
4.13 Recreation

4.13.1 Introduction

This section addresses the potential impacts of the proposed Project on the demand for recreational facilities as well as the ability of existing and proposed recreational facilities to accommodate this potential increase in demand. The analysis provides an overview of the existing parks and recreational facilities serving the Project site, regulatory requirements related to the provision of parks and recreational facilities, existing service levels in the Project area, and potential changes to service ratios based on potential proposed Project impacts. These potential impacts are evaluated based on the ability of the existing facilities to accommodate any increase in demand for parks and recreational facilities generated by the proposed Project.

The Los Angeles City Department of Recreation and Parks, the Los Angeles County Department of Parks and Recreation, the City of El Segundo, and the City of Inglewood operate parks and recreational facilities within a two-mile radius of the Project site. These facilities include a golf course, parks, and bicycle trails.

4.13.2 Environmental Setting

4.13.2.1 Regulatory Framework

The proposed Project must comply with federal, state, and local regulations relevant to public parks and recreational facilities.

4.13.2.1.1 Federal

There are no existing federal regulatory frameworks applicable to public parks and recreational facilities for the proposed Project.

4.13.2.1.2 State

Quimby Act

The Quimby Act (Act) was established by the California State Legislature in 1965 as California Government Code Section 66477. As part of the State Subdivision Map Act, it gives the state, cities, and counties the authority to pass ordinances that require the dedication of parkland and/or payment of in-lieu fees as a condition of approval for projects involving residential subdivisions. The Act provides, through fees and land dedications, the capacity for cities to meet communities' demands for parks and recreational facilities, and helps mitigate the impacts of development. Quimby fees do not apply to commercial or industrial subdivisions and the dedication of land, payment of fees, or both, cannot exceed the proportionate amount necessary to provide three acres of park area per 1,000 residents residing within a subdivision, unless the proportionate amount of existing neighborhood and community park area exceeds that limit.¹

¹ City of Los Angeles, Department of Recreation and Parks, Quimby Program, Frequently Requested Information, 2013, online at <http://www.laparks.org/planning/quimby.htm>, accessed March 4, 2013.

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4.13.2.1.3 Local

City of Los Angeles General Plan, Service Systems Element – Public Recreation Plan

The Public Recreation Plan (PRP), adopted in 1980 by the Los Angeles City Council, is part of the City of Los Angeles General Plan, under the Service Systems Element. The PRP provides citywide goals, policies, objectives, and recommendations concerning parks and recreation. The PRP focuses on physical facilities and emphasizes neighborhood and community recreation sites, community buildings, gymnasiums, swimming pools, and tennis courts. The PRP mainly discusses facility standards in residential areas as these areas parks and recreational facilities typically generate the greatest demand. In addition, the PRP lists three requirements for a recreation system to be considered satisfactory and acceptable:

- There must be sufficient land area set aside for recreation;
- The recreation areas must be properly distributed in residential areas throughout the City of Los Angeles; and
- There must be facilities to meet different recreation needs – including both active and passive recreation – and provisions for all age groups.

The PRP defines several categories of recreational facilities, including Neighborhood recreational sites, Community recreational sites, Regional parks, and designated school playgrounds, and provides standards for the adequate provision of each. Neighborhood recreational sites include facilities for outdoor and indoor recreational activities intended to serve residents of all ages in the facilities' immediate neighborhood. Typical facilities would provide for a range of uses, including: softball, basketball, volleyball, handball, soccer, football, shuffleboard, table games, handicrafts, lawn games, and small children's play. However, the PRP notes that the ability of facilities to meet the special needs of a particular neighborhood should also be provided. Community buildings and off-street parking should also be provided at neighborhood recreational sites. Community recreational sites are intended to serve residents of all ages in several surrounding neighborhoods. These sites serve a wider interest range than neighborhood recreational sites. In addition to the typical facilities that should be provided at neighborhood recreational sites, community recreational sites would typically offer baseball diamonds, combined football and soccer fields, tennis and handball courts, and/or swimming pools. Community recreational sites are also appropriate for specialized facilities. Regional parks are defined as those facilities that are generally over 50 acres in size. In addition to the facilities provided at neighborhood and community recreational sites, regional parks include lakes, golf courses, campgrounds, wilderness areas, and/or museums. They would normally serve persons living throughout the Los Angeles basin. Finally, the PRP lists school playgrounds of the Los Angeles Unified School District as a recreational facility type. These playgrounds are open during limited days and times, but can supplement local recreational sites.

The PRP sets standards for providing adequate recreation facilities at the neighborhood, community, and regional levels. An overall provision of ten acres of land per 1,000 residents for total recreational facilities is recommended. Additionally, a minimum of ten percent of the total land area is recommended to be in public recreation or open space. The local, long-range recreation standard is a minimum of two acres per 1,000 residents for neighborhood recreational sites with an approximately one-half mile service radius, and a minimum of two acres per 1,000 residents for community recreational sites, for a combined four acres of

neighborhood and community recreational sites per 1,000 residents. The PRP notes, however, that these standards are long-range and may not be reached during the life of the PRP. As such, it provides short and intermediate standards of one acre per 1,000 residents for neighborhood parks with a one-mile service ratio, and one acre per 1,000 residents for community parks with a two-mile service ratio, for a combined two acres of neighborhood and community recreational sites per 1,000 residents. The location and allocation of acreage for neighborhood and community recreational sites should be determined on the basis of the service radius within residential areas throughout the City of Los Angeles. The PRP also establishes that no park or recreational facility be diminished in size or removed from any service radius unless it is replaced with the required acreage elsewhere within the district, or unless the need is reduced due to population changes.

City of Los Angeles General Plan, Framework Element

The Citywide General Plan Framework Element of the City of Los Angeles General Plan is a strategic plan for long-term growth in a citywide context to guide the City of Los Angeles's many community plans. The framework acknowledges the growing population of the City of Los Angeles and provides guidance for the management of the following resources: land use, housing, urban form and neighborhood design, open space and conservation, economic development, transportation, and infrastructure and public services.

The following policies of the Framework Element address recreational resources:

- Formulate/update a Recreation Master Plan (a Recreation and Parks Department document) to provide sufficient capacity to correct existing deficiencies as well as meet the needs of future populations;
- Identify improvements to the recreation and park system including additional parklands and recreational programs. Priority should be placed on the identification of improvements for the underserved areas of the City of Los Angeles;
- Revise standards that permit the acquisition of parks smaller than five acres, particularly in those communities with the most severe neighborhood park deficiencies;
- Require the inclusion of recreational facilities in multi-family residential and mixed-use development projects; and
- Adopt strategies to acquire, or work with non-profits to acquire larger tracts of park land in industrial areas and improve them with community park facilities.²

City of Los Angeles Zoning Code

The City of Los Angeles "Quimby Code" consists of the Subdivision Fees Trust (Los Angeles Municipal Code [LAMC] Section 17.12), which was established in 1971, and the Zone Change Park Fee (LAMC Section 12.33), which was established in 1985. The fee schedule, collection, and administration of the Subdivision Fees Trust and the Zone Change Park Fee program are identical. Collectively, these code sections implement the Quimby Act in the City of Los Angeles. Per LAMC Code Section 17.12, most residential development projects requesting a subdivision or a zone change are required to either dedicate land for recreation and park purposes or pay an in-lieu fee (Quimby Fee) as a condition of approval. The in-lieu fee is calculated on a per dwelling unit basis.

² City of Los Angeles, The Citywide General Plan Framework: An Element of the City of Los Angeles General Plan, 2001.

