



4.14 RECREATION

This section describes the parks and other recreational facilities near the project site and evaluates the potential impacts of the Cypress City Center project (proposed project) on those facilities. This section also discusses the existing setting of recreational facilities within and near the City of Cypress (City) and sets forth the relevant regulatory requirements that apply to the analysis of the proposed project's impact on recreational facilities. This section is based, in part, on information provided in the Conservation/Open Space/Recreation Element of the City's General Plan and applicable provisions of the City's Municipal Code.

4.14.1 Methodology

Impacts to recreational facilities were assessed based on the potential for the proposed project to generate increased demand on recreational facilities that could result in deterioration of, or contribute toward substantial accelerated deterioration of, those facilities or require the construction of new facilities or expansion of existing facilities that could have an adverse physical effect on the environment. For the purposes of this analysis, "recreational facilities" are defined as parks and designated public areas used for active or passive recreation. The Conservation/Open Space/Recreation Element of the City's General Plan states that recreational resources include parks, schools, community facilities, and privately owned recreational facilities. The City's Municipal Code and the Conservation/Open Space/Recreation Element contain requirements for the dedication of land, or the payment of parks fees, or both, for recreational purposes in connection with residential development projects, based on a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for such purposes that are made available at K–12 schools through a cooperative arrangement between the City and local school districts and local park and recreation districts. This results in a total of 4.5 acres of land per 1,000 residents.

4.14.2 Existing Environmental Setting

4.14.2.1 Existing Project Site

The approximately 13-acre site is characterized by a paved parking lot, with existing light poles and various electrical utility boxed and lines. There are no existing public parks or other public recreation uses adjacent to the project site.

4.14.2.2 Existing Recreational Facilities within the City

There are currently a total of 20 developed public parks within the City, which range in size from the approximately 0.17-acre Laurel Park to the 22-acre Oak Knoll Park.¹ According to the Conservation/Open Space/Recreation Element of the City's General Plan (2001), the City currently has a total supply of approximately 82 acres of park and recreational facilities.² Subsequently, the City added 2.9 acres of park space at the former Mackay School site, which increased its park space to

¹ City of Cypress. 2019b. Facility and Park Locations. Website: <https://www.cypressca.org/government/departments/recreation-community-services/facility-park-locations> (accessed December 31, 2019).

² City of Cypress. 2001. General Plan Conservation/Open Space/Recreation Element.



84.9 acres.¹ The City recently approved plans for a new approximately 9-acre sports park at the southeastern corner of Lexington Drive and Cerritos Avenue, with an expected opening date of 2021.²

The City classifies parks as community, neighborhood, or mini-facilities based on size. In addition to the City's parks, Cypress residents enjoy access to recreational facilities at 11 K-12 schools, which add approximately 100 additional acres to the City's recreational facilities,³ and 9 acres of open space and recreational facilities at Cypress Community College. Fees are charged by Cypress Community College for use of its facilities other than its track and tennis courts.

4.14.2.3 Community Parks

Arnold Cypress Park (14.5 acres) and Oak Knoll Park (22 acres) are the two major community parks located in the City.⁴ Community parks serve neighborhoods and offer recreational opportunities for large groups. These parks are generally over 10 acres in size and include a variety of facilities, such as active recreational facilities such as athletic fields and group picnic areas. In addition, these large parks often include community centers.

4.14.2.4 Neighborhood Parks

Neighborhood parks are smaller in size than community parks and typically range in size from 3 to 5 acres. Within the City, the 15 neighborhood parks encompass approximately 48 acres. Neighborhood parks are often located adjacent to elementary schools and normally include tot lots, picnic facilities, and a multi-use court.

4.14.2.5 Mini-Parks

Mini-parks are less than 1 acre in size and are usually located near schools or residential developments. The City's three mini-parks serve as playgrounds for children or as a place for people to relax in an urban environment. There are 1.26 acres of mini-parks within the City.⁵

As shown in Table 4.14.A, five existing parks and recreational facilities in Cypress are within 1 mile of the project site.

