

3.14 RECREATION

This section describes the environmental and regulatory setting for recreation. It also describes existing conditions and potential impacts related to recreation that would result from implementation of the Project, and mitigation for potentially significant impacts, where feasible.

SUMMARY OF IMPACTS

The Project would increase the use of existing parks and recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Even with implementation of Mitigation Measure PUB-1, the Project would be considered significant and unavoidable.

The Project would require the construction or expansion of recreational facilities which may have an adverse physical effect on the environment. Even with implementation of Mitigation Measure PUB-1, the Project would be considered significant and unavoidable.

The development of the residential portion of the ORCC Specific Plan Project would increase use of existing parks and recreational facilities and would require additional parkland to offset the increase in population resulting from the ORCC Specific Plan Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

3.14.1 Environmental Setting

Open space or outdoor recreation is defined by the City as land that is set aside for neighborhood, community or regional parks, beaches, special use parks or facilities, greenbelts, and open space corridors (City of Seal Beach 2003). Per the 2003 General Plan, the City has a total of 18 parks that provide 75.45 acres of parkland. Additionally in 2021, the City acquired River's End Park which was constructed by a private developer and provides an additional 6.2 acres of parkland. Therefore, the City has a total parkland acreage of 81.65 acres.

The Quimby Act allows the City to require the dedication of parkland or payment of in-lieu fees for new development. The acreage to be dedicated is based on five acres per 1,000 residents as specified by the City's Municipal Code. The City has not met the acreage standards set forth in the City's General Plan as a significant portion of the City was developed prior to the time the Quimby Act was passed. However, the City benefits from non-Quimby Act recreational amenities within its boundaries, including 80.3 acres of beaches, the 192-acre Sunset Aquatic Marina and Park operated by the County, and the National Wildlife Refuge located within the Seal Beach Naval Weapons Station. All of these areas provide unique regional recreational opportunities (City of Seal Beach 2003). School district shared property also provides non-Quimby Act park facilities for use by City residents.



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3.14.2 Regulatory Setting

Federal

There are no federal regulations related to recreation applicable to the Project.

State

Quimby Act

Section 66477 of the California Government Code, also known as the Quimby Act, was enacted in 1965 in an effort to promote the availability of park and open space areas in California. The Quimby Act 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 conditions to the approval of a tentative map or parcel map. Pursuant to the Quimby Act, a city or county may require the provision of three acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park exceeds that limit, in which case the city or county may adopt a higher standard not to exceed five acres per 1,000 residents. The Quimby Act also specifies acceptable uses and expenditures of funds from fees. The City's General Plan has established a goal of five acres per 1,000 residents. Pursuant to the Quimby Act, the City's Municipal Code Section 10.50.010, Park Land Dedications and Fees, requires as a condition of tentative map approval, for the subdivider to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park or recreation facilities to serve the subdivision. The amount of the land to be dedicated is required to be five acres per 1,000 residents, or a fee in-lieu thereof as established in the City's adopted fee schedule.

Local

City of Seal Beach General Plan

The City's General Plan is a comprehensive long-range general plan for the physical development of the City of Seal Beach. The General Plan contains the current Housing Element Update, which was adopted in 2022. The various elements within the General Plan include goals and policies for the physical development of the City. The City's General Plan goals and policies applicable to recreation are presented below:

Land Use Element

The City's Land Use Element contains the following goals, objectives, and policies related to recreation that apply to the Project:

Parks, Recreation, and Community Beautification

An important goal of the City should be to acquire and develop recreational facilities at strategic locations throughout the community. Because open land is rapidly being developed, acquisition of park sites should be accomplished at the earliest date. Development and maintenance of these



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sites should follow in a relatively short period of time. The City should cooperate with other governmental agencies to promote a comprehensive plan of park acquisition and development.

Housing Element Update

The City's Housing Element Update contains the following goals and policies related to recreation that apply to the Project:

Goal 1: Facilitate the development of a variety of housing types for all income levels to meet the existing and future needs of residents.

- **Policy 1f:** Improve all residential environments through the provision of adequate public facilities and services, including streets and parks, as well as water, sewer, and drainage systems.
- **Policy 1g:** Provide for adequate, freely accessible open space within reasonable distances of all community residents.

City of Seal Beach Municipal Code

The City's Municipal Code Section 10.50.010 includes the Seal Beach Park Dedication Ordinance which has established a goal of five acres of parkland per 1,000 residents. The Ordinance requires that as a condition of tentative map approval, the subdivider shall dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. The amount of land to be dedicated shall be five acres per 1,000 residents, or a fee in lieu thereof based on the fair market value of five acres of land per 1,000 residents, as determined by appraisal.