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Los Angeles International Airport (LAX) Plan

The LAX Plan is part of the City of Los Angeles General Plan and is the City of Los Angeles General Plan's land use element for LAX, including the Project site. The LAX Plan focuses on promoting an arrangement of airport uses that encourage and contribute to the modernization of the airport in an orderly and flexible manner, within the context of the City of Los Angeles and the region. With regards to the Project site and recreation facilities, the LAX Plan has policies and programs to provide and maintain landscaped buffer areas along the northern boundary of LAX Northside, as well as to handle the potential for commercial development, office, light industrial, research and development, hotel and conference facilities, retail and restaurant uses, school and community facilities, open space, bicycle paths, and greenway buffers.³

According to the LAX Plan, LAX Northside development shall "...provide and maintain landscaped buffer areas along the northern boundary of LAX Northside that includes setbacks, landscaping, screening, or other appropriate view-sensitive uses with the goal of avoiding land use conflicts, shielding lighting, enhancing privacy, and better screening view of airport facilities from adjacent residential uses."⁴

LAX Specific Plan

The LAX Specific Plan is an ordinance establishing zoning and development regulations for the LAX Plan area. The regulations of the LAX Specific Plan are supplemental to those set forth in the planning and zoning provisions of the LAMC. The LAX Specific Plan's main goals are to provide regulatory controls and incentives for the systematic and incremental execution of the LAX Plan to provide for public needs, convenience, and general welfare as the development of the airport necessitates. The LAX Specific Plan also focuses on recognizing and protecting the important relationship between LAX and its neighbors, airport-related and community businesses, and appropriate stakeholders.⁵

Within the LAX Specific Plan, Section 11 contains provisions specific to the LAX Northside Sub-Area pertaining to parks and recreational facilities. Sections 11.C and 11.E state that the requirements in Appendix A of the LAX Specific Plan and the Design Plan and Guidelines for the LAX Northside by Albert C. Martin and Associates, dated April 20, 1989, apply to all development in the Northside Sub-Area. Section 11.F permits recreational facilities and other public benefit type uses, including child care, children's play area, picnic amenities, athletic fields, parks, libraries, etcetera, in Area 13 (located north of Westchester Parkway, south of Manchester Avenue, east of Lincoln Boulevard, and west of the Westchester Golf Course).

Appendix A, Requirements for Development, within the LAX Northside Sub-Area, states that Area 12B (located north of Westchester Parkway, south of Manchester Avenue, east of Lincoln Boulevard, and West of Emerson Avenue) shall be used for "...a commercial golf course, including golf tees and ranges and similar commercial golf uses."⁶ The 1989 Design Plan and Guidelines for the LAX Northside include the following recommended land uses for the Project site: mixed use: hotel/office/retail, commercial: hotel/office/retail, research park, airport-related uses, and golf course. While golf course is the only recreational land use allowed in the development program, the 1989 Design Plan and Guidelines for the LAX Northside does allow other forms of open space throughout the Project site, including a continuous pedestrian path north and parallel to Westchester Parkway, pedestrian connections between buildings and

³ City of Los Angeles, LAX Master Plan Program Draft Relocation Plan, April 2004.

⁴ City of Los Angeles, LAX Plan, 2004

⁵ City of Los Angeles, LAX Specific Plan, 2004

⁶ Ibid.

streets, and relatively small, enclosed or partially enclosed, open spaces that are shielded from airport noise to the extent practical.

LAX Master Plan

The LAX Master Plan is a comprehensive modernization plan that has accounted for the growth of the airport since 1984. Its planning objectives encompass a variety of goals such as maintaining the airport's international gateway role in satisfying regional demands for global air transport of passengers and cargo, operating in an environmentally-sensitive and responsible manner, ensuring safety of all airport users, and enhancing ground access to and around LAX by maximizing the use of regional highway and transit networks to mitigate neighborhood traffic impacts.⁷ However, there are no specific guidelines pertaining to recreational resources in the LAX Master Plan.

Westchester-Playa Del Rey Community Plan

The Westchester-Playa Del Rey Community Plan is one of 35 community plans that comprise the Land Use Element of the City of Los Angeles's General Plan. As a more refined version of the General Plan's fundamental planning policy framework, community plans promote an arrangement of land uses, streets, and services within a specific local community. The Westchester-Playa Del Rey Community Plan sets forth planning goals and objectives to maintain the community's distinctive character by improving the function, design, and economic vitality of commercial areas, preserving and enhancing community identity through aesthetic designs, and maximizing development opportunities around existing and future transit systems while minimizing adverse impacts.

Recreation and park facilities are further discussed in a subsection of the Westchester-Playa Del Rey Community Plan. In accordance with the Public Recreation Plan of the City of Los Angeles, the Westchester-Playa Del Rey Community Plan currently designates approximately 125 acres of parkland, including one Regional park (beach area west of Vista del Mar), one Community park (Westchester Recreation Center), and one Neighborhood park (Del Rey Lagoon). Thirty additional acres of new parkland are planned within the Westchester-Playa del Rey community. Furthermore, a number of existing open space and recreational facilities serve the Westchester-Playa del Rey community. The Westchester-Playa Del Rey Community Plan strives to provide adequate recreation, park facilities, and open space in balance with development to serve the recreational, environmental, and health and safety needs of the residents.⁸

Policies within the Westchester-Playa Del Rey Community Plan which are relevant to the recreation and park impacts created by the proposed Project include:

- Preserve and improve the existing recreational facilities and park spaces;
- Enhance and improve all parks and recreation areas by providing amenities where appropriate such as footpaths, bike trails, swimming pools, and other facilities to accommodate a wide variety of sports and recreational activities;
- Encourage the provision of adequate parking to serve parks and other ancillary recreational facilities;
- Encourage the shared use of other public facilities for recreational purposes;

⁷ City of Los Angeles, LAX Master Plan Final EIS/EIR, 2004

⁸ City of Los Angeles, Westchester-Playa Del Rey Community Plan, 2004

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- Underutilized public lands should be considered for open space and recreational purposes;
- Encourage LAX to provide permanent open space, parks, and recreational facilities to serve the community at appropriate locations, such as Neilson Field, Westchester Golf Course, Vista del Mar Park, and the proposed public golf course between Pershing Drive and Vista del Mar Drive;
- Encourage the development of neighborhood parks and pocket parks along public right-of-ways and vacant public parcels;
- Ensure that parks are adequately policed, monitored, maintained, and illuminated for safe use at night, as appropriate;
- Develop new Neighborhood and Community parks to help offset the Westchester-Playa del Rey Community's parkland deficit for both its current population, and for the projected population in the year 2025; and
- Facilitate the creation of small neighborhood-serving pocket parks within developed areas, as potential parcels and funding become available.

County of Los Angeles General Plan Conservation and Open Space Element

The County of Los Angeles General Plan Conservation and Open Space Element, adopted in 1980, sets policy direction for the open space related resources of unincorporated Los Angeles County, including land and water areas devoted to recreation, scenic beauty, conservation, and use of natural resources, agriculture, and mineral production. An objective of the element is to improve opportunities for a variety of outdoor recreational experiences.

City of El Segundo

The City of El Segundo General Plan Open Space and Recreation Element, adopted in 1992, provides goals, objectives, and policies designed to prevent future loss of existing open space and recreation resources, as well as to encourage maintenance of the present trends relating to facility acquisition, development, and maintenance. Policy OS1-1.1 adopts a park land standard of 5.0 acres per 1,000 people. Policy OS1-1.2 encourages a locational service area standard of one-quarter mile for neighborhood parks and one-half mile for community parks.

City of Inglewood

The City of Inglewood General Plan Open Space Element, adopted in 1995, addresses the current and future recreation needs for park land and recreational facilities, and plans for the conservation or creation of open spaces to mitigate the effects of the City of Inglewood's increasing urbanization. The City of Inglewood General Plan Open Space Element establishes a minimum threshold of one acre of park land per 1,000 residents. The General Plan establishes a service radius of one mile for parks over fifty acres; one-half mile for medium size parks, typically ten acres; and one-third mile for small parks, typically about one to two acres.

