

K.4 PARKS AND RECREATION

1. INTRODUCTION

This section describes the parks and recreational facilities that would serve the proposed project's future residents and analyzes the potential impacts related to these services that would occur as a result of implementation of the proposed project. The analysis also evaluates the proposed project's provisions for open space compared to applicable City goals and regulatory requirements. The analysis based on information available from the City of Long Beach Parks, Recreation and Marine Department (Parks Department) is incorporated by reference throughout this section.

The Open Space and Recreation Element of the City's General Plan, adopted in 2002, includes the City's goals, policies, and programs to address parks, recreation and open space in the City. Please refer to Section IV.H, *Land Use*, for a discussion of the proposed project's consistency with the applicable goals, policies and programs of the Open Space and Recreation Element.

2. ENVIRONMENTAL SETTING

a. Regulatory Environment

(1) State Level

(a) Quimby Act

Section 66477 of the California Government Code, known as the Quimby Act, was enacted in an effort to promote the availability of park and open space areas in response to California's rapid urbanization and decrease in the number of parks and recreational facilities. The Quimby Act also authorizes cities and counties to enact ordinances requiring the dedication of land, or the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as a condition to the approval of a tentative map or parcel map. Thus, pursuant to the Quimby Act, Long Beach Municipal Code (LBMC) Section 18.18 was authorized and is discussed below.

Under the Quimby Act, dedications of land are not to exceed three acres of parkland per 1,000 persons residing within a subdivision, and in-lieu fee payments shall not exceed the proportionate amount necessary to provide three acres of parkland per 1,000 persons, unless the amount of existing neighborhood and community parkland exceeds that limit. As the parkland standard is not exceeded in the project area (discussed below), the maximum exaction for the proposed project under the Quimby Act is three acres of parkland per 1,000 persons.

The proposed development includes residential uses, and therefore the project is subject to the Quimby Act.

(2) Local Level

(a) Department of Parks, Recreation and Marine 2010 Strategic Plan

The Strategic Plan was adopted in 2003 to establish goals, strategies and implementation timetables to provide adequate recreational and open space areas to meet the City's growing population. The Strategic

Plan is used to direct the Department's recreational programming, park and facility development and improvement, and administrative decisions up to 2010. As stated in the Strategic Plan, the City has a target of eight (8) acres of recreation and open space per 1,000 residents. The Strategic Plan established six overarching goals to address how the city would maintain adequate recreational and open space areas with increasing population as follows.

- Goal 1 - *Ensure open space parks and recreational facilities meet community needs.* This goal addresses the lack of park space compared to cities of similar size and density and how the access to city parks and number of residents served is uneven.
- Goal 2 - *Ensure city parks and recreational facilities provide a positive experience and image.* This goal focuses on improving the safety and condition of the city's park and recreational facilities.
- Goal 3 - *Ensure recreational programming, leisure opportunities, and community services meet the diverse needs and interests of residents and visitors.* This goal is to be implemented by establishing lifetime use opportunities and connecting the community through program services. This goal also focuses on preserving cultural, historical, and environmental resources.
- Goal 4 - *Ensure beaches and waterways are accessible and provide a positive experience and image.* This goal focuses on improving water quality and the cleanliness of beaches along with improving access to the City's beaches and their facilities, amenities, and concessions.
- Goal 5 - *Ensure marinas are fiscally sound and meet boat owner and community needs.* This goal includes strategies such as establishing and maintaining financial stability of the marinas through the use of fees, improving the quality of the marinas and their amenities, and improving the safety of the marinas for residents and visitors.
- Goal 6 - *Facilitate and encourage productive service to the community through the department's management philosophy, structure, culture, and employees.* This goal is to be implemented by valuing the contribution of staff, building mutual respect between managers and staff, and improving the motivation and morale of staff.

The proposed project would result in an increase in residential population within the City, and therefore the goals of the Strategic Plan are applicable to the project.

(b) City of Long Beach Municipal Code

Table 31-2A of Chapter 21.31.205 of the LBMC establishes the minimum amount of open space required for new residential development. In general, lower density residential developments are required to provide a certain percentage of the lot area per unit for open space ranging from two to 23 percent. For higher density residential developments, the LBMC requires a certain amount of square footage per residential uses ranging from 150 square feet to 250 square feet per residential unit. It also allows indoor open space to be counted towards the common open space requirements.