The nearest community park is Oak Knoll Park, which is 1.1 mile northeast of the project site. The nearest neighborhood park is Cedar Glen Park (0.6 mile northwest); however, Darrell Essex Park is 0.8 mile north of the project site. There are two mini-parks within 1 mile of the project site: Damron Park (0.7 mile northeast) and Laurel Park (0.7 mile northeast).

¹ City of Cypress 2019b. Facility & Park Locations: Mackay Park Webpage. Website: <https://www.cypressca.org/Home/Components/FacilityDirectory/FacilityDirectory/66/240> (accessed December 21, 2019)

² City of Cypress. 2019a. City Council Meeting Minutes. October 28, 2019.

³ City of Cypress. 2015. *Barton Place Final Environmental Impact Report*. October.

⁴ City of Cypress. 2001. General Plan Conservation/Open Space/Recreation Element.

⁵ Ibid.



Table 4.14.A: Parks and Recreational Facilities in the Vicinity of the Project Site

Name and Address	Distance from Project Site (miles)	Type	Size (acres)	Amenities
Darrell Essex Park 5131 Ball Road	0.8	Neighborhood	2.5	Children’s playground equipment, barbeques, picnic shelters, and drinking fountains
Damron Park 5400 Myra Avenue	0.7	Mini	0.5	Children’s playground equipment
Laurel Park 5902 Cathy Avenue	0.7	Mini	0.2	Children’s playground equipment
Cedar Glen Park 10201 Moody Street	0.6	Neighborhood	2.5	Children’s playground equipment, basketball court, barbeques, picnic shelters, and drinking fountains
Oak Knoll Park 9600 Graham Street	1.1	Community	22	Baseball field, basketball court, barbeques, exercise course, on-site parking, picnic facilities, playground equipment, restroom, softball field, volleyball court

Source: City of Cypress, Facility and Park Locations (2019b). Website: <https://www.cypressca.org/play/facility-park-locations> (accessed December 31, 2019).

4.14.2.6 Regional Parks

Currently, there are no regional parks within the City; however, seven regional park facilities are located in surrounding communities:

- The City of Long Beach operates El Dorado Regional Park approximately 2.3 miles west of the project site. El Dorado Regional Park incorporates approximately 450 total acres. Recreational amenities within the park include an archery range, barbeque and picnic areas, 5 miles of bike paths, a campground, a 100-acre nature center, two stocked fishing lakes, a physical fitness course, and playgrounds for children.
- The County of Orange (County) operates Ralph B. Clark Regional Park, which is located approximately 7 miles northeast of the project site. Ralph B. Clark Regional Park incorporates approximately 104 total acres. Recreational amenities within the park include picnic areas, hiking and biking trails, playgrounds for children, sports fields, baseball and softball diamonds, volleyball courts, tennis courts, an amphitheater, and a lake.
- Heartwell Park is approximately 4.7 miles northwest of the project site, in the City of Long Beach. The park incorporates approximately 123 total acres. Recreational facilities within the park include a stocked fishing pond, bike paths, a physical fitness course, picnic areas, baseball diamonds, athletic fields, tennis courts, basketball courts, and volleyball courts.
- Cerritos Regional Park is approximately 3 miles northwest of the project site, in the City of Cerritos. The park incorporates approximately 84 total acres. Recreational amenities within the park include a swimming pool, a stocked fishing pond, baseball diamonds, a gymnasium, a multipurpose room, and picnic areas.



- Rynerson Park is approximately 3.6 miles northwest of the project site, in the City of Lakewood. The park incorporates approximately 40 total acres. Recreational facilities within the park include bike paths, baseball diamonds, a wildflower meadow, picnic acres, a physical fitness circuit, a 1.5-mile fitness trail, and an amphitheater.
- El Rancho Verde Park and Bicycle Path is approximately 2.9 miles north of the project site, in the Cities of La Palma and Buena Park. The park incorporates approximately 5.25 total acres. Recreational facilities within the park include a botanical garden, exercise stations, playgrounds for children, and a 12-mile bike path.
- The Bolsa Chica Wetlands are approximately 6.4 miles south of the project site, in the City of Huntington Beach. The wetlands are an approximately 1,400-acre nature reserve. Recreational amenities surrounding the wetlands include walking trails, guided tours, educational programs, and volunteer programs.