Culver City

The Culver City General Plan Open Space Element is intended to protect, expand, and enhance visible and usable open space resources which support natural habitats, agricultural production, outdoor recreation, and environmental health issues. The Culver City has the following standards for provision of park land: six acres per 1,000 people of regional park facilities located within a radius of a 30-to-60 minute drive for Culver City residents; three acres per 1,000 people of local park area; and one acre per 1,000 people of school playground space available for use under a cooperative agreement with the school district.

4.13.2.2 Existing Conditions

4.13.2.2.1 Regional Context

Parks and recreational facilities surrounding the Project site are owned and operated by the County of Los Angeles Department of Parks and Recreation, the City of Los Angeles Department of Recreation and Parks, the City of El Segundo, the City of Inglewood, the Culver City, and the California Department of Parks and Recreation.

Parks and recreational facilities within a two-mile radius of the Project site range in size from less than an acre, to approximately 90 acres, and have varied utility including ball fields, tennis courts, swimming pools, basketball courts, gymnasiums, playgrounds, picnic areas, and community buildings (**Figure 4.13-1**). **Table 4.13-1** lists the total recreational acreage, per local jurisdiction, within a two-mile radius of the Project site.

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Table 4.13-1

Recreational Facilities Within Two-Mile Radius of Project Site Boundary

Jurisdiction	Recreational Facility Acreage
County of Los Angeles	63.3
City of Los Angeles	76.9
City of El Segundo	26.8
City of Inglewood	1.9
Culver City	10.0
Project Site	69.0
Total Acreage:	247.9

Sources: City of Los Angeles Department of Recreation and Parks; County of Los Angeles Department of Parks and Recreation; City of El Segundo Department of Recreation and Parks; City of Inglewood Department of Parks; Recreation and Community Services, YMCA of Metropolitan Los Angeles; Culver City Parks Recreation and Community Services, 2014.

The following discussion provides an overview of parks and recreational facilities operated by each local jurisdiction within a two-mile radius of the Project site.

County Parks and Recreational Facilities

Five County of Los Angeles parks and recreational facilities, totaling approximately 63.3 acres exist within the two-mile radius of the Project site (**Table 4.13-2, Figure 4.13-1**). These facilities range in size from one acre to 44 acres and provide fitness equipment, jogging paths, rest areas, and bike paths.

Aubrey E. Austin Jr. Park is an approximate one-acre park that overlooks the Marina del Rey Lagoon. The park has a paved walkway extending out onto the north jetty, and provides a seating area with public art.

Burton W. Chace Park is comprised of about ten acres of lush, landscaped lawn and trees along Marina del Rey's main channel, offering boat and ocean vistas. The park offers picnic tables, multipurpose rooms, barbecue grills, fishing docks, bicycle paths, and restroom facilities. The park is located approximately at the mid-point of the South Bay Bicycle Trail, which spans 22 miles in a north-south direction from the Will Rogers State Beach in Pacific Palisades to Torrance County Beach at the base of the Palos Verdes Peninsula.⁹

Dockweiler State Beach, approximately 44.1 acres of which are within the two-mile radius of the Project site, features a four-mile long shoreline with picnic areas, fire pits, beach bike paths, volleyball courts, concession stands, restroom and shower facilities, and parking areas. The beach is located just beneath the takeoff path of LAX, and while considered a state beach, it is locally operated by the County of Los Angeles Department of Beaches and Harbors.¹⁰

⁹ Chace Park, About Burton W. Chace Park and the Chace Family, online at <http://chacepark.com/>, accessed March 4, 2013.

¹⁰ County of Los Angeles Department of Beaches and Harbors, Dockweiler Beach, online at <http://beaches.lacounty.gov/wps/portal/dbh/beaches/>, accessed March 4, 2013.

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The South Bay Bicycle Trail runs along the beach and offers beach scenery as it trails through Dockweiler State Beach, Manhattan Beach, and King Harbor, with restroom facilities and commercial establishments located along the trail. The trail is maintained by the Los Angeles County Department of Public Works, with the exception of a short section between Culver Boulevard and the Marina del Rey entrance channel, which is under the control of the Los Angeles Department of Beaches and Harbors.

The Yvonne B. Burke Park (formerly Admiralty Park) has a grassy lawn area, bike path, self-guided exercise stations, a jogging path, and benches. The park is located adjacent to Admiralty Way.

Table 4.13-2

County of Los Angeles Recreational Facilities Within Two-Mile Radius of Project Site

Map Number ^a	Facility Name	Location	Acres	Features
1	Burton W. Chace Park	13650 Mindanao Way Marina del Rey, CA 90292	10.0	Community building, picnic shelters, barbecue units, bike path, fishing dock, benches, and lawn areas.
2	Yvonne B. Burke Park	4350 Admiralty Way, Marina del Rey, CA 90292	8.2	Bike path, self-guided exercise facility, jogging path, benches, and lawn areas.
3	Aubrey E. Austin Jr. Park	Via Marina and Pacific Avenue, Marina del Rey, CA 90292	1.0	Fishing jetty, view piers, benches, promenade, and lawn areas.
4	Dockweiler State Beach	12501 Vista del Mar Dr. Playa del Rey, CA 90293	44.1	Fire rings, picnic areas, swimming, surfing, beach bike path, volleyball, restrooms, showers, hang gliding.
5	South Bay Bicycle Trail	Vista del Mar Blvd. & Imperial Highway Los Angeles, CA 90293	N/A ^b	Paved, 22-mile bike trail for cycling, jogging, skating, and walking.
Total			63.3	

Notes:

^a Refer to Figure 4.13-1 for map locations of recreational facilities.

^b South Bay Bicycle Trail runs through Burton W. Chace Park and Dockweiler State Beach.

Sources: County of Los Angeles Parks and Recreation, 2014.

City of Los Angeles Parks and Recreational Facilities

The majority of the parks and recreational facilities found within the two-mile radius of the Project site are operated and maintained by the City of Los Angeles Department of Recreation and Parks. The combined City of Los Angeles facilities within the two-mile buffer of the Project site consist of ten facilities, comprising a total of 76.9 acres (**Table 4.13-3, Figure 4.13-1**).

Del Rey Lagoon Park surrounds the Del Rey Lagoon near Ballona Creek and offers a small craft area, safety program, children's play area, baseball field, basketball court, and picnic area.

Culver Marina Little League offers four baseball diamonds and restroom facilities donated and renovated by the Los Angeles Dodgers, the Dodgers Dream Foundation, and Little League International's Urban Initiative Program.¹¹

The Playa Vista Dog Park, Titmouse Park, Vista del Mar Park, Glen Alla Park, and Trask Triangle Park are each less than five acres in size and provide all or some of the following: landscaped lawns, picnic areas, barbecue pits, children's play areas, ball fields, and basketball and tennis courts. The Playa Vista Dog Park is a one-acre park divided into two sections, for large and small dogs.

Carl E. Nielsen Youth Park is a private recreational facility leased by LAWA on LAX-owned property. The park includes a soccer field and baseball diamonds used for organized youth sports.

Westchester Recreation Center, covering approximately 22 acres, offers amenities such as auditoriums, community rooms, ball fields, basketball and tennis courts, children's play areas, picnic tables, barbecue pits, a community pool, and an indoor gym. Also, a new playground and skate park are currently under construction.¹²

The Westchester Family YMCA operated by the YMCA of Metropolitan Los Angeles is also located in the City of Los Angeles within a two-mile radius of the Project site. As an organization dedicated to community health and improvement, the Westchester YMCA facility offers fitness studios, swimming and water therapy classes, basketball, racquetball, and volleyball courts, gym equipment, an outdoor climbing wall, a computer room, and multipurpose rooms. It also provides classes and programs for adults and children.