3.14.3 Environmental Impacts

This section analyzes the Project's potential to result in significant recreation impacts. When an impact is determined to be significant, mitigation measures are identified that would reduce or avoid impacts.

Methodology for Analysis

The following analysis is based on a review of the General Plan and the Seal Beach Municipal Code.

Thresholds of Significance

In accordance with the CEQA Guidelines' Appendix G Environmental Checklist, the following questions were analyzed and evaluated to determine whether the Project's recreation impacts are significant.

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?*
- *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?*



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Impact Analysis and Mitigation Measures

Existing Parks

Impact REC-1	The Project 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.
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Impact Analysis

The Project does not propose any development. Unless exempt, future developments facilitated by the Project would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. However, the Housing Element Update would identify a series of implementation actions to increase housing capacity that would induce population growth in the City. Future developments facilitated by the Project and the resulting population growth of approximately 2,891 residents (see Section 3.12, Population and Housing), would incrementally increase the City's demand for park and recreation land. The City's Municipal Code Section 10.50.010, Parkland Dedication and Fees, requires provision of five acres of parkland per 1,000 residents. Therefore, resulting population growth from future developments facilitated by the Project would require an additional 14.46 acres of parkland within the City.

The forecasted population growth could also incrementally increase the use of existing recreational facilities such that substantial physical deterioration could occur or be accelerated. As identified by the City, the City has a total parkland acreage of 81.65 acres which is comprised of 19 parks. Therefore, with an existing 2024 population of 24,350 residents, the City currently has a parks ratio of 3.35 acres per 1,000 residents. The Parks Inventory prepared as part of the City of Seal Beach Parks and Community Services Master Plan in 2013 states that it is readily apparent that the City would not be able to ever achieve the statewide standards or reach the local Municipal Code standard of five acres per 1,000 people due to a high percentage of the City being developed prior to the adoption of the current acreage goal (City of Seal Beach 2013). The City does not currently meet the desired acreage requirements as a significant portion of the City has been developed prior to the time the Quimby Act was passed. Excess park and recreation land does not exist to meet the forecast demand that would be generated by future developments facilitated by the Project and would result in the overuse of existing recreational facilities such that substantial physical deterioration could occur or be accelerated. However, the City benefits from non-Quimby Act recreational amenities within its boundaries, including 80.3 acres of beaches, the 192-acre Sunset Aquatic Marina and Park operated by the County, the National Wildlife Refuge located within the Seal Beach Naval Weapons Station, and school district shared property. All of these areas provide unique regional recreational opportunities (City of Seal Beach 2003).

Future developments facilitated by implementation of the Project would result in further impacts to parks and recreational facilities beyond the existing conditions. In accordance with the City's Municipal Code Section 10.50.010, Parkland Dedication and Fees, as a condition of tentative map approval, any future developments and the subdivider would be required to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. The amount of land to be dedicated would be required at a standard of five acres per 1,000 residents, or a fee



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in lieu thereof based on the fair market value of five acres of land per 1,000 residents, as determined by appraisal at the time the fee was set. The City is in the process of updating its park in-lieu fees.

Any fees contributed would be required to be used for either acquiring land or developing new or rehabilitating existing park and recreational facilities. Adherence to mandatory requirements and regulations for providing recreational opportunities would support the City's goals for providing sufficient recreation opportunities for residents. Implementation of Mitigation Measure PUB-1, identified in Section 3.13, Public Services, and the dedication of land and payment of fees would reduce potential impacts to parks and recreational facilities. However, as stated above, the City does not currently meet the park acreage standards set by the General Plan and there is limited excess park and recreation land that would be able to be developed to meet the forecast demand that would be generated by future developments facilitated by the Project. Therefore, the Project and future developments facilitated by the Project would result in substantial physical deterioration of existing neighborhood or regional parks. Impacts would be significant and unavoidable.

This EIR includes a discussion of the residential component of the ORCC Specific Plan Project based on the site location and proposed buildout of the 167 residential units that are included within the City's site inventory to meet its RHNA requirements. The residential components of the ORCC Specific Plan Project's development of approximately 167 residential units would be anticipated to result in generation of approximately 301 residents. With the five acres per 1,000 resident standards set by the City's General Plan, the development of the residential portion of the ORCC Specific Plan Project would require an additional 1.51 acres of parkland to offset the increase in population resulting from the ORCC Specific Plan Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measure PUB-1 identified in Section 3.13, Public Services, would be required.

