

## 5. Environmental Analysis

### 5.13 RECREATION

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the Villages at Cabrillo Specific Plan (Specific Plan) to impact public parks and recreational facilities.

#### 5.13.1 Environmental Setting

##### 5.13.1.1 REGULATORY BACKGROUND

State and local laws, regulations, plans, or guidelines related to public parks and recreational facilities that are applicable to the Specific Plan are summarized below.

##### State

###### *Mitigation Fee Act*

The California Mitigation Fee Act, Government Code sections 66000, et seq., allows cities to establish fees that are imposed on development projects for the purpose of mitigating the impact that the projects 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 in the state is California's Public Park Preservation Act of 1971. Under the PRC sections 5400 - 5409, 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 ensures no net loss of parkland and facilities.

##### Local

###### *City of Long Beach Municipal Code*

The LBMC identifies land use categories, development standards, and other general provisions that ensure consistency between the City General Plan and proposed development projects. The following provision from the LBMC related to recreational facilities are relevant to the Specific Plan.

- **Title 18 (Buildings and Construction), Chapter 18.18 (Park and Recreation Facilities Fee).** The City's Park and Recreation Facilities Fee was adopted pursuant to the California Mitigation Fee Act. It imposes a park fee on new residential development. The purpose of the fee is to ensure that the park land

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and recreational facility standards established by the City are met with respect to the additional needs created by such development.

#### 5.13.1.2 EXISTING CONDITIONS

##### City Parks and Recreation Facilities

According to the City of Long Beach General Plan Open Space and Recreation Element, the City maintains 94<sup>1</sup> parks encompassing 1,413 acres. 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 (Long Beach 2002). The Long Beach Park, Recreation, and Marine Department (LBPRM) owns and maintains 26 community centers, two historic sites, two major tennis centers, one municipal golf course, the Long Beach Animal Care Services Bureau, the largest municipally operated marina system in the nation with 3,100 boat slips, and six miles of beaches. LBPRM also offers more than 2,800 recreation and educational classes per year, 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 2020a).

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 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.
- **Greenway Parks** are undeveloped green space, which connect recreation opportunities throughout a community. Building coverage is limited to one percent of the total park area.
- **Special Use Parks** provide unique cultural heritage and/or educational features which attract a broad audience from near and far. Significant development features are determined on a case-by-case basis with community input and approved by the City Council.

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<sup>1</sup> Total by park type classification wherein portions of El Dorado, Heartwell and DeForest parks fall into multiple park type classes. When parks are simply counted by name, there are 88 parks in the City.

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- 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.

The total acreage for the types of parks and recreational opportunities available to the City’s residents and visitors are described in Table 5.13-1.

**Table 5.13-1 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 <sup>1</sup>	28	310
Ranchos	2	12
El Dorado Regional Park	1	401
Beaches	—	247
Golf Courses	—	568
Water Recreation <sup>2</sup>	—	373
<b>Total</b>	<b>94</b>	<b>2,614</b>

Source: Long Beach 2002.

<sup>1</sup> 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.

<sup>2</sup> Includes Alamitos Bay and Downtown Marina surface areas

### Public Parks Serving the Plan Area

The following additional Long Beach park and recreational facilities are within one-quarter mile of the Plan Area, which is considered to be the service area distance of a neighborhood park by the City of Long Beach:

- Admiral Kidd Park (Neighborhood Park).** Located at 14th Street and Chestnut Avenue (northeast of the Plan Area), this neighborhood park (comprising 12.29 acres) has a soccer field, basketball court, playground, community center, staff office, and restrooms (Long Beach 2020b).
- Hudson Park (Neighborhood Park).** This neighborhood park (comprising 13.06 acres) is at 2335 Webster Avenue (north of the Plan Area) and has two baseball fields, a soccer field, community garden, picnic area, playground, and restrooms (Long Beach 2020c).

### Parkland Standard

As stated in 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. Currently, the City maintains 2,614 acres of parkland. Based on the City’s estimated 2019 population of 475,013 (DOF 2019), 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.