¹¹ Los Angeles Dodgers, [Dodgers dedicate eighth Dream Field at Culver Marina Little League](http://losangeles.dodgers.mlb.com/la/community/culver_dream_field.jsp), online at http://losangeles.dodgers.mlb.com/la/community/culver_dream_field.jsp, accessed March 4, 2013.

¹² City of Los Angeles Department of Recreation and Parks, [Westchester Recreation Center](http://www.laparks.org/dos/reccenter/facility/westchesterRC.htm), online at <http://www.laparks.org/dos/reccenter/facility/westchesterRC.htm>, accessed March 4, 2013.

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Table 4.13-3

City of Los Angeles Recreational Facilities Within Two-Mile Radius of Project Site

Map Number	Facility Name	Location	Acres	Features
6	Del Rey Lagoon Park	6660 Esplanade Pl. Playa del Rey, CA 90293	11.0	Lagoon, lawn area, baseball diamond.
7	Culver Marina Little League	12950 Culver Blvd. Los Angeles, CA 90292	27.0	Baseball diamonds, lawn areas.
8	Playa Vista Dog Park	West Bluff Creek Dr. Los Angeles, CA 90045	1.0	Dog run, benches.
10	Titmouse Park	415 Culver Blvd. Playa del Rey, CA 90293	0.23	Lawn area, benches, wetland viewing area.
11	Westchester Recreation Center	7000 W. Manchester Ave. Los Angeles, CA 90045	22.0	Auditorium, barbecue pits, baseball diamond, basketball courts, children's play area, community room, football field, indoor gym, picnic table, seasonal pool, soccer field, tennis courts.
12	Vista del Mar Park	Vista del Mar Blvd. & Century Playa del Rey, CA 90293	1.8	Barbecue pits, children's play area, picnic tables, portable toilets, small grass area.
13	Glen Alla Park	4601 Alla Rd. Los Angeles, CA 90292	4.8	Tennis courts, lawn area, walking/jogging path, basketball court, play area, picnic area.
14	Carl E. Nielsen Youth Park	6000 Will Rogers Ave. Los Angeles, CA 90045	7.0	Soccer field, baseball diamonds.
15	Trask Triangle Park	7701-7799 Earldom Ave. Playa del Rey, CA 90293	0.15	Lawn area.
16	Westchester Family YMCA	8015 S. Sepulveda Blvd. Los Angeles, CA 90045	1.9	Pool, basketball court, volleyball court, gym, outdoor climbing wall, racquetball courts, computer room, multi-purpose room.
Total			76.9	

Sources: City of Los Angeles Department of Recreation and Parks, YMCA of Metropolitan Los Angeles, 2014.

City of El Segundo

Six parks in the City of El Segundo fall within a two-mile radius of the Project site. These parks range in size from less than an acre to eight acres, for a total of 26.8 acres of park land (**Table 4.13-4, Figure 4.13-1**). These parks offer similar amenities such as landscaped trees and lawns, picnic areas, children's play areas, restroom facilities, and parking areas.¹³

Table 4.13-4

City of El Segundo Recreational Facilities Within Two-Mile Radius of Project Site

Map Number	Facility Name	Location	Acres	Features
17	Sycamore Park	Sycamore Ave. & California St. El Segundo, CA 90245	0.8	Lawn area, picnic tables, benches, children's play area.
18	Washington Park	1600 E. Maple Ave. El Segundo, CA 90245	4.3	Lawn area.
19	Library Park	600 Main St. El Segundo, CA 90245	3.3	Lawn areas, trails, gazebo.
20	Constitution Park	Sycamore Ave. & Maple Ave. El Segundo, CA 90245	1.0	Lawn area, picnic tables, benches.
21	El Segundo Dog Park	East Imperial Avenue between McCarthy Court and Sheldon Street	2.5	Designated play and exercise areas for small and large dogs.
22	Clutter's Park	East Imperial Avenue at Sheldon Street	3.0	Benches and viewing areas to view LAX.
23	Independence Park	Washington Street Between Walnut and Sycamore Avenues El Segundo, CA 90245	1.1	Lawn area, trails.
24	Acacia Park and Pool	600 Block of W. Acacia Avenue	0.5	Picnic tables, playground, pool.
25	Imperial Strip & Memory Tree Row	Imperial Ave., between Hillcrest & Center El Segundo, CA 90245	8.0	Lawn area.
26	Richmond Street Field	Corner of Mariposa Avenue and Virginia Street	2.3	Softball and soccer fields.
Total			26.8	

Sources: City of El Segundo, Department of Recreation and Parks, Los Angeles County Assessor, 2014.

¹³ City of El Segundo, Athletic Fields, Parks, and Recreation Facilities, online at http://www.elsegundo.org/depts/recreation/parks_n_facilities/default.asp, accessed March 4, 2013.

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City of Inglewood

The City of Inglewood operates Siminski Park within a two-mile radius of the Project site (**Table 4.13-5, Figure 4.13-1**). Siminski Park is a two-acre park that offers trees and lawns, a children's play area, picnic tables, restroom facilities, a basketball court, and parking spaces. It also provides a community center building for Senior Citizen events, and preschool classes.¹⁴

Table 4.13-5

City of Inglewood Recreational Facilities Within Two-Mile Radius of Project Site

Map Number	Facility Name	Location	Acres	Features
27	Siminski Park	9717 S. Inglewood Ave. Inglewood, CA 90301	1.9	Two-story community building, lawn area, picnic tables and chairs, children's play area, basketball court.
Total			1.9	

Source: City of Inglewood, Department of Parks, Recreation and Community Services, 2014.

Culver City

The Culver City operates Fox Hills Park within the Project site buffer (**Table 4.13-6, Figure 4.13-1**). Fox Hills Park is an 11- acre park located in the Fox Hills neighborhood. The park offers a recreation hut with restroom facilities, picnic areas, six-foot picnic tables, barbeques, children's play equipment, a basketball court, a soccer field, full-size tennis courts, child-sized tennis courts, and a large grass area.

Table 4.13-6

Culver City Recreational Facilities Within Two-Mile Radius of Project Site

Map Number	Facility Name	Location	Acres	Features
28	Fox Hills Park	Green Valley Circle and Buckingham Pkwy. Culver City, CA 90230	10.0	Picnic areas, barbeques, children's play equipment, basketball court, soccer field, tennis court, lawn areas.
Total			10.0	

Source: City of Culver City, Department of Parks, Recreation, and Community Services, 2014.

4.13.2.2.2 Recreational Facilities Exclusively within the Project Site

No public park land currently exists within the Project site; however the Project site contains the existing Westchester Golf Course (**Table 4.13-7, Figure 4.13-1**). The Westchester Golf Course is a 69-acre facility offering a driving range and an 18-hole executive golf course.

¹⁴ City of Inglewood, Parks, Recreation, and Community Facilities, online at <http://www.cityofinglewood.org/depts/pw/divisions/facilities/parks.asp>, accessed March 4, 2013.

Table 4.13-7**Recreational Facilities Exclusively Within the Project Site**

Map Number	Facility Name	Location	Acres	Features
6	Westchester Golf Course	6900 West Manchester Ave. Los Angeles, CA 90045	69.0	18-hole, par 64 golf course.
Total			69.0	

Sources: City of Los Angeles, Los Angeles World Airports, Westchester Golf Course, 2014.