4.14.2.7 Schools

City residents also enjoy access to open space and recreational facilities at 11 K-12 schools, contributing approximately 119 acres to the City's open space and recreation resources.¹ School sites are available for public recreational use after school hours and on weekends.

In addition to these K-12 schools, Cypress Community College contains 93 acres of open space (inclusive of parking) and includes large playing fields, a running track, tennis courts, a swimming pool, and handball courts. These facilities are available for public use during specified hours by reservation. Fees are charged for use of the Cypress Community College facilities with the exception of the track and tennis courts.

4.14.2.8 Community Facilities

The City has a number of community facilities that host many of its recreation and cultural programs. These facilities include the Cypress Community Center, the Cypress Civic Center and the Cypress Senior Center. These facilities provide a multitude of uses to help meet the recreational needs of the City's residents.

4.14.2.9 Other Public Facilities

A portion of one public golf course, the Navy Golf Course, is located within the City of Cypress 0.5 miles southeast of the project site. This 220-acre, 27-hole golf complex is owned by the United States Department of the Navy. Additionally, four other public golf courses are located within five miles of the proposed project:

- The El Dorado Park Golf Course is approximately 2.7 miles west of the project site, in the City of Long Beach. This golf course includes an 18-hole golf course, occupying approximately 275 total acres. The El Dorado Park Golf Course is open to the public and includes an event center.

¹ City of Cypress. 2001. General Plan Conservation/Open Space/Recreation Element.



- The Heartwell Golf Course is approximately 3.5 miles northwest of the project site, in the City of Long Beach. This golf course includes an 18-hole golf course, occupying approximately 37 total acres. The Heartwell Golf Course is open to the public and includes a restaurant.
- The Recreation Park Golf Course is approximately 4.8 miles southwest of the project site, in the City of Long Beach. This golf course includes an 18-hole golf course, occupying approximately 170 total acres. The Recreation Park Golf Course is open to the public and includes a clubhouse, banquet facility, and garden gazebo.
- The Dad Miller Golf Course is approximately 4.5 miles northeast of the project site, in the City of Anaheim. This golf course includes an 18-hole golf course, occupying approximately 60 total acres. The Dad Miller Golf Course is open to the public and includes a clubhouse and a banquet hall.

4.14.2.10 Private Recreation Facilities

Private athletic clubs in the City also offer recreational facilities, including the approximately 37,500-square-foot (sf) 24 Hour Fitness facility adjacent to the western boundaries of the project site. The majority of these facilities, although privately owned, are open to the public subject to a user fee. These private recreational amenities within the City also help meet residents' recreation needs by providing swimming, racquet and court sports, and exercise classes.

Additionally, many of the residential developments and commercial/industrial open space facilities within the City feature recreational amenities, including clubhouses, pools, tennis courts, and other related recreational facilities. Although they are not included in the City's parkland inventory, these facilities complement public recreational amenities.

4.14.3 Regulatory Setting

4.14.3.1 Federal Regulations

There are no federal regulations applicable to the proposed project.

4.14.3.2 State Regulations

Quimby Act of 1975. The State Quimby Act (California Government Code § 66477) allows the legislative body of a city or county to require by ordinance the dedication of land, the payment of an in-lieu park fee, or a combination thereof, for the approval for a final tract or parcel map. In cases where such dedication or park fee is not obtained through a map, they may be imposed when building permits are issued. The following conditions must be met to comply with the Quimby Act:

- The city or county ordinance must include definitive standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof.
- The legislative body must adopt a general plan containing a recreation element, and any proposed park or recreational facility must be consistent with the principles and standards established in the element.



4.14.3.3 Regional Regulations

There are no regional regulations applicable to the proposed project.

