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### INTRODUCTION

This section of the EIR addresses the availability of parks and recreational facilities in the project area, and the proposed project's anticipated impacts on these facilities. Where impacts are identified to be significant, mitigation measures are recommended to reduce these impacts to acceptable levels. The following analysis is based on information contained in Public Recreation Plan, the Brentwood Pacific Palisades Community Plan, and correspondence with staff of the City of Los Angeles Department of Recreation and Parks.

### PARKS AND RECREATION

#### Environmental Setting

##### *Existing Facilities and Service - City of Los Angeles*

The operation and management of City of Los Angeles parks and recreation facilities are performed by the Department of Recreation and Parks. The proposed project site is located within the Pacific Region of the City of Los Angeles Department of Recreation Parks. Some parks within the City, as noted below, are overseen by other private or public agencies due to their unique nature.

Parks and recreational facilities are typically categorized as neighborhood, community, regional or other, and are established based on size of area served and type of services provided. The Public Recreation Plan (PRP), a part of the Service Systems Element of the Los Angeles *General Plan*, states that a neighborhood recreation site should provide space and facilities for outdoor and indoor recreation activities to meet the special needs of the particular neighborhood it serves. In addition to providing a community building, neighborhood park facilities typically provide the following activities: softball, basketball, volleyball, handball, soccer, football, shuffleboard, table games, handicrafts, lawn games, and small children's play grounds. A community recreation site should provide facilities to serve a wider range of interests and may include baseball diamonds, football and soccer fields, tennis and handball courts, and a swimming pool. A regional park facility should provide specialized recreational facilities to serve the entire Los Angeles Basin. Regional parks generally encompass over 50 acres and include such facilities as lakes, golf courses, campgrounds, wilderness areas and museums, while including facilities typically found in neighborhood and community parks.

The PRP also identifies locations for proposed neighborhood, community and regional parks. The definitions and standards of these categories vary somewhat among jurisdictions. For the project area and the City of Los Angeles, specific standards have been adopted. Typically, a walking or travel distance of one-half mile for a neighborhood park, and two miles for a community park are considered to be reasonable by the City of Los Angeles Department of Recreation and Parks.

Figure IV.O.4-1 illustrates the locations of the parks and recreation facilities within the two-mile radius of the project site. Facilities located within this two-mile radius include Barrington Recreation Center, Crestwood Hills Park, and Westwood Recreation Center. Description of these facilities are provided later within this section. Table IV.O.4-1 presents the locations, acreage and types of facilities of parks and recreation facilities within the two-mile radius of the project site.

**Table IV.O.4-1  
Parks and Recreational Facilities Located within A Two-Mile Radius of the Proposed Project Site**

<b>Name</b>	<b>Location</b>	<b>Acreage</b>	<b>Facility</b>
Barrington Recreation Center and Park	333 S. Barrington Avenue Los Angeles 90049	17	Community Center/Park
Crestwood Hills Park	1000 Hanley Avenue Los Angeles 90049	15.61	Neighborhood Park
Westwood Recreation Center	1350 Sepulveda Avenue. Los Angeles 90025	NA	Community Center

Source: Information obtained from City of Los Angeles Recreation and Parks website found through: [www.cityofla.org](http://www.cityofla.org).

### **Barrington Recreation Center**

The Barrington Recreation Center is a community facility located at 333 S. Barrington Avenue in the City of Los Angeles. This facility is managed by the Pacific Region Office of the City of Los Angeles Department of Recreation and Parks. The facility is located approximately two miles southeast of the proposed project site. The 17-acre site consists of a community building, indoor gym and outdoor gyms, basketball court, one lighted and two unlighted ball diamonds, a children’s play area, football field, handball court, picnic area, soccer field, four lighted tennis courts and a volleyball court.

**Figure IV.O.4--1**  
**Park and Recreation Facilities**



### **Crestwood Hills Park**

The Crestwood Hills Park, a neighborhood facility, is located at 1000 Hanley Avenue in Los Angeles and is managed by the Pacific Region Office of the Department of Recreation and Parks. The facility is located approximately one mile south of the proposed project site. The 15±-acre facility consists of a community building, one unlighted ball diamond, a basketball court, a children's play area, a football field, a handball court, and a picnic area with barbecue.