Level of Significance After Mitigation

Significant and Unavoidable Impact.

Recreational Facilities

Impact REC-2	The Project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
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Impact Analysis

The Project does not propose any development, or new or modified recreational facilities. As noted above under Impact REC-1, the City has an existing total park acreage of 81.65 acres with a park ratio of 3.35 acres per 1,000 people and does not meet the parks standard for the state or the City.



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As concluded in REC-1 above, the Project's maximum buildout scenario would create a demand for park and recreation land of approximately 14.46 acres. As the City's existing parks acreage does not meet the applicable standard of five acres per 1,000 people, and due to the limited land available for development within the City, sufficient excess park and recreation land does not exist to meet the increased demand that may be generated by future developments facilitated by the Project. Therefore, the increase in residents resulting from future developments under the Project would require the construction or expansion of recreational facilities which could result in an adverse physical effect on the environment. Future construction or expansion of recreational facilities required as a result of future developments facilitated by the Project would be required to complete applicable environmental review at a project specific level to determine the potential impacts that would result from construction or expansion of recreational facilities.

As outlined in Mitigation Measure PUB-1, identified in Section 3.13, Public Services, all future developments facilitated by the Project would be required to comply with City Municipal Code Section 10.50.010, Parkland Dedication and Fees, which as a condition of tentative map approval, requires any future developments and subdivider to dedicate land and/or pay a fee for the purpose of developing new or rehabilitating existing park and recreational facilities to serve the subdivision. Adherence to mandatory requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents and would reduce potential impacts. Future developments facilitated by the Project would require construction or expansion of recreational facilities in the future which may have an adverse effect on the environment and therefore, impacts would be significant and unavoidable.

This EIR includes a discussion of the residential component of the ORCC Specific Plan Project based on the site location and proposed buildout of the 167 residential units that are included within the City's site inventory to meet its RHNA requirements. The residential components of the ORCC Specific Plan Project's development of approximately 167 residential units would require an additional 1.51 acres of parkland to offset the increase in population resulting from the ORCC Specific Plan Project. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measure PUB-1 identified in Section 3.13, Public Services, would be required.

Level of Significance After Mitigation

Significant and Unavoidable Impact.

3.14.4 Cumulative Impacts

CEQA requires that EIRs evaluate the potential cumulative impacts of a project. A project's environmental impacts are "cumulatively considerable" if the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the



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effects of probable future projects” (CEQA Guidelines Section 15065(a)(3)). The geographic scope for cumulative recreation impacts is the City and immediate vicinity. This geographic scope is appropriate for recreation as parks standards for each city are set by the respective cities and impacts to parks are evaluated at the city level.

As discussed in Section 3.0, Environmental Analysis, CEQA Guidelines Section 15130 requires cumulative impact analysis in EIRs to consider a list of planned and pending projects that may contribute to the cumulative impacts of a project. Section 3.0, Table 3.0-3 identifies all past, present, and probable future residential projects in the City and surrounding areas that may impact the Project. Table 3.14-1 identifies the cumulative past, present, and probable future projects from Table 3.0-3 that may drive a potential cumulative impact related to recreation and therefore were analyzed in this cumulative discussion.

Table 3.14-1: Cumulative Projects Related to Recreation

#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
1	Old Ranch Country Club Project	Old Ranch Country Club, City of Seal Beach	Construction of a 116-unit, 4-level (188,500 square feet) multi-family housing development; a 51-unit, 3-level senior housing complex; medical office facility; overnight accommodation, including a bar and lounge and specialty restaurant	Preparation of EIR	167
2	Naval Weapons Station	Pacific Coast Hwy & Seal Beach Boulevard	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	150
3	Water Storage Site	Within the Naval Weapons Station, approximately 1,000 feet east of Seal Beach Boulevard, near the housing community off Anchor Way	Potential future housing developments proposed within the Naval Weapons Station	Anticipated	65