Chapter 21.31.230 allows any open space wider than 18 feet, including pathways to be considered as usable open space. In addition, it requires three to four foot screens around all open space areas. Open space areas must be a minimum of eight feet wide and eight feet long for high density residential development and that all developments with 21 or more units include a minimum 300 square foot recreation room "furnished with recreational facilities, a swimming pool, or such other recreational amenities as play equipment or other

facilities directed to a specific demographic section of the housing market.” Finally, adequate planter top area for seating not less than 18 inches and not more than 24 inches in height, or equivalent bench seating, is required to be provided. Per Section 21.31.230, the multi-family units such as those proposed by the project would require 230 square feet of usable open space per dwelling unit, including 150 square feet of common open space (i.e., shared amenities and pool deck) and 80 square feet of private open space (i.e., balconies, entries, roof gardens) per dwelling unit.

Chapter 18.18 (Park and Recreation Facilities Fee) imposes a park impact fee on new residential development to assure City parkland and recreational facility standards are met with respect to additional needs created by a proposed development. The purpose of this fee is to fund parkland acquisition and recreation improvements incurred by the City. As of October 2010 the park impact fee is \$3,562.78 for each new multi-family unit. Section 18.18.100 of the LBMC permits the Long Beach City Council to approve credits toward meeting the park fee as a result of the provision of parkland or the development of recreational improvements by a project.

The proposed development includes residential uses, and therefore the project is subject to the open space and park requirements of the LBMC.

(c) South East Area Development and Improvement Plan

The project site is designated as Subarea 17 of PD-1, SEADIP. The SEADIP standards require the provision of public open space. Per SEADIP standards, a minimum of 30 percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas and sidewalks adjacent to streets are not considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space).

The project site is located within the boundaries of the SEADIP, and therefore the proposed project is subject to the requirements of the Plan.

b. Physical Environment

The Parks Department is responsible for providing community services and recreational opportunities throughout the City. The Parks Department currently maintains and operates a total of 152 parks with 25 community centers, two major tennis centers, five golf courses, the largest municipally operated marina system in the nation with 3,800 boat slips and six miles of beaches. More than 3,066 acres within the City's approximately 55 square miles are developed for recreation.¹ Different types of parks have been developed within the City including mini, neighborhood, community, regional (including six linear miles of beach), and greenway parks. These park types are further described below:

- **Mini Parks** are special parks facilities of less than two acres. They serve residents within a 1/8 mile radius and may include landscaping, irrigation, walking paths, seating areas and picnic tables, sand boxes/tot lots, playground equipment, play court, sculpture/art, drinking fountains and trash receptacles. Building coverage in mini parks is limited to one percent of the total park area.

¹ Long Beach Parks, Recreation and Marine website, <http://www.longbeach.gov/park/about/default.asp>. Accessed March 2010.

- **Neighborhood Parks** average approximately eight acres and serve residents within a ¼ to ½ mile radius. A neighborhood park consists of all the uses described by mini parks, with the addition of restroom buildings, recreation fields, courts and rinks, water features, libraries, day care centers, community centers, and parking and drive aisles. 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. Community parks focus on community recreation including sport fields and preserving open spaces. Community parks permit all of the uses allowed in neighborhood parks with the addition of 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 ½ hour drive time. Regional parks permit all uses allowed in community parks with building coverage limited to two percent of the total park area.
- **Greenway Parks** are often a largely undeveloped green space, usually a remnant or odd shaped piece of land left over from development. Greenways connect recreation opportunities throughout a community whereby building coverage is limited to one percent of the total park area.

In addition to parks, the City has a number of specialty recreational facilities. These include a riverfront campground, two historic ranchos, the Long Beach Museum of Art, two marine biological preserves, two special events parks, parks at Colorado Lagoon, Shoreline, Santa Cruz, Victory, and the El Dorado Nature Center Park and trail. The City also manages water recreation areas, including five public boat launches, the Alamitos Bay, and Marine Stadium. To note, proximate to the project site are the Los Cerritos Wetlands (approximately 290 acres), which serves as open space but are not being used for recreational activities.

Currently, the City of Long Beach has a population of approximately 503,251 residents.² As stated in the Strategic Plan, the Parks Department has established a citywide goal of providing at least eight acres of parkland per 1,000 residents. Based on the existing population and amount of available park space, the City has a parkland ratio of approximately 6.1 acres per 1,000 residents. It is estimated that approximately 960 acres of parkland would be needed to meet the target goal with the current population.