### **Westwood Recreation Center**

Westwood Recreation Center is a community facility located at 1350 Sepulveda Avenue in the City of Los Angeles. The facility is located approximately two miles southwest of the project site and is managed by the Department of Recreation and Parks. The facility consists of a community building that provides various classes, two basketball courts, two racquetball courts, a pool and an unlighted ball diamond.

### **Trails**

Several equestrian/hiking trails exist in the Brentwood area. In the project area, there is an existing equestrian and hiking trail that runs in a north/south direction.<sup>1</sup> At the immediate project area, the equestrian/hiking trail is located to the west of the project site, and it runs parallel with the existing Canyonback Road. South of the existing Canyon Back Road, the existing trail traverses a portion of the project site proposed for dedication as permanent open space. It is a policy of the Brentwood-Pacific Palisades District Plan (Policy 4-1.5) to provide access to and facilities for equestrian, hiking and cycling trails.

### ***Private Country Clubs***

In addition to the parks and recreational facilities mentioned above, private facilities that offer recreational services, including golf courses and social services, are located within the general vicinity of the project site. These include the Mountaingate Country Club, the Riviera Country Club, and the Brentwood Country Club. The Mountaingate Country Club is located approximately one-quarter mile east of the project site, and both the Riviera Country Club and Brentwood Country Club are located

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<sup>1</sup> Brentwood Pacific Palisades District Plan, Map Page No. 147P133, Adopted 1977, and subsequently amended.

approximately two miles south of the project site. The playgrounds of the schools serving the project area may also be available to supplement the existing facilities in the area.

### ***Santa Monica Mountains Conservancy***

Santa Monica Mountains Conservancy lands are located approximately two miles to the west of the project site. The Santa Monica Mountains Conservancy is a State of California agency that purchases parklands in the Santa Monica Mountains and other major open space areas. The conservancy is able to make the mountains more accessible to interested residents and tourists by operating educational, recreational and grant assistance. Will Rogers State Historic Park and Topanga State Park, both of which are part of the Santa Monica Mountains Conservancy parklands system, are located within three miles south of the project site.

### ***Applicable Policy Plans - City of Los Angeles***

According to the City of Los Angeles Department of Recreation and Parks, a satisfactory park and recreation system should measure up to standards in three respects: (1) sufficient land area reserved for parks and recreation; (2) appropriate distribution of park and recreation facilities throughout the city; and (3) a full compliment of park and recreation facility types (i.e., active and passive recreation for all age groups) to accommodate a wide variety of users.<sup>2</sup> Facilities should be provided at the neighborhood, community, and regional levels.

Two sets of policy documents, the Public Recreation Plan (PRP) and individual Community/District Plans, establish planning efforts and activities related to parks, recreation facilities, and open space areas in the City. The PRP provides citywide goals, objectives and recommendations concerning parks and recreation facilities.

#### **Public Recreation Plan (PRP)**

The PRP, a portion of Section 1 of the Service Systems Element of the City of Los Angeles *General Plan*, was adopted in 1980 by the City Council. The PRP focuses on physical facilities by emphasizing the provision of neighborhood and community recreation sites, community buildings, gymnasiums, swimming pools, and tennis courts. The PRP largely focuses on facility planning in residential areas, as these areas generate the greatest demand and need for parks and recreational facilities. The PRP also

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<sup>2</sup> Public Recreation Plan, p. 2, City of Los Angeles Department of Recreation and Parks.

establishes general locations for future facilities based on a proposed service radius and projected population levels.

The PRP states that the location and allocation of acreage for neighborhood and community park and recreational facilities should be determined on the basis of the service radius within residential areas throughout the City. No parks or recreational facilities should be diminished in size or removed from any service radius unless the required acreage is replaced elsewhere within the same service radius, or unless the need is diminished due to population and/or land use changes.

An overall provision of 10 combined acres per 1,000 residents for total recreational facilities is recommended in the PRP. Further, the PRP recommends a minimum of 10 percent of the total land area be dedicated to public recreation or open space. As presented in **Table IV.O.4-2**, the 10 combined acres of recommended recreational/park area per 1,000 can be broken down by park category.

