Midtown Specific Plan area may have an adverse physical effect on the environment, including impacts relating to air quality, lighting, noise, and traffic. Environmental impacts associated with the construction of new parks and recreational facilities in accordance with the Midtown Specific Plan, including the creation of parklets along Long Beach

5. Environmental Analysis

RECREATION

Boulevard, are addressed separately (see environmental topical areas in Chapter 5, *Environmental Analysis*). However, it is speculative to determine impacts arising from development of individual park projects. Potentially adverse impacts to the environment that may result from the construction of new parks and recreational facilities within the Midtown Specific Plan area would not be significant upon the implementation of the Midtown Specific Plan's goals, policies, and actions, as well as existing federal, state, and local regulations. Future park developments within the Midtown Specific Plan area would also be required to adhere to the development standards and design guidelines of the Midtown Specific Plan. Furthermore, subsequent City review would be required for approval and development of future park projects within the Midtown Specific Plan area.

Furthermore, per the analysis provided above under Impact 5.12-1, development that would be accommodated under the Midtown Specific Plan would not require the construction of new or expansion of existing City parks and recreational facilities due to use of these parks and facilities by future project residents. As noted above, all new residential development that would be accommodated under the Midtown Specific Plan would be required to pay the parks and recreation facilities impact fees outlined in Chapter 18.18 (Park and Recreation Facilities Fee) of the City's Municipal Code, which would be placed into the City's park fee account, and used solely and exclusively for the purpose of funding future park land acquisition and recreation improvements. Payment of the parks and recreation facilities impact fees would help offset any impacts to existing parks and recreational facilities.

For these reasons, the Midtown Specific Plan would not result in significant impacts relating to new and/or expanded parks and recreational facilities.

Area Outside the Midtown Specific Plan

As noted above, with the exception of the zoning designation revisions that would be undertaken in this area of the Project Site under the Proposed Project, no physical change (e.g., additional development intensity, redevelopment) is expected to occur within this area and all existing uses are expected to remain. No new parks or recreation facilities would occur within this area of the Project Site. Therefore, no impacts due to new and/or expanded parks and recreational facilities are anticipated to occur.

5.12.4 Cumulative Impacts

The Proposed Project would result in a population increase of approximately 4,195 people and a need for approximately 33.6 acres of parks or recreation based on the City's goal of 8 acres of parkland per 1,000 residents. To determine the cumulative public park and recreational impacts, citywide growth forecasts are considered. Based on Southern California Association of Governments' 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, the City would have approximately 188,900 housing units in 2035 (SCAG 2012), an increase of approximately 12,444 over 2015 conditions (176,456 housing units; DOF 2015). During this time, the City's population is anticipated to increase from the City's estimated 2015 population of 472,779 (DOF 2015) to approximately 534,100 (SCAG 2012). Based on the City's goal of eight 8 acres of parkland per 1,000 residents, this increase of approximately 61,321 people would create a cumulative need for a net increase of approximately 491 acres of public park and recreation space in addition to the project-generated need. Recreational needs of future residents of the Proposed Project, in conjunction with

5. Environmental Analysis

RECREATION

cumulative development under the Long Beach General Plan, would add to citywide and regional demand for parks and recreational facilities.

However, per the City's park dedication requirements under Chapter 18.18 (Park and Recreation Facilities Fee) of the City's Municipal Code, all new residential development is required to pay park facilities impact fees to offset the cost to expand or construct new park and recreational space and facilities to adequately serve the City's growing population. Furthermore, the provision of additional open space opportunities within the Midtown Specific Plan area of the Project Site would not only be important for serving the Midtown Specific Plan area, but also as part of the City's overall goal of providing 1,000 new acres of park space. Therefore, significant cumulative impacts related to park and recreational space and facilities would be less than significant.

5.12.5 Existing Regulations

- Mitigation Fee Act (California Government Code Sections 66000, et seq.)
- California Public Park Preservation Act
- City of Long Beach Municipal Code, Title 18 (Buildings and Construction), Chapter 18.18 (Park and Recreation Facilities Fee)

5.12.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, Impacts 5.12-1 and 5.12-2 would be less than significant.

5.12.7 Mitigation Measures

No potentially significant impacts have been identified and no mitigation measures are required.

5.12.8 Level of Significance After Mitigation

No mitigation measures have been identified and impacts are less than significant.

5.12.9 References

California Department of Finance (DOF). 2015, May. Report E-5: Population and Housing Estimates for Cities, Counties, and the State, January 1 2011- 2015, with 2010 Benchmark.

<http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.

Long Beach, City of. 2002. City of Long Beach General Plan Open Space and Recreation Element.

<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2540>.

———. 2014a, December 16. Facility and Park Locations.

http://www.longbeach.gov/park/parks_and_open_spaces/default.asp.

5. Environmental Analysis RECREATION

———. 2014b, September 30. Developer Fees: Effective 10/01/13.
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2506>.

Southern California Association of Governments (SCAG). 2012. 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, Growth Forecast Appendix.
http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf.

5. Environmental Analysis RECREATION

This page intentionally left blank.