Parks and recreational facilities serving the project site within a two-mile radius of the site are listed in **Table IV.K.4-1, Parks and Recreational Facilities Serving the Project Site**, and shown in **Figure IV.K.4-1, Parks and Recreational Serving the Project Site**. Table IV.K.4-1 includes the location, park size, and available recreational amenities of the parks serving the project site. As presented in Table IV.K.4-1, there are 14 parks and recreational facilities totaling 376.4 acres that would serve the project site within a two-mile radius.

The Parks Department is working to add approximately 1,000 new acres of recreational open space to create a ratio of park space for citizens at eight acres per thousand citizens. Thirty-one acres have been developed since 2002, creating 14 new parks in west Long Beach and in 12 neighborhoods that previously had no

² Southern California Association of Governments, 2008 Regional Transportation Plan, 2010 population forecast.



Parks and Recreational Facilities Serving the Project Site

Second+PCH Development
Source: City of Long Beach General Plan, Open Space Element, 2002.

FIGURE
IV.K.4-1

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Table IV.K.4-1

Parks and Recreational Facilities Within the Vicinity of the Project Site

Map No.^b	Park	Park Type	Park Size (acres)	Amenities
1	Alamitos Bay Marina	Special Use Park	1.4	Boat Facilities, Coastal Viewing, Green Space
2	Belmont Pier and Plaza	Special Use Park	1.3	Boat Facilities, Coastal Viewing, Fishing, Swimming
3	Belmont Pool Complex	Special Use Park	4.6	Coastal Viewing, Green Space, Hand/Raquetball, Swimming
4	Channel View	Greenway Park	5.1	Benches, Coastal Viewing, Green Space
5	Colorado Lagoon	Special Use Park	43.9	Boat Facilities, Picnic Tables, Playground, Swimming
6	Davies Launch Ramp	Special Use Park	7.7	Boat Facilities, Green Space, Horseshoes
7	Jack Dunster Marine Reserve	Special Use Park	2.7	Coastal Viewing, Green Space
8	Jack Nichol	Greenway Park	3.4	Coastal Viewing, Green Space
9	La Bella Fontana di Napoli	Special Use Park	0.4	Open space, courtyard with water fountain, park benches
10	Leeway Sailing Center	Special Use Park	0.9	Boat Facilities, Coastal Viewing, Green Space, Playground
11	Marine Stadium	Special Use Park	20.2	Activity Center, Benches, Boat Facilities, Coastal Viewing, community Center, Green Space, Picnic Tables, Soccer, Softball
12	Mother's Beach (Marine Park)	Special Use Park	4.6	Activity Center, Benches, Boat Facilities, Coastal Viewing, Green Space, Picnic Tables, Playground, Swimming, Volleyball
13	Recreation Park	Community Park, Golf Course	274.2	Baseball, Benches, Community Center, Golf, Green Space, Picnic Tables, Play Ground, Sand Lots, Softball, Tennis
14	Sims Pond	Special Use Park	<u>6.0</u>	Green Space, Nature Center/Trail
Total Acres			376.4	

^a Includes park and recreational facilities within a two-mile radius of the project site.

^b The map numbers correspond with **Figure IV.K.4-1**.

Source: PCR Services Corporation, December 2010.

parks. Ten additional park projects of more than 150 acres are in acquisition or construction; and 800 more acres have been identified for possible acquisition.³

³ Long Beach Parks, Recreation and Marine website, "About the Department," <http://www.longbeach.gov/park/about/default.asp>. Accessed December 2010.

3. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis of parks and recreation impacts is based on a comparison of the proposed project's provision of recreation and open space areas to the standards set forth by the Quimby Act, Strategic Plan, LBMC and SEADIP. To be consistent with the standards set forth in the aforementioned regulatory guidance documents, the analysis of impacts is based on the acreage of recreational open space available per 1,000 project residents.

b. Thresholds of Significance

A project may have a significant impact on public services, including parks and recreation resources, if it would exceed the significance thresholds included in Section XIV, Public Resources, and Section XV, Recreation, in Appendix G of the *CEQA Guidelines*. As such, the proposed project would result in a significant impact to parks and recreation resources if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks and recreation resources.
2. 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.
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

c. Project Design Features

(1) Open Space

Project design features (PDFs) are aspects of the project that must be incorporated as part of the conditions of approval for the proposed project. Some of these project design features may serve to reduce impacts associated with the project. Project design features relative to parks and recreation are as follows:

- Chapter 18.18 of the LBMC sets forth requirements for Park and Recreation Facilities Fees. The park and recreation facilities fee is required for new residential development to assure City parkland and recreational facility standards are met with respect to additional needs created by a proposed development. The purpose of the fee is to fund parkland acquisition and recreation improvements.
- A total of 219,134 square feet of public open space would be provided throughout the development, representing almost half (i.e., over 46 percent) of the project's total site area. Public open space would be located on the ground level within the Wetlands Plaza, Great Space, Marina Plaza, Marina View Lane open space, and in landscaped walkways between the buildings. Public open space would also be provided on the podium levels of all of the buildings. A summary of the project's proposed open space areas is included in **Table IV.K.4-2, *Open Space Summary***, and illustrated in Figure II-17 in Chapter II, *Project Description*. In addition, Figure II-16 in Chapter II illustrates the conceptual

Table IV.K.4-2

Open Space Summary

Open Space Area	Requirement	Total Required	Total Provided
Public Open Space	30% of total site area ^a	142,777 square feet ^a	219,134 square feet
Private Open Space (Residential)			
Common - Shared Amenities and Pool Deck	150 square feet/unit ^b	48,750 square feet ^b	95,973 square feet
Balconies, Townhome Entries, and Roof Gardens	80 square feet/unit ^b	26,000 square feet ^b	82,340 square feet
<i>Subtotal</i>		<i>74,750 square feet</i>	<i>178,313 square feet</i>
Hotel			
Gardens and Pool Deck	0 square feet	0 square feet	16,668 square feet
Hotel Balconies	0 square feet	0 square feet	5,000 square feet
Total Open Space		217,527 square feet	419,115 square feet

^a Open space requirements per SEADIP PD-1 provisions applying to all subareas. Total site is 475,924 square feet.

^b Open space requirements per Long Beach Municipal Code Residential Development Standards (Sec. 21.31.230, Usable Open Space). Proposed project is proposing 325 units.

Source: Studio One Eleven and Rios Clementi Hale Studios, 2010.

landscape plan for the proposed project. Please refer to Chapter II for a discussion of the project’s proposed landscaping.

- Usable open space would be provided for project residents consisting of private and common open space areas. The proposed project’s private open space would consist of balconies, roof gardens and townhome entries. Common open space would consist of shared amenities, including a pool deck and garden areas.
- The Coastal Cycling Center would provide shopping and sporting experiences geared toward cycling enthusiasts. An indoor/outdoor café would be included in the Cycling Center. The Cycling Center would provide custom fitting, repairs, valet parking and storage, and locker and changing rooms. It would also provide opportunities for sports education and therapy, coaching, individual assessment, and training. Finally, the Coastal Cycling Center would include outreach and youth programs focused on cycling and fitness education.

(2) CSULB Coastal Science Center

The California State University Long Beach (CSULB) Coastal Science Center (CSC) would be located on the first floor of the building fronting Pacific Coast Highway (PCH), just south of Marina View Lane. The CSC facility would be approximately 4,175 square feet and would feature: touch tanks; interactive exhibits; tide pools with live rays, sharks, and other marine creatures; a hands-on model of local geological features, displays demonstrating wave motions, and tanks with animated models showing erosion and plate tectonics. The CSC would provide information classes, family science weekends, nature walks, and other special events for local residents, students, researchers, and tourists. The CSC would also act as an extension of CSULB’s College of Natural Sciences and Mathematics. Further, the CSC would provide a facility where scientists would have a place to conduct research, offer lecture series, and lead panel discussions.

(3) Performance Theater

The performance theater would be an approximate 3,860 square foot, 99-seat theater with programming by CSULB's California Repertory Company. The theater would offer entertainment events such as Improv Night, cabaret, youth theater programs, multi-media work and musical theatre, as well as community theater workshops. The theater is anticipated to operate independently of CSULB. The theater will also be available for presentations, community meetings, and other events.

(4) Coastal Cycling Center

The Coastal Cycling Center would provide shopping and sporting experiences geared toward cycling enthusiasts. An indoor/outdoor café would be included in the Cycling Center. The Cycling Center would provide services, including custom fitting, repairs, valet parking and storage, and locker and changing rooms. It would also provide opportunities for sports education and therapy, coaching, individual assessment, and training. Finally, the Coastal Cycling Center would include outreach and youth programs focused on cycling and fitness education.

d. Analysis of Project Impacts

(1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks and recreation resources?

