

## 5. Environmental Analysis

### 5.12 RECREATION

This section of the Draft Environmental Impact Report (DEIR) analyzes the potential for implementation of the Beach Boulevard Specific Plan (Proposed Project) to impact public parks and recreational facilities in the City of Anaheim.

#### 5.12.1 Environmental Setting

Parks and other recreational facilities provide a multitude of benefits to the community, such as open space, conservation of natural and significant resources, buffers between land uses, preservation of scenic views, trails, and other recreational uses.

##### 5.12.1.1 REGULATORY SETTING

###### Quimby Act

The State Quimby Act (California Government Code Section 66477) was first established by the California legislature in 1965. It provided provisions in the State Subdivision Map Act for the dedication of parkland and/or payment of in-lieu fees as a condition of approval of certain types of residential development projects. Previously, a city or county could only use these fees to provide parks that served the developer's proposed subdivision. However, pursuant to Assembly Bill 1359 (AB 1359), signed in September 2013 by Governor Jerry Brown, cities and counties are allowed to use developer-paid Quimby Act fees to provide parks in neighborhoods other than the one in which the developer's subdivision is located. Overall, AB 1359 provides cities and counties with opportunities to improve parks and create new parks in areas that would not have benefited before, provided that certain requirements are met. It also allows a city or county to enter into a joint or shared use agreement with one or more public districts in order to provide additional park and recreational access.

###### City of Anaheim Municipal Code

Section 17.34.010 of the City's Municipal Code requires that project applicants for residential projects either dedicate a portion of their land for park space or pay in-lieu fees to assist the City in providing additional park space.

###### Anaheim General Plan

The Green Element of the Anaheim General Plan identifies the City's park-area goal as 2 acres per 1,000 residents. The City does not currently meet this standard. However the Green Element acknowledges that local school facilities provide additional recreation opportunities that offset demand for park amenities. The Green Element aims to expand public parks and open space amenities in the City and identifies park-deficient areas. However, because of the Project Area's proximity to two public parks (Twila Reid and Schweitzer Parks, described below), the Project Area is not considered park deficient.

## 5. Environmental Analysis

### RECREATION

#### 5.12.1.2 EXISTING CONDITIONS

##### Regional Parks

Regional parks are typically 50 acres or larger and have a wide range of amenities to attract a broad range of users within and beyond the City limits. There are a number of regional park facilities in and adjacent to the City of Anaheim:

- **Yorba Regional Park** (7600 E. La Palma, Anaheim, CA 92807): 140 acres in the mouth of Santa Ana Canyon along the north side of the Santa Ana River.
- **Featherly Regional Park** (24001 Santa Ana Canyon Road, Anaheim, CA 92808): 150 acres of natural riparian wilderness north of the Riverside Freeway (SR-91), with activities limited to viewing the park's natural riparian wilderness area from the Santa Ana River Bikeway and RV and youth group camping in the privately operated Canyon R.V. Park.
- **Santiago Oaks Regional Park** (2145 N. Windes Drive, Orange, CA 92869): 1,269 acres along Santiago Creek.
- **Regional Trails:** Many regional parks are connected to each other by a network of regional riding and hiking trails and Class I (paved off-road) bikeways. The longest trail is the Santa Ana River Trail (110 miles long when completed); the majority of the other trails are in the hilly areas in eastern Anaheim.

##### City of Anaheim Parks

Recreational facilities in Anaheim include public and private parks, public trails, baseball/softball fields, recreation centers, nature centers, and private facilities such as golf courses, swimming pools, and tennis courts. A hierarchy classifies parks based on park type, size, service area, use, and facilities.