4.13.2.2.3 Combined Recreational Facilities Within and Surrounding the Project Site

The parks and recreational facilities located within the Project site and within the two-mile buffer of the Project site total approximately 247.9 acres. Provision of park and recreational space within the City of Los Angeles is estimated at four acres per 1,000 residents.¹⁵ The proposed Project is located within the LAX Plan area. The LAX Plan area does not contain any residences; however the Westchester Golf Course within the Project site does provide 69 acres of recreational space. The City of Los Angeles service ratio within two miles of the Project site is 2.47 acres per 1,000 residents.¹⁶ The current ratios do not meet the City of Los Angeles's stated goals for the long-term provision of park space of a combined four acres of neighborhood and community recreational sites per 1,000 residents, however the current ratios do meet the City of Los Angeles's short and intermediate standard of a combined two acres of neighborhood and community recreational sites per 1,000 residents.

4.13.3 Impact Analysis**4.13.3.1 Methodology**

The methodology used to assess the potential direct effects of the proposed Project is determined through a service ratio that is calculated by comparing the amount of public recreation space available (in acres) to the resident population (in thousands) that can utilize the space. Standard service ratios identified in the City of Los Angeles Public Recreation Plan are used as a baseline for comparison with the existing and proposed service ratios.

The City of Los Angeles Public Recreation Plan establishes a desired long-range standard for local parks of two acres per 1,000 residents for neighborhood parks and two acres per 1,000 residents for community parks, for a total of four acres per 1,000 residents of combined neighborhood and community parks. The short and intermediate standard for local and neighborhood parks is a combined two acres per 1,000 residents. Neighborhood parks and recreational sites are typically defined as offering a recreation building, a multipurpose field, a hard court area, children's play area, a picnic area, off-street parking, and maintenance facilities. The standard size for a neighborhood park is one to five acres. A community park is designed to serve residents in several surrounding neighborhoods and should provide facilities

¹⁵ City of Los Angeles, Department of Recreation and Parks, 2009 Citywide Community Needs Assessment, 2009.

¹⁶ Based on an estimated 100,340 population and 247.9 acres of recreational land.

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to serve a wider range of interests in comparison to neighborhood parks, such as a community building, multipurpose facilities, play areas, hard court areas, ball fields, tennis and basketball courts, a swimming pool, picnic areas, and parking. The standard size of community recreation sites range between 15 acres and 20 acres.¹⁷

The analysis of potential impacts to recreation establishes the existing service ratio within a two-mile radius of and within the Project site. The service ratio is defined as the total acreage of park land divided by the total population within a two-mile radius of the Project site, and is expressed as park acres per 1,000 residents. Population within the two-mile radius is derived from United States Census tracts, while total park acreage within the two-mile radius is based on information provided by local jurisdictions and the Los Angeles County Assessor maps. To determine potential proposed Project impacts, the total park acreage and population for the proposed Project are added to the total park acreage and population existing within two miles of the Project site. Service ratios under existing conditions and with the proposed Project are then compared with the service ratio standards established in the City of Los Angeles Public Recreation Plan to draw a conclusion regarding the proposed Project's potential impacts on park and recreation space.

4.13.3.2 Significance Thresholds

In accordance with the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The net population increase resulting from the 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 facilities, land dedication, or direct financial support to the Department of Recreation and Parks).¹⁸

Using these factors, the proposed Project would have a significant impact on recreation if:

- The proposed Project generates a demand for park or recreational facilities in the area that could not be met with existing or planned facilities, leading to the potential need for construction or expansion of recreational facilities and services that might have an adverse physical effect on the environment.

4.13.3.3 LAX Master Plan Commitments and Project Design Features

4.13.3.3.1 LAX Master Plan EIS/EIR Commitments

There are no LAX Master Plan commitments for parks and recreation. However, commitments from other environmental disciplines in the LAX Master Plan EIS/EIR may be relevant to this analysis.

¹⁷ City of Los Angeles, Department of City Planning, *Public Recreation Plan*, October 1980.

¹⁸ City of Los Angeles, *City of Los Angeles CEQA Thresholds Guide*, 2006

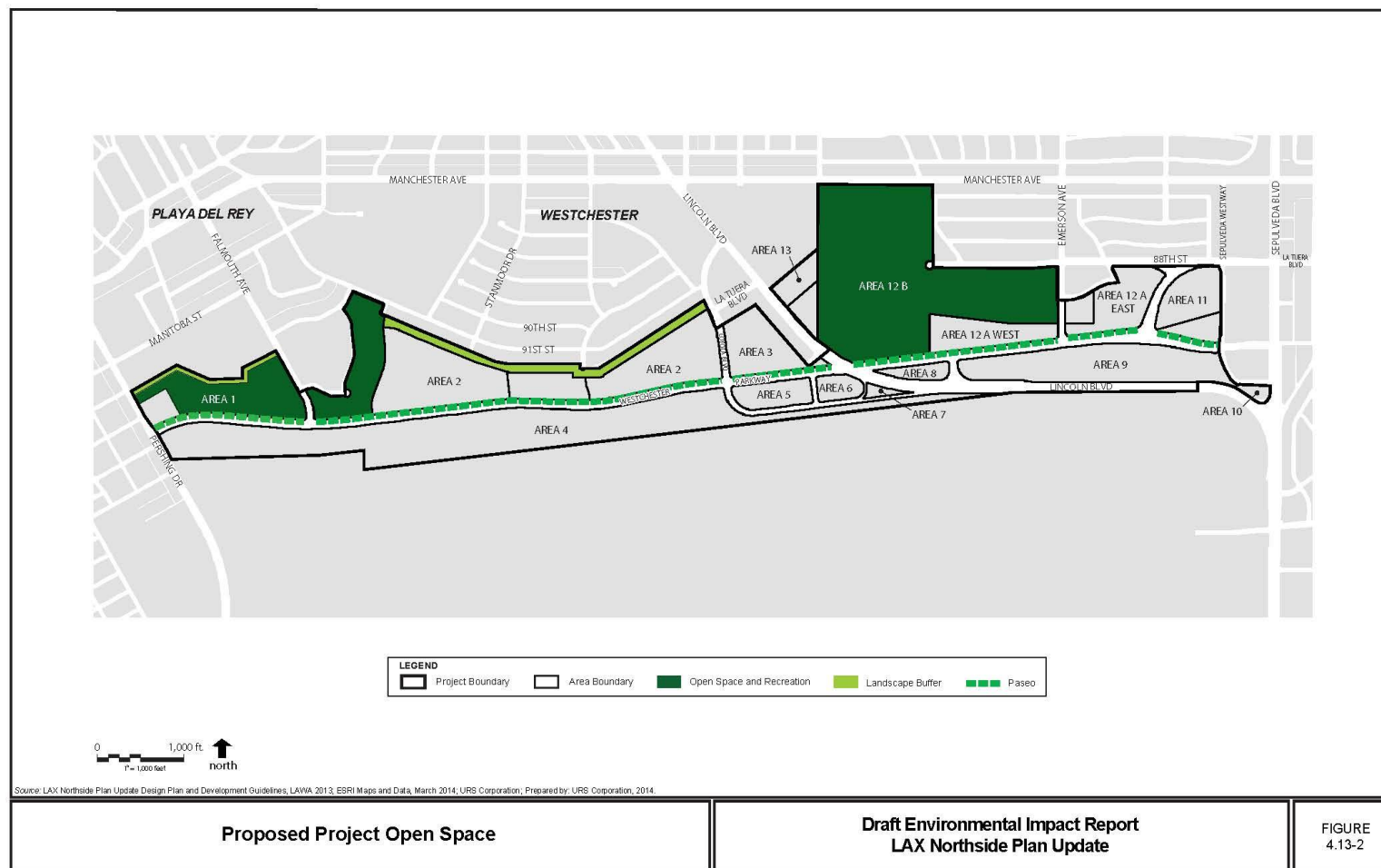
- **Land Use (LU)-5: Comply with City of Los Angeles Transportation Element Bicycle Plan.** LAWA will comply with bicycle policies and plans in the vicinity of LAX, most notably those outlined in the City of Los Angeles Transportation Element Bicycle Plan and the General Plan Framework, including Pershing Drive, Sepulveda Boulevard, and Aviation Boulevard. As a priority, a Class I bike path will be incorporated on Aviation Boulevard, as practical and feasible, per the standards identified in the City of Los Angeles Transportation Element Bicycle Plan generally extending from the Inglewood City limits (Arbor Vitae Street) to the north to Imperial Highway to the south. As a primary objective, LAWA will provide maximum feasible incorporation of other bike paths and bike lanes into the design of projects that will be constructed under the LAX Master Plan program with a fundamental emphasis on ensuring safe and efficient bicycle and vehicular circulation. In addition, bicycle access and parking facilities will be provided at the Ground Transportation Center, Intermodal Transportation Center, and major parking lots. Bicycle facilities such as lockers and showers will also be provided where feasible to promote employee bicycle use.