**Table IV.O.4-2  
Parkland Standards**

Type	Overall Acreage	Minimum Size	Service Radius
Neighborhood	2 acres/1,000 residents	5 acres	1/2 mile
Community	2 acres/1,000 residents	15 acres	2 miles
Regional	6 acres/1,000 residents	50 acres minimum	Not Applicable

*Source: City of Los Angeles Department of Recreation and Parks (1999), and Service Systems Element, Los Angeles General Plan, October 1980.*

The desired long-range standard for both neighborhood and community park/recreation facilities is two acres (minimum) per 1,000 residents, and for regional parks, six acres per 1,000 residents. In addition to acreage requirements, the PRP identifies service distances for parks. For a neighborhood park, a walking or travel distance should be not greater than approximately one-half mile, and for a community park not greater than two miles. No standard is provided for regional parks. The PRP recognizes that these standards may not be fully attained during the long-term life of the adopted PRP. As a result specific short-term and intermediate-term standards have been set for different Community plan areas within the City.

### **District Plan**

The project site is located within the Brentwood-Pacific Palisades District Plan. The Brentwood-Pacific Palisades District Plan adopted in July 1977, and subsequently amended in 1993 and 1998, is part of the *General Plan* of the City of Los Angeles. The previous (1993) District Plan identified the Mountaingate site as a suitable location for a neighborhood park. The District Plan states that standards and criteria for park and recreation facilities set forth in the Service Systems Element are applicable to the Brentwood-Pacific Palisades District. As a result, the standards for parks and recreation facilities within the Brentwood-Pacific Palisades District are two acres of parkland per 1,000 residents each for neighborhood and community facilities. In addition, the service radii of one-half mile and two miles for neighborhood and community facilities, respectively, would be applicable.

### **Current Adequacy of Existing Los Angeles Facilities**

The Department of Recreation and Parks has indicated that every area in the City of Los Angeles is under-served with recreational and park facilities.<sup>3</sup> Currently, there are 1.1 acres of City-operated community and neighborhood parklands per 1,000 persons in the City of Los Angeles. Within the project area, there are 1.3 acres of community and neighborhood parklands per 1,000 persons.<sup>4</sup> The project area is, therefore, deficient in neighborhood and community parklands, considering the City's standards of two acres of both community and neighborhood parkland per 1,000 persons. Overall, the per capita acreage of parkland in the project area is 18 percent greater than that of the entire City of Los Angeles (1.3 acres per 1,000 persons as compared to 1.1 acres per 1,000 persons).

### **Parkland Funding**

In order to understand the impacts of a project on recreational facilities, it is important to understand how such facilities are acquired and developed. In the State of California, the primary avenue by which local jurisdictions obtain parkland via new development is through the Quimby Act, although a variety of mechanisms can be used to achieve this objective. The Quimby Act was established by the California Legislature in 1965, in response to California's increased rate of urbanization and the need to preserve open space and parkland for growing communities. The act was subsequently amended in 1982 by SB 1785. The act requires a city or county to prepare and adopt a Recreation Element of its *General*

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<sup>3</sup> Mr. Alonzo Carmichael, Planning Officer, City of Los Angeles Department of Recreation and Parks, Correspondence with Impact Sciences Personnel, November 24, 1997.

<sup>4</sup> Ibid.

Plan if it is to enact a parkland dedication/fee ordinance. The Quimby Act gives authority for passage of land dedication ordinances only to cities and counties.

In brief, the Quimby Act allows cities and counties to require that new development dedicate land for parks or pay a fee in-lieu thereof, or some combination of the two, based on certain criteria. Generally the Act recommends a minimum parkland dedication of three acres for every 1,000 new residents generated by a development. Consistent with the Quimby Act, the City of Los Angeles, has established an ordinance, No. 141422 (amending Chapter 1, Article 7 of the Los Angeles Municipal Code). Ordinance No. 141422 requires, project applicants to either pay an in-lieu fee to the City or develop park or recreation land on a project site using equivalent funding or greater. As previously noted the standards for parks and recreation facilities within the Brentwood-Pacific Palisades District are two acres of parkland per 1,000 residents each for neighborhood and community facilities.

