



# CITY OF HUNTINGTON BEACH COMMUNITY & LIBRARY SERVICES

## STAFF MEMORANDUM

DATE: September 5, 2023  
TO: Ashley Wysocki, Director  
FROM: Chris Cole, Acting Deputy Director  
SUBJECT: Meadowlark Golf Course Community

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### Meadowlark Golf Course Lease History

In 1974, the City of Huntington Beach entered into a lease agreement with American Golf Corporation for the operation of Meadowlark Golf Course. On July 6, 1992, a revised agreement with American Golf was approved by City Council. The revised agreement provided for major capital improvements.

In 2008, American Golf Corporation (AGC) and certain affiliates entered into an agreement with CNL Income Partners (CNL) for the transfer of Meadowlark Golf Course. In 2014, the golf course was subleased to ARCIS, who operates the facility today. The current agreement expires at the end of 2028.

The Community & Library Services Department currently oversees the management of the lease with ARCIS. The staff member assigned to the lease is responsible for collecting rent, processing payments, conducts site visits, processes insurance, coordinates repair for any part of the property that falls under the City's responsibilities, works to resolve customer and/or resident complaints, and ensures the tenant is in compliance with all conditions of the lease.

City staff and the Meadowlark Golf Course management have been working with neighboring residents to address their concerns since October 2021. Both City staff and Meadowlark staff have visited several residences to speak to the homeowners and discuss issues they are experiencing. To address residents' concern and/or suggestions, Meadowlark management and City staff have collaborated to resolve or improve upon the following items:

ITEM / CONCERN	SOLUTION
<ul style="list-style-type: none"><li>Planning a celebration of the course's 100-year anniversary</li></ul>	City worked with Meadowlark to create signage and a centennial celebration event at the golf course
<ul style="list-style-type: none"><li>Prohibit the playing of loud music from golfers near homes</li></ul>	Signage was added on the course to address the issue. Meadowlark assigned additional course marshals to help deter unwanted behavior and to enforce course rules and policies.

<ul style="list-style-type: none"> <li>• Prevent trespassing into yards and properties</li> </ul>	Signage was added on the course to address the issue. Meadowlark assigned additional course marshals to help deter unwanted behavior and to enforce course rules and policies.
<ul style="list-style-type: none"> <li>• Discourage the use of foul language by golfers</li> </ul>	Signage was added on the course to address the issue. Meadowlark assigned additional course marshals to help deter unwanted behavior and to enforce course rules and policies.
<ul style="list-style-type: none"> <li>• Address the issue of patrons urinating on the course</li> </ul>	Signage was added on the course to address the issue. A notification plan was also developed so that a resident can report these instances in real time for a quick response by Meadowlark staff. Violators have since been confronted and ejected from the course. Meadowlark assigned additional course marshals to help deter unwanted behavior and to enforce course rules and policies.
<ul style="list-style-type: none"> <li>• Prevent smoking near homes</li> </ul>	Meadowlark rerouted the cart path away from the area receiving smoking complaints. Signage was added on the course to address the issue.
<ul style="list-style-type: none"> <li>• Address issues of over consumption of alcohol</li> </ul>	This was reviewed by City staff and Meadowlark management. Both parties found the alcohol service provided by the course was unlikely to lead to excessive drinking. Problems from overconsumption are believed to be from patrons bringing in their own alcohol. Meadowlark assigned additional course marshals to help deter unwanted behavior and to enforce course rules and policies.
<ul style="list-style-type: none"> <li>• Create a residential notification system of when chemicals are applied to the course grass</li> </ul>	Meadowlark management went door-to-door collecting email addresses from neighbors that wanted to be informed of golf course activity. Meadowlark is developing a new section on their website where neighbors can view current and upcoming activity taking place on the course, including scheduled spraying. Meadowlark management provided those who requested, with a material safety data sheet for the fungicide and fertilizer used on the course.
<ul style="list-style-type: none"> <li>• Create a steering committee of local residents</li> </ul>	The neighbors formed a Meadowlark Residential Group.
<ul style="list-style-type: none"> <li>• Mosquito protection plan</li> </ul>	Meadowlark monitors mosquito activity and reports issues to Vector Control.
<ul style="list-style-type: none"> <li>• Loss of trees</li> </ul>	Meadowlark implemented a tree replacement plan, which has been developed and implemented.
<ul style="list-style-type: none"> <li>• Deteriorating cart paths</li> </ul>	A cart path replacement plan has been developed and implemented by Meadowlark management.

<ul style="list-style-type: none"><li>• Errant balls coming on to private property</li></ul>	Meadowlark has planted additional trees, installed signage, repositioned tees and reconstructed a tee box. Meadowlark is working with a course designer and a trajectory specialist to examine and assess all options for hole reconfiguration and the feasibility of installing nets in the most impacted areas.
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City staff, ARCIS corporate representatives, and Meadowlark management are continually working with neighboring residents to address issues and hear suggestions that may be presented. It is the intent of all parties to work together to provide an enjoyable golf experience for the course patrons while taking into consideration the needs and requests for the homeowners along the course.