4.13.3.3.2 Project Design Features

The proposed Project includes open space and recreation areas in a variety of forms. The open space and recreational facilities permitted with the proposed Project consist of active and passive recreation areas, a golf course, play fields (which could include soccer fields, baseball and softball fields, and/or dog parks), buffer areas, and a pedestrian-accessible paseo (**Figure 4.13-2**). **Table 4.13-8** lists the open space and recreation areas under the proposed Project.

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Table 4.13-8

Proposed Project Recreation and Open Space Areas

Area	Type	Acres	Features
Existing Recreation and Open Space Areas Within the Project Site to Remain			
12B	Recreation and Open Space	69.0	Golf Course
New Recreation and Open Space Areas Proposed Within the Project Site			
1	Recreation and Open Space	22.2	Active and passive recreation, including but not limited to golf course, play fields, soccer fields, baseball and softball fields, dog parks; buffer areas; below-grade storm water treatment facilities; and parking, in conjunction with other uses that achieve fair market value.
2	Recreation and Open Space	14.3	Active and passive recreation, including but not limited to golf course, play fields, soccer fields, baseball and softball fields, dog parks; buffer areas; below-grade storm water treatment facilities; and parking.
1, 2	Landscape Buffer	10.29 ^a	Landscaped open space.
1-3, 12B, 12A E, 12A W, 11	Paseo	3.0 ^b	Walking/jogging paths, benches.
Net New		49.79	
Total		118.79	

Notes:

^a Not publicly accessible. Acreage based on a 20-foot required Landscape Buffer along the northern property boundary of Area 1 and a 100-foot required Landscape Buffer along the northern property boundary of Area 2.

^b Based on required 12-foot wide paseo and approximate 12,375 foot length Project site.

Sources: LAWA; Westchester Golf Course; LAWA, LAX Northside Design Guidelines and Standards, 2014.

The following Project Design Features (PDFs) apply:

- **PDF Recreation (R)-1:** The proposed Project would permit up to approximately 49.79 acres of new recreation and open space opportunities, 39.5 acres of which would be publicly accessible, as follows:
 - Up to approximately 22.2 acres of Recreation and Open Space in Area 1, in conjunction with other uses that achieve fair market value.
 - Up to approximately 14.3 acres of Recreation and Open Space in Area 2.
 - Up to approximately 10.29 acres of Landscape Buffer in Areas 2 and 3.
 - Up to approximately 3.0 acres of Paseo in Areas 1-3, 12B, 12A East, 12A West, and 11.

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- **PDF R-2:** The proposed Project would permit the continuation of open space at the Westchester Golf Course. With the existing Westchester Golf Course, the proposed Project provides 118.79 acres of land for recreation and open space, 108.5 acres of which would be publicly accessible.
- **PDF R-3:** A 100-foot Landscape Buffer is located on the northern property line in Area 2, and a 20-foot Landscape Buffer is located along the northwest property line in Area 1. These buffers will be planted primarily with locally-native trees, shrubs and ground cover, and when needed, will provide appropriate ground cover to control erosion. When applicable, existing trees will be preserved if they are compatible to the proposed landscape material palettes in the proposed LAX Northside Design Guidelines and Standards. The buffer will function as a visual screen that physically separates the proposed land uses from the adjacent neighborhoods. These areas would not be accessible to the general public; however, they would contribute to the proposed Project's open space character.
- **PDF R-4:** A pedestrian accessible paseo will connect all Areas of the Project site north of Westchester Parkway from east to west along Westchester Parkway. Beginning in Area 11, adjacent to the existing Sepulveda and Westchester Business Districts, the paseo will continue west along Westchester Parkway until it reaches Pershing Drive, where it will connect with an existing recreation path to the beach. This nearly three-mile stretch will accommodate active and passive forms of recreation through the introduction of appropriate materials. The paseo will be composed of the existing ten feet of sidewalk and a 12-foot wide path of stabilized decomposed granite, allowing appropriate surface materials for various forms of recreation.
- **PDF R-5:** Continuity of the pedestrian experience will be preserved by minimizing vehicular entries and breaks in the paseo. Pedestrian safety will be ensured where breaks in the paseo are needed with appropriate pedestrian crosswalk signage, specific finish materials to reinforce these crossings and streetscape lighting strategies that promote pedestrian awareness and safety at all hours of the day.
- **PDF R-6:** Activity along the paseo will be promoted with the introduction of entry plazas and shared common spaces that respond to adjacent land uses. These could include outdoor restaurant patios, additional features such as fountains and green space, potential for a community farmer's market, or plaza spaces that connect buildings to the pedestrian realm along Westchester Parkway. Landscape materials shall be introduced along the paseo that foster a dynamic sense of color and annual bloom, while being resilient enough for the high pedestrian traffic in the area.
- **PDF R-7:** The introduction of the paseo will consolidate pedestrian traffic and activity in the LAX Northside. This critical aspect to the design and location of the paseo reinforces the overall concept of the LAX Northside serving as a buffer between LAX and adjacent neighbors. By focusing pedestrian activity along Westchester Parkway and restricting access from the north and into adjacent neighborhoods, a safe environment shall be maintained that does not infringe on airfield security to the south, or the comfort and privacy of the communities to the north.
- **PDF R-8:** Benches shall be located adjacent to walkways, with a maximum distance of one thousand (1,000) feet between each seating area. In addition, various configurations and seat types shall be located in appropriate quantities to respond to user needs at transit stations, retail environments, bus shelters, street intersections, and public plazas.

- **PDF R-9:** Bike racks shall be located adjacent to walkways, near building entrances, intersections, transit stations, bus shelters, and any other pedestrian gathering areas. Spacing shall be at a maximum distance of one thousand (1,000) feet and in clusters of three (3).

4.13.3.3.3 Recreation and Open Space

The proposed Project includes 39.5 acres of net new recreation and open space and 69 acres of existing recreation and open space. Recreation areas are open spaces that are designed to accommodate active and passive forms of recreation, including, but not limited to, golf course, play fields, soccer fields, baseball and softball fields, dog parks, buffer areas, and associated parking. All recreation spaces will be secured with a 10-foot tall perimeter fence and will operate with established hours of operation, preventing the need for lighted fields and the possibility of light pollution onto neighboring properties. Parking will be provided for all recreation spaces consistent with Los Angeles City Code requirements. Recreation areas will provide additional amenities such as ancillary buildings for storage, recreation centers, pedestrian pathways and compliant access for handicapped individuals. Recreation and open space areas are located in Areas 1, 2, and 12B.

LAX Northside Campus District

In Area 1, the Los Angeles Bureau of Sanitation has proposed to construct a below-grade storm water treatment and ground water injection facility. This facility is a separate project from the LAX Northside Plan Update and would undergo its own environmental impact analysis under a separate EIR. The proposed Project would permit the undeveloped portion of Area 1 above the proposed storm water treatment and ground water injection facility, if built, to be used as recreational open space, which would include playing fields, a dog park, and parking for these community uses. In the event that the proposed storm water treatment and ground water injection facility is not approved, Area 1 also permits offices, business parks, and research and development uses, up to 45 feet high from grade. However, these will be subject to the proposed Project's development, environmental, and design constraints.