4.14.3.4 Local Regulations

City of Cypress Municipal Code. The City of Cypress Municipal Code Chapter 25, Article 6, Section 25-41, Provision of Park and Recreational Facilities, states that “every subdivider who subdivides land shall dedicate a portion of such land, pay a fee, or do both as set forth in this article for the purpose of providing park and recreational facilities, including recreational community gardening facilities, to help serve the future residents of such subdivision.”

Accordingly, Section 25-43 of the Municipal Code establishes a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for such purposes that are made available at K-12 schools. This code standard is also consistent with Conservation/Open Space/Recreation Element Policy COSR-6.1, as discussed below.

City of Cypress Conservation/Open Space/Recreation Element. The Conservation/Open Space/Recreation Element of the City’s General Plan describes existing park and recreational facilities within the City, compares the existing acreage of facilities to the standard set forth in the City’s Municipal Code (described above) and identifies goals and policies for the provision of parks and recreational facilities.

The following policy in the Conservation/Open Space/Recreation Element applies to the proposed project:

COSR-6.1 Continue to require new developments to provide recreational opportunities for their residents in accordance with the City’s park standard, three acres of parkland per 1,000 residents.

4.14.4 Thresholds of Significance

The thresholds for recreation impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City’s *Initial Study/Environmental Checklist*. The proposed project may be deemed to have a significant impact with respect to recreation if it would:

Threshold 4.14.1: 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?

Threshold 4.14.2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?



4.14.5 Project Impacts

Threshold 4.14.1: 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?

Less Than Significant Impact. As described in Section 4.12, Population and Housing, the proposed project includes the construction of a 251-unit apartment structure that would add 758 new residents. As described previously, there are four parks and recreational facilities in Cypress that are within 1 mile of the project site, as shown in Table 4.14.A, above. Based on proximity, the parks and recreation facilities listed in Table 4.14.A would serve the project site; however, all parks in the City could be affected, because residents can use any park or recreation facility anywhere in Cypress.

As discussed above, Section 25-43 of the City's Municipal Code establishes a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for such purposes that are made available at K–12 schools through a cooperative arrangement between the City and local school districts and local park and recreation districts. This results in a total of 4.5 acres of land per 1,000 residents. The proposed project would comply with the applicable provisions in Chapter 25, Article 6, Park and Recreational Facilities, of the City's Municipal Code (refer to Regulatory Compliance Measure REC-1), which require the payment of an in-lieu park fee, the dedication of land for park and recreational purposes, or both, based on a standard of 3.0 acres of land for park and recreational purposes for each 1,000 residents. In addition, at the discretion of the City Council, a percentage of the required in-lieu fees may be credited based on the amount of the private open space provided within the development (Municipal Code Section 25-47, Credit for Private Open Space). If approved, the credit would be no less than 1 percent and no greater than 50 percent of the required in-lieu fee.

As discussed previously the City has a total supply of approximately 84.9 acres of park and recreational facilities. Based on the City's 2019-estimated population of 49,833 residents,¹ and the standard of 3.0 acres for each 1,000 residents in Section 25-43 of the Cypress Municipal Code, the City should optimally have 149.5 acres² of park and recreational facilities within its boundaries to serve its existing population. Therefore, the City currently has a deficiency of approximately 64.6 acres (149.5 - 84.9 = 64.6). With the development of the planned approximately 9-acre park, the park deficiency would be reduced to 55.6 acres. The addition of approximately 758 additional residents to Cypress could incrementally increase usage of City parks and recreational facilities. The proposed project's additional residents would require 2.27 acres of parkland based on the standard of 3.0 acres for each 1,000 residents in City's Municipal Code Section 25-43. As shown in Figure 3.8, Proposed Open Space Amenities, in Chapter 3.0, Project Description, the proposed project would include a total of 59,655 sf (1.37 acres) of public open space/recreational amenities, including a plaza, two greenbelts, and a dog park, all of which would be available to the public. The proposed

¹ California Department of Finance. E-5 Population and Housing Estimates for Cities Counties, and the State 2011–2019 with 2010 Census Benchmark. Website: <http://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed December 18, 2019).