- **Mini-parks:** Also called pocket parks, these are the smallest type of park and are typically less than five acres. They often consist of passive recreational uses (although basketball, children's play areas, and other active uses can be included), provide little or no parking, and only serve the immediate area.
- **Neighborhood parks:** This is the most common type of park in Anaheim. These parks are in the neighborhoods they serve, and people walk or bike to reach them. They are typically 5 to 15 acres and have a service radius of one-half mile. Neighborhood parks are on separate properties and provide amenities determined through public participation, often including picnic areas, unlighted athletic fields, children's play areas, open green space, restrooms, recreation and neighborhood center buildings, and off-street parking. If possible, these are adjacent to elementary or middle schools to facilitate joint use. The City of Anaheim owns or operates 22 neighborhood parks.
- **Community parks:** Community parks are near major arterial streets and serve several neighborhoods within a one- to two-mile radius. Their sizes range from 15 to 30 acres. Park amenities generally include

## 5. Environmental Analysis RECREATION

lighted ball fields, tennis courts, and community centers or recreation buildings. Community parks are also designed for vehicular as well as pedestrian access.

- **Special Use Park Facilities:** These facilities serve a specialized, citywide need and tend to focus on one particular activity, such as an educational/nature center or natural area, tennis, or golf complex. Some special use facilities include meeting/conference areas intended to generate revenue for the City through the rental of rooms for conferences or special events. The City of Anaheim owns and/or operates nine special use parks.

The Project Area contains portions of two public parks, which are described below.

### *Twila Reid Park*

Adjacent to Twila Reid Elementary School, this community park is on the west side of the Project Area. The whole park is 27.2 acres, and 18 acres are in the Project Area. A variety of amenities have served the community since 1965—from a Kaboom! children’s play area, disc golf, horseshoe pits, lighted sports fields, picnic shelters and tables, to a recreation center with public restrooms. Two new amenities that appeal to seniors in the area include shuffleboard and pickle ball. The park hosts the annual West Anaheim Neighborhood Development Council Western Barbeque and Holiday Tree Lighting Ceremony.

### *Schweitzer Park*

On the east side of the Project Area (see Figure 3-3), Schweitzer Park is 11.5 acres of dedicated open space, 7 acres of which are in the Project Area. Designated as a neighborhood park, amenities include a children’s play area, basketball court, picnic tables, restrooms, a softball field and a recently completed skate facility.

### **West Anaheim Youth Center**

The West Anaheim Youth Center is a recreational facility near the center of the Project Area along the east side of Beach Boulevard between Lincoln Avenue and Orange Avenue. The facility is a partnership between the City of Anaheim, Boys & Girls Clubs, YMCA, and the Magnolia School District. It features an approximately 10,000-square-foot gymnasium with full-size basketball court, six half-courts, and two volleyball courts. Other amenities include a community room, dance/fitness room, computer lab, two youth activity rooms, and two rooms dedicated to teen programming.

## **5.12.2 Thresholds of Significance**

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

- R-1 Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## 5. Environmental Analysis

### RECREATION

#### 5.12.3 Environmental Impacts

The applicable thresholds are identified in brackets after the impact statement.

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**Impact 5.12-1: The Proposed Project would increase demands on existing parks and recreational facilities but would not result in adverse physical environmental impacts. [Thresholds R-1 and R-2]**

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***Impact Analysis:*** The Proposed Project would result in approximately 3,651 additional dwelling units, 11,530 additional residents, and 3,895 additional employees in the area, creating increased demand for local recreational facilities. The City currently does not meet its parkland standard of 2 acres per 1,000 residents, and additional residents and employees in the City would create the need for additional passive and active recreational amenities. In particular, the addition of approximately 11,530 residents (see Section 5.10, *Population and Housing*), would require approximately 23 acres of additional park space. Moreover, population growth in the Project Area would likely accelerate the normal wear and tear on existing park facilities, including Twila Reid Park and Schweitzer Park.

