

5. Environmental Analysis

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

5.15.1 Environmental Setting

5.15.1.1 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 would be imposed upon development projects for the purpose of mitigating the impact that the development projects would have on 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.

Quimby Act

The Quimby Act of 1975, California Government Code section 66477, is state legislation that requires the dedication of land and/or fees for public park and recreational purposes as a condition of approval of a tentative map or parcel map. The Quimby Act establishes procedures that can be used by local jurisdictions to provide neighborhood and community park and recreational facilities

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and services for new residential subdivisions. It allows cities and counties to require up to five acres of park per every 1,000 residents.

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.

- **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 ensure that the park land and recreational facility standards established by the City are met with respect to the additional needs created by such development.

5.15.1.2 EXISTING CONDITIONS

The Long Beach Parks, Recreation and Marine (LBPRM) Department 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, one municipal golf system with five 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. LBPRM also offers recreation programs, including 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 2016).

LBPRM also manages over 172 acres of estuaries within the City, including the following near or within the Project area: Jack Dunster Marine Biological Reserve (1.5 acres of land, 1.2 acres in shallow waters), Colorado Lagoon (27.5 acres of land and open saltwater area), and Sims Pond (6.06 acres of marsh habitat) (Long Beach 2016).

The types of park and recreational opportunities available to the City's residents and visitors are summarized below.

- **Mini Parks** are less than two acres and serve residents within an eighth mile radius. These parks include landscaping irrigation, walking paths, seating areas, picnic tables, tot lots and sculpture/art.
- **Neighborhood Parks** average eight acres and serve residents within a quarter to half mile radius. It includes all of the uses within Mini Parks and recreation fields, courts and rinks, water

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features, libraries, day care centers, community centers, and restroom buildings. Building coverage in neighborhood parks is limited to seven percent of the total park area.

- **Community Parks** average 35 acres in size and serve neighborhoods within a one mile radius. These parks focus on community recreation, including sports fields, open space, and swimming pools. Building coverage in community parks is limited to ten percent of the total park area.
- **Regional Parks** are a minimum of 175 acres in size and serve communities within a half hour drive time. Permitted uses include all uses allowed within community parks, and building coverage is limited to two percent of the total park area.
- **Greenway Parks** are undeveloped green space, which connect recreation opportunities throughout a community. Building coverage is limited to once percent of the total park area.

Table 5.15-1 provides a summary of parks and recreational opportunities in the City.

Table 5.15-1 City of Long Beach Parks and Recreation

Park 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 Crus and Victory Parks, a nature center park, and a nature trail park.

² Includes Alamitos Bay and Downtown Marina surface areas

Parks and Recreational Facilities Serving the Project Area

As shown on Figure 5.15-1, *Parks and Recreational Facilities Serving the Project Area*, the following parks and recreational facilities are located within the boundaries of the Project area:

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- **Marina Vista Park (18.2 acres):** Marina Vista Park is at 5355 E. Eliot Street at the end of the Marine Stadium and offers soccer fields, tennis courts, a softball field, play equipment, and picnic and swimming areas.
- **Bixby Village Golf Course (28.7 acres):** A public, municipal 9-hole golf course at 6180 Bixby Village Drive. The facility includes practice greens, a snack bar, and a pro shop.
- **Channel View Park (5.1 acres):** This long, linear park is located on the west bank of the Los Cerritos Channel from Loynes Drive to 7th Street. It includes open space and a walking path, popular among joggers and strollers.
- **Jack Dunster Marine Reserve (2.7 acres):** Special use park that has green space and provides coastal viewing.
- **Jack Nichol Park (3.5 acres):** The Jack Nichol Park is at 6200 Costa Del Sol and provides expanded open space and marine habitat of the Marine Stadium. It includes a basketball court, baseball field, playground, soccer field, softball field, restrooms, picnic area, and a youth recreation program.
- **Sims Pond (6 acres):** Sims Pond is an open space area at the northwest corner of Pacific Coast Highway and Loynes Drive.
- **Will Rogers Mini Park (1.7 acres):** This mini park is located near the Colorado Lagoon and the end of the Marine Stadium and offers green space and several shade trees.