² 49,833 residents * 3.0 acres / 1,000 residents.



project would also include 31,500 sf (0.72 acre) of private open space/recreational amenities, including a fitness area, a recreational courtyard, a club room, and lounge, which would be available only to residents and their guests. At the discretion of the City Council, a percentage of these private recreational amenities may be credited towards required in-lieu fees (Municipal Code Section 25-48).

The City will require the Applicant/Developer to pay fees and/or dedicate parkland as identified in Regulatory Compliance Measure REC-1. Therefore, with the payment of in-lieu park fees and/or the dedication of parkland, impacts to recreation requirements would be less than significant. Therefore, the proposed project would not result in a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of any such facility would occur or be accelerated, and the proposed project's impact would be less than significant. No mitigation is required.

Threshold 4.14.2: 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?

Less Than Significant Impact. The proposed project would include a fitness area, recreational courtyard, a club room, and a lounge, which would be available only to residents and their guests as shown in Figure 3.8, Proposed Open Space Amenities. The proposed project would also include a plaza, two greenbelts, and a dog park, which would be open to the public. The construction of recreational facilities is part of the proposed project; the potential adverse effects associated with the construction and operation of the proposed project's recreational facilities has been considered throughout the analysis in this Environmental Impact Report (EIR) and mitigated as appropriate. Therefore, the proposed project does not include recreational facilities that would have an adverse physical effect on the environment. Additionally, the inclusion of these recreational facilities would offset some of the demand associated with the new residents. Therefore, the proposed project does not require construction or expansion of existing recreational facilities and would not result in adverse off-site physical effects at those facilities.

As discussed earlier in Section 4.12, Population and Housing, the proposed project's 251 residential units could result in the addition of approximately 758 residents to the City's population. Based on the City's parkland requirement of 3.0 acres per 1,000 residents, the proposed project would increase the demand for parkland in the City by 2.27 acres. As previously mentioned, the Applicant/Developer is required by the City to pay in-lieu park fees (refer to Regulatory Compliance Measure REC-1). Therefore, impacts related to the construction or expansion of recreational facilities included as part of the proposed project would be less than significant, and no mitigation is required.

4.14.6 Level of Significance Prior to Mitigation

Prior to mitigation, the proposed project would not result in any significant impacts to parks and recreational resources.



4.14.7 Regulatory Compliance Measures and Mitigation Measures

4.14.7.1 Regulatory Compliance Measures

Regulatory Compliance Measure REC-1

Dedication of Parkland and/or Payment of Park Fees. Prior to issuance of any building permits, the Applicant/Developer shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress Municipal Code to the Director of the City of Cypress Community Development Department, or designee.

4.14.7.2 Mitigation Measures

With adherence to Regulatory Compliance Measure REC-1, the proposed project would result in less than significant impacts related to recreation, and no mitigation measures are required.

4.14.8 Level of Significance after Mitigation

The proposed project would not result in any significant impacts to parks and recreational resources.

4.14.9 Cumulative Impacts

The project site is located within the City and the proposed project is subject to the City's Municipal Code requirement for payment of park fees, the dedication of land for park and recreational purposes, or both. Therefore, for purposes of this analysis, the geographic area for potential cumulative impacts on recreational facilities is the City. The proposed project, in conjunction with the related projects in the City, would increase the City's population (refer to Table 4.A and Figure 4.1, in Chapter 4.0, Existing Setting, Environmental Analysis, Impacts, and Mitigation Measures, for the descriptions and locations of these related projects). However, the proposed project includes on-site recreational facilities for its residents, which reduces the project demand for off-site recreational facilities. In addition, the Applicant/Developer would pay any required park fees as described in Regulatory Compliance Measure REC-1. Moreover, the applicants for the related projects that involve residential development in the City (Related Projects 1–4) would also be required to either dedicate land and/or pay park fees for the purposes of providing park and recreational facilities consistent with the City's Municipal Code requirements to offset their respective impacts related to parks and recreation.

Therefore, the cumulative impact of the proposed project and the applicable related projects would be less than significant with respect to recreational facilities and, in any event, the proposed project's contribution to a potentially significant cumulative impact on park and recreational facilities would not be cumulatively considerable.



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