Area 2 is the largest of the Project Areas and most of this area is envisioned as a low-density, landscaped campus of buildings and surface parking intended to attract research and development uses. The westernmost portion of Area 2 bounded by Rayford Drive is reserved as recreational open space intended for additional community playing fields and associated parking, to be developed in conjunction with other commercial uses in Areas 2 and 3. Furthermore, Cum Laude Avenue, located along the western edge of Area 2, could be vacated as part of the proposed Project to allow for the improvement of existing playing fields at St. Bernard High School. The vacated portion of Cum Laude Avenue is not credited in the analysis recreation and open space areas for the LAX Northside Campus District.

LAX Northside Center District

Area 12 is broken into Area 12A West, Area 12A East, and Area 12B. Area 12B is the location of the existing Westchester Golf Course and the proposed Project does not include any changes in its use. The 69-acre golf course would remain at its current location and configuration.

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LAX Northside Airport Support District

There are no planned recreation and open space in the LAX Northside Airport Support District.

4.13.3.3.4 Landscape Buffer

Landscape Buffers are required in two separate locations in the Project site. Buildings, parking, and pedestrian access are prohibited in these areas. In addition to these prohibitions, all buffers will be secured on all of their sides to prevent access.

LAX Northside Campus District

A 100-foot Landscape Buffer is located on the northern property line in Area 2, and a 20-foot Landscape Buffer is located along the northwest property line in Area 1. These buffers will be planted primarily with locally-native trees, shrubs and ground cover, and when needed, will provide appropriate ground cover to control erosion. When applicable, existing trees will be preserved if they are compatible to the proposed landscape material palettes in the proposed LAX Northside Design Guidelines and Standards. The buffer will function as a visual screen that physically separates the proposed land uses from the adjacent neighborhoods. These areas would not be accessible to the general public, and are not credited in the analysis below. However, they would contribute to the proposed Project's open space character.

LAX Northside Center District

There are no planned landscape buffers in the LAX Northside Center District.

LAX Northside Airport Support District

There are no planned landscape buffers in the LAX Northside Airport Support District.

4.13.3.3.5 Paseo

LAX Northside Campus District and LAX Northside Center District

A pedestrian accessible paseo will connect all Areas of the Project site north of Westchester Parkway from east to west along Westchester Parkway. Beginning in Area 11, adjacent to the existing Sepulveda and Westchester Business Districts, the paseo will continue west along Westchester Parkway until it reaches Pershing Drive, where it will terminate at an existing recreation path to the beach. This nearly three-mile stretch will accommodate active and passive forms of recreation through the introduction of appropriate materials. The paseo will be composed of the existing ten feet of sidewalk, and an added 12-foot wide path of stabilized decomposed granite, allowing appropriate surface materials for various forms of recreation.

Continuity of the pedestrian experience will be preserved by minimizing vehicular entries and breaks in the paseo. Pedestrian safety will be ensured where breaks in the paseo are needed, with appropriate pedestrian crosswalk signage, specific finish materials to reinforce these crossings, and streetscape lighting strategies that promote pedestrian awareness and safety at all hours of the day.

Activity along the paseo will be promoted with the introduction of entry plazas and shared common spaces that respond to adjacent land uses. These could include outdoor restaurant patios, additional features such as fountains and green space, potential for a community

farmer's market, or plaza spaces that connect buildings to the pedestrian realm along Westchester Parkway. Landscape materials shall be introduced along the paseo that foster a dynamic sense of color and annual bloom, while being resilient enough for the high pedestrian traffic in the area.

Aside from supporting an existing active recreation culture throughout the Westchester community, the introduction of the paseo will consolidate pedestrian traffic and activity in the LAX Northside. This critical aspect to the design and location of the paseo reinforces the overall concept of the LAX Northside being a buffer between LAX and adjacent neighbors. By focusing pedestrian activity along Westchester Parkway and restricting access from the north and into adjacent neighborhoods, a safe environment shall be maintained that does not infringe on the security of the airfield to the south, or the comfort and privacy of the communities to the north.

LAX Northside Airport Support District

There are no planned pedestrian accessible paseos in the LAX Northside Airport Support District.

4.13.3.4 Project Impacts

The City of Los Angeles CEQA Threshold Guide identifies three factors to be used for determining the significance of a project's impact on parks and recreation services: the net population increase resulting from the project; the service ratio at the time of project buildout; and project features that would reduce demand for recreation and park services. Notwithstanding the City of Los Angeles CEQA Threshold Guide's second factor, the state CEQA Guidelines indicate that EIR analyses reflect project impacts to existing, rather than future, conditions. Pursuant to these state CEQA Guidelines, this analysis is based on the proposed Project impacts relative to existing conditions.

4.13.3.4.1 Construction

Proposed Project construction is not expected to increase the population within the proposed Project area, and its three planning districts, which could significantly increase the use of existing neighborhood and regional parks. An increase of employment during construction would temporarily increase demand for parks and recreational facilities due to daytime or lunchtime use. As these uses would be temporary it is doubtful that a meaningful number of these temporary employees would frequent off-site parks at lunchtime such that demand would place constraints on these facilities. Therefore, construction-related impacts to parks and recreational facilities due to increases in employment would be less than significant.

4.13.3.4.2 Operations

LAX Northside Center District

The proposed Project does not include a residential development component within the LAX Northside Center District that would contribute to a net increase in population. However, increase in employment and visitors, compared to baseline conditions would increase demand for parks and recreational facilities due to daytime or lunchtime use. While there would be an estimated increase in employment of approximately 2,178 individuals within the LAX Northside Center District compared to baseline conditions, it is doubtful that a meaningful number of these new employees would frequent off-site parks at lunchtime such that demand would place

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constraints on these facilities.¹⁹ Due to time limitations for typical employee lunch breaks, it is expected that such use would not likely involve active sports or require recreational facilities. Incidental increases in daytime employee demand for public parks and recreational facilities would be minimal. As a result, impacts on parks and recreational facilities due to increases in demand would be less than significant.

As discussed above, the proposed Project would provide 39.5 acres of net new, publicly accessible open space (excluding the existing 69.0 acre Westchester Golf Course and 10.29 acres of Landscape Buffer, that would not be publicly accessible). Within the LAX Northside Center District, planned types of new publicly accessible open space include a portion of a 3 acre pedestrian paseo. The existing 69.0 acre Westchester Golf Course within the LAX Northside Center District would remain in its existing location and configuration.

As shown in **Table 4.13-9**, the provision of 39.5 acres of net new open space and recreation areas within all three planning districts is equivalent to 2.86 acres of parks per 1,000 residents. The proposed Project would, therefore, increase the service ratio within a two-mile radius of the Project site from 2.47 acres per 1,000 residents to 2.86 acres per 1,000 residents. The 39.5 acres of net new, publicly accessible recreation and park land within the three planning districts would meet the PRP's short and intermediate range standards for community and neighborhood parks of two acres per 1,000 residents, but would be 1.14 acres less per 1,000 residents than the PRP's long-term goal of four acres per 1,000 residents.

The City of Los Angeles Municipal Code Section 17.12 provides requirements for parkland dedication and a formula for subdivisions to satisfy park and recreation dedication or provide in-lieu fees. Projects that do not include residential components are not required to dedicate park land or pay in-lieu fees. Although the proposed Project is not required by the City of Los Angeles Municipal Code to provide park and recreation dedication or to pay in-lieu fees, the proposed Project does provide 39.5 acres of net new, publicly accessible open space and recreation land within its three planning districts.