However, the two existing community parks in the Project Area make the corridor a relatively park-rich area. Under existing conditions, the Project Area's 22.6 acres<sup>1</sup> of open space provide approximately 4.4 acres of parkland per 1,000 residents. At buildout of the Proposed Project, this same park space would provide approximately 1.4 acres per 1,000 residents. But upon implementation of the Proposed Project, this park space would be supplemented by new public outdoor space as encouraged by the Proposed Project and shown in Figure 4-3 in the Proposed Project. The Proposed Project requires that revitalization of neighborhood commercial areas incorporate outdoor spaces and amenities such as plazas and outdoor dining areas. The plan's development standards require that public and private open space be provided within new development projects, including the following (organized by development area):

- **Residential Low-Medium:** Minimum of 350 square feet per unit.
- **Residential Medium:** Minimum of 200 square feet per unit.
- **Mixed-Use Medium:** Minimum of 500 square feet (projects of 1–2 acres) or 2,500 square feet (projects greater than 2 acres) for nonresidential uses and minimum of 200 square feet per unit for residential uses.
- **Mixed-Use High:** Minimum of 500 square feet (for projects of 1–2 acres) or 2,500 square feet (projects greater than 2 acres) for nonresidential uses plus 500 square feet minimum for every additional 2 acres, and minimum of 200 square feet per unit for residential uses.
- **Regional Commercial and Neighborhood Commercial:** Minimum of 500 square feet (projects of 1–2 acres) or 2,500 square feet (projects greater than 2 acres) for nonresidential uses plus 500 square feet minimum for every additional 2 acres.

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<sup>1</sup> As identified in Chapter 3, the Project Area contains 2.8 acres of park space. However, Twila Reid Park includes a 8,181-square-foot fire station, which this analysis excludes.

## 5. Environmental Analysis RECREATION

In particular, development standards for mixed-use projects require that “public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate the uses and engage shoppers.”

Furthermore, the City implements a Park and Recreation fee per unit of new residential construction, ranging from \$5,388.14 (single-family attached homes) to \$6,998.39 (apartments with 2–4 units) (Anaheim 2017). Funds generated by these development impact fees would aid the City in providing additional park space in West Anaheim. For example, the Proposed Project includes discussion of potential improvements to existing recreational amenities, including trail improvements along Carbon Creek Channel (action item M.8 in the Implementation Action Plan), which connects the West Anaheim Youth Center with Schweitzer Park.

Because the Proposed Project is a long-range plan, the analysis in this DEIR is programmatic and contemplates redevelopment of a variety of uses throughout the Project Area, including outdoor public space. Accordingly, any environmental impacts associated with construction of open space required by the aforementioned development standards is analyzed in the various sections of this DEIR.

### Conclusion

Development and redevelopment projects in the Project Area would be required to pay the City’s Park and Recreation fees and provide public and private open space according to the Proposed Project’s development standards. Compliance with these requirements, along with the City’s continued investment in the Project Area’s three high quality recreational amenities, would ensure that adverse impacts to existing parks due to population growth in the Project Area would be minimal. Impacts would be less than significant.

### 5.12.4 Cumulative Impacts

Recreational needs of future residents of the Project Area and other cumulative development in accordance with the City’s General Plan would add to citywide and regional demand for parks and recreation opportunities. The Proposed Project would increase development intensities and add more residents in an area that is already highly urbanized. However, increased development densities would create opportunities for more efficient use of the land and foster alternative recreational opportunities (such as plazas and outdoor dining areas), which could alleviate pressure in existing open space areas that could continue to be used for recreational purposes. The Proposed Project, along with other cumulative development, would contribute to cumulative recreational impacts, which are mitigated through compliance with Municipal Code Section 17.34.010 and payment of park impact fees. Therefore, cumulative recreational impacts are not considered significant.

### 5.12.5 Existing Regulations and Standard Conditions

- California Government Code Section 66477 (Quimby Act)
- Section 17.34.010 of the Anaheim Municipal Code

## 5. Environmental Analysis

### RECREATION

#### 5.12.6 Level of Significance Before Mitigation

Without mitigation, the following impacts would be less than significant: 5.12-1.

#### 5.12.7 Mitigation Measures

No mitigation measures are necessary.

#### 5.12.8 Level of Significance After Mitigation

Implementation of the existing regulations and standard conditions would ensure that impacts related to recreation would be reduced to a less than significant level.

#### 5.12.9 References

Anaheim, City of. 2017, June 20. City of Anaheim Impact Fees.  
<https://www.anaheim.net/DocumentCenter/Home/View/527>.