(a) Park and Recreational Facilities and Services

As discussed in Section IV.J, *Population, Employment, and Housing*, of this Draft EIR, the proposed project would generate a total of approximately 1,386 residents including a direct residential growth of 943 residents and estimated indirect growth of 443 new residents associated with an increase in job opportunities in the City. The proposed project also is also estimated to generate approximately 613 employees (or a net increase of 447 employees when compared to existing conditions).

It is anticipated that the majority of project employees would utilize on-site open space recreational facilities or forego such activities during lunch time due to time constraints. If individual employees utilize the City's organized recreational activities in the evenings, such use would only occur as space is available and with payment of appropriate use fees. As such, with the payment of use fees, project employees would not adversely affect existing park and recreational facilities and implementation of the proposed project would not substantially increase the demand for local parks and recreational facilities.

The new residents would be served by the existing 376.4 acres of open space and recreational facilities in the 14 parks within a two-mile radius of the project site. However, it is acknowledged that the immediate project vicinity does not include any mini or neighborhood parks. Finally, the proposed project itself would provide approximately 5.0 acres (219,134 square feet) of public open space and recreational amenities. Therefore, the project residents would be served with a total of 381.4 acres of existing and proposed open space and recreational facilities within the local project vicinity.

Based on the estimated project residential population of 1,386 persons, approximately 11.1 acres of parkland would be required to meet the project residential service needs based on the City's goal of 8 acres

per 1,000 residents. While the proposed project would provide 5.0 acres of public open space, the project would not include public parkland, and therefore would not receive any credit for provision of on-site parks. However, in addition to the provision of on-site public open space facilities, the proposed project would provide private recreational amenities, such as pools and gym facilities, and would be required to comply with Chapter 18.18, Park and Recreation Facilities Fee, of the LBMC. Chapter 18.15 requires residential developments to contribute fees 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. In this respect, the collection of the fees would be used to finance improvements to current facilities, if required. Although the final parks fee would be determined by the Director of Planning and Zoning during final project plan check, under the current Developer Fees established by the City of Long Beach, the proposed project would be required to provide approximately \$1,157,903.50 in Parks and Recreation Facilities Impact Fees.⁴ In addition, funding for additional parkland maintenance would be collected through property and sales tax revenue generated by the project's proposed land uses. Payment of fees pursuant to Chapter 18.18, together with the proposed open space improvements and property and sales tax revenue generated by the proposed project for parkland maintenance, would ensure that the recreational demands generated by project residents would be accommodated. Therefore, project implementation would not cause existing ratios of developed parklands per resident to substantially decrease within the City of Long Beach such that new or physically altered parks and recreation facilities would be required. Thus, impacts regarding parks and recreation would be less than significant.

(b) Consistency with Regulatory Environment

(i) Quimby Act

Pursuant to the Quimby Act, the proposed project would pay in-lieu fees to improve existing facilities in the park area such that the project would provide a total of three acres per 1,000 residents. Payment of such fees would occur pursuant to Chapter 18.18 of the LBMC, as discussed below.

(ii) Department of Parks, Recreation and Marine 2010 Strategic Plan

As previously described, the Strategic Plan includes goals, strategies and implementation timetables to provide adequate recreational and open space areas to meet the City's growing population. The proposed project would be consistent with the Strategic Plan's goals by providing open space and recreational facilities that would exceed the City requirements and meet the needs of the community. The open space and recreational facilities would provide a positive image and experience for visitors and residents by improving the development on the site and maintaining access to the beaches via pedestrian- and bicycle-accessible grade-level corridors across the project site and an elevated walkway over Marina Drive directly connecting to Alamitos Bay Marina. Finally, the increase in tax revenue from the proposed project would help to ensure marinas are fiscally sound and meet the community's needs. Therefore, development of the proposed project would be consistent with the goals of the Strategic Plan.

