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BILL LUKEHART
Superintendent
Planning and Construction

December 29, 2003

Maya E. Zaitzevsky, Project Coordinator
Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012



Dear Ms. Zaitzevsky:

The following information has been prepared in response to your request for comments relative to the Draft Environmental Impact Report (DEIR), Proposed Canyon Hills Project. It is a development of 280 residential units, a three acre equestrian park and the preservation of approximately 693 acres of open space within the Verdugo Mountains.

IV. Environmental Impact Analysis

J. Public Services

3. Recreation and Parks

Environmental Impacts

There are no available flat areas on the project site that would permit the development of a park with a wide range of active recreational facilities for children and youth. However, the proposed Development Areas do include active recreational facilities for children, youth and adults. Within the Development Areas, recreation facilities would include tot lots, an active play area, passive open space, hiking trails, a vista point with a picnic area and gazebo, and a swimming pool with a Jacuzzi, restroom building and barbecues. The tot lots, active play area and pool would provide onsite recreational opportunities for children and youth. The LADRP has indicated that additional recreation and/or park opportunities within the Development Areas is a viable option to offset the additional demand for parks and recreational facilities generated by the proposed project. Combined, these recreational facilities in the Development Areas would provide approximately 1.7 acres of recreational opportunities for future project residents.

155-1

The proposed three-acre public equestrian park and trail would also be available to all project residents. The equestrian park, in combination with the recreational facilities in the Development Areas, would provide approximately 4.7 acres of recreational opportunities for future project residents. While the future residents would increase the demand for parks and recreational facilities in the project areas, this demand would be offset by the three-acre equestrian park, 1.7 acres of other onsite recreational facilities and several hundred acres of preserved open space.

Although the Project proposes an equestrian park and other private recreational facilities within the development, these facilities will not provide all types of recreational opportunities needed.



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Although the equestrian park will provide a benefit to the community, it is a facility for a specific population and use. The Community Recreation Needs Report (1999) has indicated community needs for facilities in this area, which include sports fields, baseball diamonds, basketball courts, gymnasiums/community centers, and active recreation areas. The only facility in the area with a recreation center with these types of features is Sunland Park and Recreation Center. This heavily used facility will be impacted by the new residents that will utilize this facility and the programs it offers. Payment of Quimby fees would be allocated to this site and would directly benefit development residents and may alleviate impacts at nearby parks and recreation facilities.

155-1

F. Environmental Impacts and Mitigation Measures

Public Services

Libraries

If to the extent the proposed equestrian park and other onsite recreational facilities do not fully satisfy the requirements of the Quimby Act with respect to the proposed project, the project developer would be required to pay Quimby fees to the City to satisfy balance of its obligations under the Quimby Act. Therefore, impacts on libraries would be less than significant and no mitigation measures are recommended.

155-2

This statement is in the wrong section. Quimby fees are paid to the Department of Recreation and Parks, they are not credited to the Library Department. This same quote is correctly located in *J. Public Services, 3. Recreation and Parks, Environmental Impacts, Project Impacts (p IV.J-26)*.

The DEIR document does not identify active play areas with specific features or uses nor does it specify location and size of the 1.7 acres of the various recreation areas. Provision of this information is necessary so that it may be reviewed. The Department of Recreation and Parks staff welcomes the opportunity to meet with Canyon Hills developers and design staff to discuss and review these issues further.

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If you have any questions or comments regarding this information, please contact, John De Witt, of my staff, at 213-847-9217.

Sincerely,



BILL S. LUKEHART
Superintendent

- cc: Kevin Regan
- Kathleen Chan
- John De Witt, Advance Planning
- Camille Didier, Advance Planning
- Nora Dresser, Advance Planning