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
4	Lampson Project	4665 Lampson Avenue, City of Los Alamitos	Redevelopment of existing office building with a residential development consisting of cluster homes, townhomes, and apartments totaling 246 units	Approved (By City of Los Alamitos)	246
5	Onni Marina Shores	6500-6670 E. Pacific Coast Hwy, City of Long Beach (7242011013)	Two, 5-story buildings with a total of 563,529 square feet containing 600 residential units and 4,000 square-feet of ground-level restaurant space	Approved (By City of Long Beach)	600
6	Carmel Partners	6615 E. Pacific Coast Hwy, City of Long Beach (7237020050)	Construction of a six-story mixed-use project consisting of 390 residential dwelling units and 5,351 square feet of commercial/retail space	Approved (By City of Long Beach)	380
7	Holland Partners	6700 E. Pacific Coast Hwy, City of Long Beach (7242012006)	Construction of a new mixed-use project consisting of 281 residential dwelling units, 3,100 square feet of commercial/retail space in a building with 592,100 square feet of area	Approved (By City of Long Beach)	281
8	Long Beach Housing Element Site	6695 E. Pacific Coast Hwy (7237020040); 6411 E. Pacific Coast Hwy (7237020051); No address (7237020904)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential	Proposed in Housing Element Update (By City of Long Beach)	940



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#	Project Name	Location	Project Characteristics	Status	Total Dwelling Units
			future residential development		
9	Long Beach Housing Element Site	1000 N Studebaker Rd (7238015021)	Candidate site identified in the City of Long Beach's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Long Beach)	115
10	Orange County Housing Element Sites	11061 Los Alamitos Blvd (086-521-47); 11031 Los Alamitos Blvd (086-521-46); 3352 Katella Ave (086-521-19); 11131 Los Alamitos Blvd (086-521-23); 11088 Wallingsford Rd (086-521-11); 11171 Los Alamitos Blvd (086-521-24)	Candidate site identified in the County of Orange's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By Orange County)	619
11	Westminster Housing Element Sites	13251 Springdale Street (203-073-04); Dorothy Lane /Melanie Lane (203-073-05); Dorothy Lane/Lee Drive (203-073-01 and 203-073-03)	Candidate site identified in the City of Westminster's Housing Element as a site for potential future residential development	Proposed in Housing Element Update (By City of Westminster)	122

Though impacts to parks and applicable parks standards are evaluated at the city level, residents of cumulative developments outside of the City but located within the immediate vicinity could utilize City parks and therefore, are included in the list of cumulative developments analyzed in this section.

Cumulative development in Seal Beach and surrounding areas, including but not limited to new development facilitated by the Housing Element, would increase demand for recreation facilities. Future developments facilitated by the Project, in conjunction with cumulative developments identified in Table 3.14-1, would increase demands for recreational facilities, as indicated in the discussion above. The list of



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cumulative past, present, and probable future residential projects in the City and surrounding areas include those in the City of Los Alamitos, Long Beach, Westminster, and Orange County. Included in this list includes candidate sites identified in the Housing Element Update for Long Beach, Westminster, and Orange County for potential future developments. The increased demand for park and recreation facilities during the Housing Element Update's planning period (2021-2029) would be significant and would not be accommodated by the existing supply and would require the need for construction or expansion of recreational facilities. Population growth from future developments facilitated by the Project would require an additional 14.46 acres of parkland within the City. However, even if the 14.46 acres of additional parkland was developed, the City would continue to be at a deficit of parkland and would not be able to meet the standard of five acres per 1,000 people. The development of cumulative past, present, and probable future residential projects in the City and surrounding area would further increase the need for additional parkland in the City. Potential increased demands for recreational facilities from cumulative developments would be evaluated on a case-by-case basis at the project level when the future development is proposed in accordance with the Housing Element Update and General Plan. Cumulative developments proposed within the City and surrounding areas identified in the list of cumulative past, present, and probable future residential projects would be anticipated to further increase the existing deficit in parkland and would result in increased impacts.

Unless exempt, each cumulative discretionary project would require separate approval and evaluation under CEQA, which would address potential impacts to recreation facilities and identify mitigation measures, where appropriate. The Project and cumulative development would result in significant cumulative environmental impacts concerning parks and recreation facilities. Therefore, the Project would cause a cumulatively considerable impact on recreation resources, and Mitigation Measure PUB-1 is required. However, implementation of Mitigation Measure PUB-1 would not reduce impacts to a less than significant level and therefore, the Project would have a significant and unavoidable cumulative impact to recreation.

3.14.5 References

City of Seal Beach. 2003. City of Seal Beach General Plan, December 2003.

<https://www.sealbeachca.gov/Departments/Community-Development/Planning-Development/General-Plan>. Accessed February 2024.

_____. 2013. Parks and Community Services Master Plan, July 22, 2013.

<https://www.sealbeachca.gov/Portals/0/Documents/APPROVED%20MASTER%20PLAN%20-%20Website.pdf>. Accessed February 2024.