The following additional Long Beach park and recreational facilities are within one-quarter mile of the Project area (see Figure 5.15-1), which is considered to be the service area distance of a neighborhood park by the City of Long Beach:

- **Alamitos Bay Marina (1.4 acres):** Alamitos Bay Marina abuts the southwest portion of the Project area and includes boat facilities, coastal viewing, and green space.
- **Colorado Lagoon Park (29 acres):** The Colorado Lagoon Park abuts the northwest portion of the Project area at 5119 E. Colorado Street. The Lagoon is approximately half land area and half open salt-water area. The park has picnic and swim areas, play equipment, restrooms, and a Wetland and Marine Science Education Center. There is also a Model Boat Shop program during the summer months that teaches children how to construct and race model boats.
- **Davies Launch Ramp (7.7 acres):** Davies Launch Ramp is a special use park adjacent to Marine Stadium that includes boat facilities, green space, and horseshoes.

Figure 5.15-1 - Parks and Recreation Facilities Serving the Project Area
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- Coastal Habitat/Wetlands/Recreation
- Open Space/Recreation
- ROW/Caltrans Open Space
- Dedicated ROW (not built)
- ROW
- Channel/Marina/Waterway
- SEASP Study Area
- City Boundary

0 1,500
Scale (Feet)



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- **La Bella Fontana di Napoli (0.4 acres):** This special use parks is on the Island of Naples and includes open space, courtyard with a water fountain, and park benches.
- **Leeway Sailing Center (0.9 acres):** The sailing center is in Alamitos Bay southwest of the Island of Naples and includes boat facilities, coastal viewing, green space, and a playground.
- **Marine Stadium (20.2 acres):** The Marine Stadium is adjacent to the western boundary of the Project area. The stadium was the site for the 1932 Olympic rowing competition and the 1968 Olympic rowing trials. It has also been designated as an official state historic site. The Southern California Speedboat Club has put on professional power boat races at the Marine Stadium since 1946. The park is used for a number of annual boat racing events and concerts. Amenities include the rowing center, boat launching areas, and restrooms.
- **Marine Park (4.6 acres):** Marine Park is on Naples, directly across from the Marine Stadium. The park includes Mother's Beach, picnic areas, play equipment, and volleyball court.
- **College Estates Park (2.3 acres):** This park is adjacent to the western bank of the San Gabriel River at 808 Stevely Avenue, north of State Route 22 near the northeast portion of the Project area. The park has a small community center, playground, basketball courts, tennis courts, picnic area, and restrooms.
- **Recreation Park (274.2 acres):** Recreation Park is a large recreation center north of the Colorado Lagoon Park and the northwest portion of the Project area. It includes a number of recreational amenities, including 18- and 9-hole golf courses, Billie Jean King Tennis Center, a lawn bowling green, picnic areas, and sports fields (Joe Rodgers Field and Blair Field). The community center offers meeting rooms and art, walking, fitness, and aerobic classes. There is also a dog park and casting pond.

Parkland Standard

According to the City's General Plan Open Space and Recreation Element, the City'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. The City currently maintains 2,614 acres of parkland (see Table 5.15-1, *City of Long Beach Parks and Recreation*). Using the City's 2010 Census population of 462,257, the City's parkland ratio is approximately 5.7 acres per 1,000 residents (US Census 2010). Therefore, the City has a current deficit of approximately 1,084 acres of parkland.

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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 currently \$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, parsonage) (Long Beach 2014). The funds generated from this fee are to be used solely for the acquisition, development, improvement, and maintenance of public park and recreational facilities in the City, as proposed by the City's Five Year Capital Improvement Program.

5.15.2 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.

5.15.3 Environmental Impacts

The following impact analysis addresses thresholds of significance related to recreation. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.15-1: The proposed Project would introduce additional residents into the Project area, which may lead to an increase in the use of existing City of Long Beach park and recreational facilities. [Threshold R-1]

Impact Analysis: Buildout of the Specific Plan would allow the development of up to 5,439 additional units and introduce 8,648 additional residents into the Project area (and City) compared to existing conditions. These additional permanent residents could lead to an increase in demand for existing City parks and recreational facilities.

As stated above, the City currently has a deficit of approximately 1,084 acres of parkland with approximately 5.7 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. Because of the existing citywide deficit, it is possible

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that the existing City park and recreational facilities that would serve future residents of the Project area would experience increased use that may lead to deterioration 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 Specific Plan (up to 8,648 new residents) would be approximately 69.2 acres. A total of 121.1 acres of parkland would be required to support the proposed Specific Plan buildout of 15,134 residents. The Project area currently has approximately 66 acres of parks and recreation and is adjacent to another 340 acres of parkland and recreational uses. Therefore there is more than adequate parkland near the Project area to accommodate the future residences such that implementation of the Specific Plan would not cause the deterioration of existing facilities.