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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 LBMC 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 2019, 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 2019a). The funds generated from this fee are 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.

#### 5.13.2 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.

#### 5.13.3 Environmental Impacts

##### 5.13.3.1 IMPACT ANALYSIS

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

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**Impact 5.13-1: Implementation of the Specific Plan would introduce additional residents in the Plan Area, which may lead to an increase in the use of existing City of Long Beach park and recreational facilities. [Threshold R-1]**

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**Impact Analysis:** Development accommodated by the Specific Plan would lead to an increase in the number of dwelling units in the Plan Area, from 865 under existing conditions to 1,380 under proposed conditions—this would involve a net increase of 515 dwelling units (see Table 3-1, *Summary of Proposed Land Uses*). The additional dwelling units would result in an increase in the number of residents in the City, which could lead to an increase in demand for existing City parks and recreational facilities.

As stated above, the City currently has 5.5 acres of parkland per 1,000 residents (2,614 acres of parkland in total), resulting in a deficit of 1,200 acres. 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 that the existing City park and recreational facilities that would serve future residents of the Plan Area would experience increased use that may lead to deterioration

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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 (515 new residents) would be approximately 4.1 acres. As discussed in Section 5.11, *Population and Housing*, assuming an average household size of 2.8 residents per unit, consistent with the household size reported in the Long Beach Housing Element, and assuming that all 515 net new dwelling units would generate new residents, the Specific Plan would generate 1,442 new residents in the City. A total of 30.9 acres of parkland would be required to support the Specific Plan buildout of 3,864 residents<sup>2</sup> (total includes existing plus future residents).

The Plan Area currently has approximately 2.3 acres of play area that would be available to future residents. The play area consists of playground, mural, shade structures, tetherball, and other amenities. Additionally, open space is required for new residential development accommodated by the Specific Plan. Specific Plan Section 4.7 (Open Space Requirements), sets the requirements for open space and amenities in the Plan Area. As shown in Table 5-13.2, *Open Space Requirements*, 100 square feet of outdoor open spaces in the residential common areas are required per dwelling unit while 50 square feet of indoor space in the residential common areas are required per dwelling unit. Also, 50 square feet of private residential open space is required per dwelling unit and private residential open space can be replaced by additional common outdoor spaces of equal size.

**Table 5.13-2 Open Space Requirements**

Type	On-Site Area Required
Residential Common-Outdoor	100 SF per dwelling unit
Residential Common-Indoor	50 SF per dwelling unit
Residential Private	50 SF per dwelling unit

Source: City Fabric 2019.  
Notes: SF= Square Feet

As discussed above, the Specific Plan would result in a net increase of 515 dwelling units. Under the open space requirements of the Specific Plan, the Project would result in the provision of a total of 150,000 square feet or 3.44 acres of new open space (75,000 square feet of outdoor common residential open space, 37,500 square feet of indoor common residential open space, and 37,500 square feet of private residential open space). Under the Specific Plan, public spaces will be deliberately designed and linked through the proposed onsite Wellness Trail network to support the Plan Area’s residents while continuing to build social connections within the community. Casa de Cabrillo’s open courtyard will be expanded and amenities, services and outdoor spaces serving the most vulnerable residents will be shifted to the east with the Preschool, Play Garden and Oasis Center relocated near Anchor Place and KaBoom! playground shifted closer to Family Commons. The exact configuration and location of open spaces will be established as part of each residential development project that moves forward. Figure 3-6, *Open Space Network*, shows the different types of open space that will be implemented under the Specific Plan and be available to residents of the Plan Area. The exact configuration

<sup>2</sup> Calculated based on the assumption of an average household size of 2.8 residents per unit and buildout of Specific Plan would result in a total of 1,380 dwelling units.

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and location of open spaces will be established as part of each development. Open spaces displayed in Figure 3-6 are to demonstrate intended distribution and relationships.