## **Environmental Impact Analysis**

### ***Threshold of Significance***

The L.A. CEQA *Thresholds Guide* indicates that the determination of significance shall be made on a case-by-case basis, considering:

- The net population increase resulting from the proposed project;
- The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for recreation and park services (e.g., on-site recreation facilities, land dedication or direct financial support to the Department of Recreation and Parks).<sup>5</sup>

### ***Project Impacts***

#### **Parkland**

The proposed project would result in the construction of 29 residential units. Residential developments generate the greatest demand and need for parks and recreational facilities. As a residential

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<sup>5</sup> L.A. CEQA *Thresholds Guide*, City of Los Angeles, Environmental Affairs Department, May 14, 1998, pp. J.4-2 and J.4-3.

development proposal, the proposed project would contribute to the City-wide shortage of parks and recreational facilities. Assuming 2.83 persons per residential unit,<sup>6</sup> the proposed project would increase the population within the project area by approximately 82 persons. Based on the City's desired long-range standard of two acres minimum per 1,000 residents each for neighborhood and community parks and recreation facilities, the proposed project would require an additional 0.33± acres of parkland (0.16± acres each of neighborhood and community parkland). It should be noted that in the preliminary design phase of the Mountaingate project, the applicant proposed a neighborhood park on site as identified by the 1993 District Plan. The Department of Recreation and Parks, however, declined the proposal. As a result, estate style lots were planned that would enable property owners to provide their own amenities such as swimming pools, tennis courts and other facilities. Further, there are other parks and recreational facilities adjacent to or located in the general vicinity of the project area that are not owned and operated by the Department of Recreation and Parks. As such, given the nature of the project with potential on-site recreational amenities as well as recreational facilities in the area (including state parks and private country clubs, hiking and equestrian trails, etc.), and the City's Quimby Act requirements, this impact is considered less than significant.

### **Open Space**

As part of the project, approximately 424 acres of the 449±-acre project site will be set aside as permanent open space (see **Figure IV.O.4-2**). Although this open space is will ultimately be dedicated as permanent open space, at this time, it is not known what jurisdiction will own and maintain the land. In particular, the majority of the 424 acres of open space will be dedicated to public or non-profit conservancy or parks authority for use in the greater scheme of trails and recreational resources within that area of the Santa Monica Mountains located west of Sepulveda Pass. Implementation of the proposed project would, therefore, result in a beneficial impact on permanent open space within and immediately surrounding the Mountaingate Community.

### **Cumulative Impacts**

The proposed project together with the related residential project within the project vicinity would increase the number of new residents by approximately 1,347 residents.<sup>7</sup> This increase in population would result in a cumulative need of about 5.3 acres of additional neighborhood/community parks. In the absence of new and/or expanded parks, park and recreation facility deficits would be increased in relation to new residential populations. However, through the City's Quimby Act and environmental

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<sup>6</sup> United States Census Bureau indicates that the City of Los Angeles has an average person per household figure of 2.83

<sup>7</sup> Ibid.

**Figure IV.O.4-2  
Open Space**

review procedures, related residential projects will be required to provide recreational land and/or pay in-lieu park fees to mitigate their impacts. Thus, impacts to park and recreation facilities in the project area would not be cumulatively considerable and not significant.

### **Mitigation Measures**

1. In accordance with the requirements of the City of Los Angeles (Ordinance No. 141422, amending Chapter 1, Article 7 of the Los Angeles Municipal Code), the project is required to either pay the in-lieu fee to the City, and/or develop park or recreation land on the project site using equivalent funding or greater. The proportion of total land on the site to be set aside for park and recreation, or the amount of in-lieu fees to be paid, shall be determined by the City at the time of final plan approval.

### **Adverse Impacts**

With the payment of in-lieu fees to the City, and/or parkland dedication, project and cumulative project impacts to parklands would be reduced to a less than significant level. Therefore, no adverse impacts are anticipated as a result of the development of the proposed project or cumulative projects.