(iii) City of Long Beach Municipal Code

Per Section 21.31.230 of the LBMC, the multi-family units such as those proposed by the project would require 230 square feet of usable open space per dwelling unit, including 150 square feet of common open

⁴ Based on a Parks & Recreation Facilities Impact Fee of \$3,562.78 per multi-family residential unit (\$3,562.78 x 325 units = \$1,157,903.50). City of Long Beach Developer Fees, updated October 4, 2010. Available at: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2506>. Accessed February 10, 2011.

space (i.e., shared amenities and pool deck) and 80 square feet of private open space (i.e., balconies, entries, roof gardens) per dwelling unit. Accordingly, based on 325 units, the proposed project would require 48,750 square feet of common usable open space and 26,000 square feet of private open space. The project is proposing to include 95,973 square feet of common open space and 82,340 square feet of private open space. In total, the usable open space provided by the project would exceed City's requirement by 103,563 square feet for the proposed residential uses. In addition, the proposed project would provide 21,668 square feet of open space for the proposed hotel use, including 16,668 square feet in gardens and pool deck and 5,000 square feet of balcony space. No hotel open space is required by the LBMC. Therefore, the proposed project would not conflict with the LBMC usable open space requirements.

In addition, Chapter 18.18 (Park and Recreation Facilities Fee) imposes a park impact fee on new residential development to assure City parkland and recreational facility standards are met with respect to additional needs created by a proposed development. Section 18.18.100 of the LBMC permits the Long Beach City Council to approve credits toward meeting the park fee as a result of the provision of parkland or the development of recreational improvements by a project. The proposed project would pay the park impact fees, as determined appropriate through consultation with the Parks Department and in accordance with City Council direction. The fee would help fund parkland acquisition and recreation improvements incurred by the City.

(iv) South East Area Development and Improvement Plan

Per SEADIP standards, a minimum of 30 percent of the site shall be developed and maintained as usable open space. The total site area is 475,924 square feet. Accordingly, 30 percent of the total site area is 142,777 square feet. The project is proposing a total of 219,134 square feet of public open space, which would exceed the SEADIP open space requirement by 76,357 square feet. Therefore, the proposed project would not conflict with the SEADIP public open space requirements.

(2) Would the project 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?

As discussed above, the project's employees would utilize on-site open space recreational facilities or forego such activities during lunch time due to time constraints, and as a result, would not substantially increase the demand for local parks and recreational facilities. While the project's residents would require approximately 11.1 acres of parkland based on the City's goal of 8 acres per 1,000 residents, this increase in demand would be offset by the provision of the project's proposed 5.0 acres of public open space and recreational amenities. In addition to the provision of on-site public open space facilities, the proposed project would provide private recreational amenities, such as pools and gym facilities, which would further offset the demand for local parks and recreational facilities. Further, the proposed project would generate funding for the maintenance of existing parkland and recreational facilities through property and sales tax revenue generated by the project's proposed land uses. Payment of fees pursuant to LBMC Chapter 18.18, together with the proposed open space improvements and property and sales tax revenue generated by the proposed project for parkland maintenance, would ensure that the recreational demands and maintenance requirements generated by project residents would be accommodated. Therefore, project implementation would not result in the increased use of recreational facilities such that substantial physical deterioration of facilities would occur or be accelerated.

(3) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed project includes the development of approximately 5.0 acres of open space and recreational facilities, as described above. Impacts associated with the development of the proposed project, including the open space and recreational facilities, are analyzed throughout Chapter IV, *Environmental Impact Analysis*, of this EIR. As discussed therein, the development of the open space areas and recreation facilities would result in a less than significant physical effect on the environment.

4. MITIGATION MEASURES

The provision of public and private open space and recreational amenities on the site and compliance with the goals and requirements of the Quimby Act, Strategic Plan, LBMC, and SEADIP would ensure that adequate open space and recreational facilities would be provided to meet project-related demands. Accordingly, impacts are less than significant and no mitigation measures are required.

5. CUMULATIVE IMPACTS

Chapter III of this Draft EIR identifies five related projects that are anticipated to be developed within the vicinity of the project site. For purposes of assessing cumulative impacts on parks and recreation, given the fact that residential uses generally drive demand for parks and recreational uses, this cumulative analysis focuses on those related projects within the City of Long Beach that include residential development. However, none of the related projects that are located within the City of Long Beach have proposed residential uses. While related Project No. 5 includes 55 single-family homes, it is located across the San Gabriel River in the City of Seal Beach. Thus, related Project No. 5 would be required to provide park and recreation facilities in accordance with the City of Seal Beach regulations. Given that none of the related projects within the City of Long Beach propose residential uses, and the proposed project would provide more than adequate recreational facilities to address its demand through provision of public and private on-site amenities and payment of park fees, its impact on parks would not be cumulatively considerable and cumulative impacts would be less than significant.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

All project-related impacts with regard to parks and recreational facilities would be less than significant given compliance with applicable regulations.

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