Additional open space is also required for developments within the Specific Plan. All new development would be required to provide a minimum open space of 20 percent of the Project area. Specific Plan Section 5.7c (Open Space Amenities in Mixed Use Designations), sets the requirements for open space and amenities in mixed use designations. For example, as stated in the Specific Plan, paseos for mixed use development projects within the Mixed Use Community Core (MU-CC) should be at least 20-feet wide and shall be considered open space and include elements such as shade, seating, and water features. The Mixed Use Marina (MU-M) land use designation encourages public access to coastal waters and coastal recreational uses such as boating and kayaking.

In addition to the existing parks within and near the Project area (see Figure 5.15-1, *Parks and Recreational Facilities Serving the Project Area*) and given the Project area's unique location along the City's coast, the Specific Plan includes the following land use designations that would provide coastal recreational opportunities to existing and future residents in the Project area: Open Space and Recreation; Coastal Habitat, Wetlands, and Recreation; and Channel/Marina/Waterway. For example, the Coastal Habitat, Wetlands, and Recreation land use designation provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Additionally, enhancing open space within the Project 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. Furthermore, there are additional parks, recreational facilities, community centers, beaches, and public pools throughout the City that would serve future project residents.

Furthermore, as shown in Figure 6-2 (Proposed Bicycle Network) of the Specific Plan, a number of proposed bicycle facilities would be implemented under the Specific Plan. Bicycle circulation would be provided on streets with designated bike lanes, separated bikeways (cycle tracks), and on off-street pathways. These facilities are classified in four bicycle facility classifications: Class I multi-use path, Class II bike lane, Class III bike route, Class IV cycle track, bike boulevard, and shared green lane. The Specific Plan's enhanced bicycle environment would not only provide a means of mobility and

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recreation for existing and future project residents, but would also help meet the City's vision of being, "The most bicycle friendly city in America."

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 ensuring that the parkland 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, parsonage) (Long Beach 2014). All new residential development that would be accommodated under the 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. As residential development occurs in accordance with the 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.

Based on the preceding, impacts to existing parks and recreational facilities would not be anticipated to occur with implementation of the Specific Plan.

Impact 5.15-2: 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 Specific Plan guides growth and development within the Project area and is not a development project in and of itself. The proposed Specific Plan designates 292 acres as Coastal Habitat, Wetlands, and Recreation, 162 acres as Channel/Marina/Waterway, and 75 acres of Open Space and Recreation. Although the majority of this area is already developed the project would call for the development and expansion of parks and recreational uses. Additionally, the Project requires the incorporation of open space and wetland buffers. For example, the Specific Plan requires the development and operation of open space improvements and amenities (e.g., paseos, public and private open spaces, plazas) permitted within the mixed use designation areas (MU-CC and MU-M). Impacts associated with the development of the proposed Project, including open space and recreational facilities, are analyzed throughout Chapter 5.0 of this DEIR. The development or expansion of parks in the Project area would not result in significant impacts to the environment. Impacts would be less than significant.

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The existing park and recreational uses within the Project area, including the Marina Vista Park, Bixby Village Golf Course, Channel View Park, Jack Nicol Park and Will Rogers Mini Park would not be altered with implementation of the Specific Plan, as these park and recreation uses would be preserved under the Specific Plan. Therefore, no adverse environmental impacts would occur.

Furthermore, per the analysis provided above under Impact 5.15-1, development that would be accommodated under the Specific Plan would not require the construction of new or expansion of existing City park and recreational facilities due to use of these parks and facilities by future project residents. As noted above, all new development that would be accommodated under the Specific Plan would be required to pay the park and recreational 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 park and recreational facilities impact fees would help offset any impacts to existing park and recreational facilities.

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

5.15.4 Cumulative Impacts

Buildout of the Specific Plan would result in a population increase of approximately 8,648 additional residents and a need for approximately 69.2 acres of park or recreational facilities 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 the 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 12,483 over 2015 conditions (176,417 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 recreational space in addition to the Project-generated need. Recreational needs of future residents of the Project area, in conjunction with cumulative development under the Long Beach General Plan, would add to citywide and regional demand for park and recreational facilities.

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 amenities and improvements within the Project area would not only be important for serving the

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Project area, but also as part of the City's overall goal of providing 1,000 new acres of park space. Therefore, cumulative impacts related to park and recreational space and facilities would be less than significant.

5.15.5 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)

5.15.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, Impacts 5.15-1 and 5.15-2 would be less than significant.

5.15.7 Mitigation Measures

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

5.15.8 Level of Significance After Mitigation

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

5.15.9 References

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