Although the Plan Area does not meet the City's goal of 8 acres per 1,000 residents onsite, the existing 2.3 acres of open space/play area and the addition of 3.44 acres of proposed open space provides more than adequate park and recreational facilities in the Plan Area to accommodate the future residences such that implementation of the Specific Plan would not cause the deterioration of existing facilities. The open space requirement in the Specific Plan was developed to best serve the needs of the residents of the Plan Area and will avoid deterioration of nearby park facilities.

Additionally, future residents of the Plan Area would have access to (within walking distance) the following public park and recreational facilities, which comprise just over 25 acres of usable parkland and open space:

- **Admiral Kidd Park (Neighborhood Park).** Located at 14th Street and Chestnut Avenue (0.2 miles northeast of the Plan Area), this neighborhood park (comprising 12.29 acres) has a soccer field, basketball court, playground, community center, staff office, and restrooms (Long Beach 2020b).
- **Hudson Park (Neighborhood Park).** This neighborhood park (comprising 13.06 acres) is at 2335 Webster Avenue (0.2 miles north of the Plan Area) and has two baseball fields, a soccer field, community garden, picnic area, playground, and restrooms (Long Beach 2020c).

Furthermore, there are additional parks, recreational facilities, community centers, and beaches throughout the City that would serve future project residents (see Table 5.13-1, *City of Long Beach Parks and Recreation*).

Based on the preceding, impacts to existing parks and recreational facilities would be less than significant with implementation of the Specific Plan.

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**Impact 5.13-2: Implementation of the Specific Plan's proposed recreational facilities needed to serve future project residents would not result in a significant environmental impact. [Threshold R-2]**

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**Impact Analysis:** As noted above, the Specific Plan would result in the development of a total of 150,000 square feet or 3.44 acres of open space in the Plan Area. Development and operation of new parks and recreational facilities in the 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 and operation of new parks and recreational facilities are analyzed throughout the topical sections of Chapter 5.0 of this DEIR. As demonstrated in this DEIR, the development or expansion of open space and recreational facilities in the Plan Area would not result in significant impacts to the environment. Additionally, future open space and recreational facility development in the Plan Area would be required to adhere to the development standards and design guidelines of the Specific Plan.

Furthermore, per the analysis provided above under Impact 5.13-1, development that would be accommodated under the 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.

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

### 5.13.4 Cumulative Impacts

Buildout of the Specific Plan would result in a population increase of approximately 1,442 additional residents and a need for approximately 4.1 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' 2020-2040 Regional Transportation Plan/Sustainable Communities Strategy, the City would have approximately 198,200 housing units in 2045 (SCAG 2020), an increase of approximately 20,822 over 2019 conditions (177,378 housing units; DOF 2019). During this time, the City's population is anticipated to increase from the City's estimated 2019 population of 475,013 (DOF 2019) to approximately 489,600 (SCAG 2020). Based on the City's goal of eight acres of parkland per 1,000 residents, this increase of approximately 14,587 people would create a cumulative need for a net increase of approximately 117 acres of public park and recreational space. Although recreational needs of future residents of the Plan Area would add to citywide and regional demand for park and recreational facilities, this growth is presumed to be included in projections identified in the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy,

According to the updated Land Use Element of the General Plan, the City recognizes the need to increase the amount, access, and distribution of open space within the City. The Terminal Island Freeway, located to the west of the Plan Area, has been identified as an area of major change for increasing open space. (Long Beach 2019b). Cumulative development projects would be required to comply with all applicable existing regulations, procedures, and policies that are intended to address impacts to park and recreation facilities. For example, per the City's park dedication requirements under Chapter 18.18 (Park and Recreation Facilities Fee) of the LBMC, 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. Therefore, cumulative impacts related to park and recreational space and facilities would be less than significant.

### 5.13.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impacts would be less than significant: 5.13-1 and 5.13-2.

### 5.13.6 Mitigation Measures

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

### 5.13.7 Level of Significance After Mitigation

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

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#### 5.13.8 References

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