Given that the LAX Northside Center District will have no direct effect on population increases in, the provision of new open space in the form of the paseo would make substantial improvements to the current parks and recreational facilities available to the community. The new service ratio after the implementation of the proposed Project would result in 2.86 acres per 1,000 residents, an increase of 0.39 acres per 1,000 residents. The proposed Project would make a beneficial impact on the existing recreation available to the Play Vista and Westchester communities and would also surpass the City of Los Angeles Public Recreation Plan intermediate and short term standard of two acres per 1,000 residents. Additionally, the LAX Northside Center District would not contribute to a permanent increase in population that could contribute to demand. Therefore, impacts related to recreation for the LAX Northside Center District would be less than significant.

¹⁹ For employment calculations, see Section 4.11 Population and Housing.

Table 4.13-9

Park Service Levels Within Two-Mile Radius of Project Site Boundary

Area	Population	Park Acreage	Ratio (acres/1,000 residents)
Existing Conditions Service Levels			
County of Los Angeles	11,585	63.3	5.46
City of Los Angeles	66,213	76.9	1.16
City of El Segundo	10,104	26.8	2.65
City of Inglewood	11,260	1.9	0.17
Culver City	1,178	10.0	8.49
Project Site	0	69.0	N/A
Existing Conditions Within 2 Miles of Project Site Boundary	100,340	247.9	2.47
Project Impact on Service Levels			
Proposed Project	0	39.5	N/A
Existing Conditions with Proposed Project	100,340	287.4	2.86

Sources: LAWA, LAX Northside Design Guidelines and Standards, 2014; County of Los Angeles Department of Parks and Recreation; City of Los Angeles Department of Recreation and Parks; City of El Segundo, Athletic Fields, Parks, and Recreation Facilities; Culver City Department of Parks, Recreation, and Community Services; City of Inglewood Department of Parks, Recreation, and Community Services, 2014.

LAX Northside Campus District

The proposed Project does not include a residential development component within the LAX Northside Campus District that would contribute to a net increase in population. However, increase in employment and visitors, compared to baseline conditions would increase demand for parks and recreational facilities due to daytime or lunchtime use. While there would be an estimated increase in employment of approximately 4,808 individuals within the LAX Northside Campus District compared to baseline conditions, it is doubtful that a meaningful number of these new employees would frequent off-site parks at lunchtime such that demand would place constraints on these facilities.²⁰ Due to time limitations for typical employee lunch breaks, it is expected that such use would not likely involve active sports or require recreational facilities. Incidental increases in daytime employee demand for public parks and recreational facilities would be minimal. As a result, impacts on parks and recreational facilities due to increases in demand would be less than significant.

As discussed above, the proposed Project would provide 39.5 acres of net new, publicly accessible open space (excluding the existing 69.0 acre Westchester Golf Course and 10.29 acres of Landscape Buffer, that would not be publicly accessible). Within the LAX Northside Campus District planned types of publically accessible open space would include a pedestrian

²⁰ For employment calculations, see Section 4.11 Population and Housing.

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paseo, and new recreational land which is designed to accommodate active and passive forms of recreation, including but not limited to play fields, soccer fields, baseball and softball fields, dog parks, and walking/jogging paths along the paseo. New open space within the LAX Northside Campus District includes 22.2 acres of open space in Area 2, 14.3 acres of open space in Area 3, and a portion of the 3 acre paseo that runs the length of the Project site.

As shown in **Table 4.13-9**, the provision of 39.5 acres of net new open space and recreation areas within all three planning districts is equivalent to 2.86 acres of parks per 1,000 residents. The proposed Project would, therefore, increase the service ratio within a two-mile radius of the Project site from 2.47 acres per 1,000 residents to 2.86 acres per 1,000 residents. The 39.5 acres of net new, publicly accessible recreation and park land within the three planning areas would meet the PRP's short and intermediate range standards for community and neighborhood parks of two acres per 1,000 residents, but would be 1.14 acres less per 1,000 residents than the PRP's long-term goal of four acres per 1,000 residents.

The City of Los Angeles Municipal Code Section 17.12 provides requirements for park land dedication and a formula for subdivisions to satisfy park and recreation dedication or provide in-lieu fees. Projects that do not include residential components are not required to dedicate park land or pay in-lieu fees. Although the proposed Project is not required by the City of Los Angeles Municipal Code to provide park and recreation dedication or to pay in-lieu fees, the proposed Project does provide 39.5 acres of net new, publicly accessible open space and recreation land within its three planning districts.

Given that the proposed Project will have no direct effect on population increases, within the LAX Northside Campus District, the increased open space and recreation acreage would make substantial improvements to the current parks and recreational facilities available to the community. The new service ratio after the implementation of the proposed Project would result in 2.86 acres per 1,000 residents, an increase of 0.39 acres per 1,000 residents. The proposed Project would have a beneficial impact on the existing recreation available to the Play Vista and Westchester communities, and would also surpass the City of Los Angeles Public Recreation Plan intermediate and short-term standard of two acres per 1,000 residents. The impacts evaluated here are based on the proposed Project's reasonably foreseeable development scenario, which includes the development of open space above a below-grade stormwater treatment and ground water injection facility in Area 1. In the event that this facility is not built, the proposed Project would still not result in a residential population increase; however, it would still provide 17.3 net new, publicly accessible acres of open space and recreational facilities, resulting in an improved service ratio than under existing conditions. Therefore, impacts related to recreation for the LAX Northside Campus District would be less than significant.

LAX Northside Airport Support District

There is currently no open space or recreational land within the LAX Northside Airport Support District. However, increase in employment and visitors, compared to baseline conditions would increase demand for parks and recreational facilities due to daytime or lunchtime use. While there would be an estimated increase in employment of approximately 125 individuals within the LAX Northside Airport Support District compared to baseline conditions, it is doubtful that a meaningful number of these new employees would frequent off-site parks at lunchtime such that demand would place constraints on these facilities. Due to time limitations for typical employee lunch breaks, it is expected that such use would not likely involve active sports or require recreational facilities. Incidental increases in daytime employee demand for public parks and recreational facilities would be minimal. As a result, impacts on parks and recreational facilities due to increases in demand would be less than significant. Additionally, the LAX Northside

Airport Support District does not include a residential development component that would contribute to increased demand for recreation and park services. Therefore, impacts related to recreation for the LAX Northside Airport Support District would be less than significant.

4.13.3.4.3 Transfer Program

The proposed Project would include flexibility to allow for transfers of floor area for within Districts on a per square foot basis. While transfers of floor area across Districts would be permitted, the maximum proposed Project total of 2,320,000 square feet may not be exceeded. Floor area transfers would not result in new impacts with regard to parks and recreation. Floor area transfers would not substantially change the populations of employees and students that were analyzed for the proposed Project. Additionally, transfers may only occur between uses permitted within the proposed Project, and in no event would residential uses that could contribute to permanent population growth be allowed. Therefore, as populations would not be changed as a result of floor area transfers, floor area transfers would not alter the conclusions with regard to parks and recreation. Should floor area be transferred across the Districts, the resulting impacts would be similar to those evaluated herein.

4.13.4 Cumulative Impacts

The geographic context for the cumulative impact analysis for parks and recreation is the City of Los Angeles. The buildout year for the proposed Project is 2022. Therefore, cumulative impacts on parks and recreation were analyzed relative to 2022 growth projected within the City of Los Angeles. The 2022 growth projections are based on the Southern California Association of Governments' (SCAG) 2008 Regional Transportation Plan. As shown in **Table 4.13-10**, per SCAG estimates, the City of Los Angeles is estimated to have a 2022 residential population of 4,241,020. As indicated in Section 4.11, Population, Housing, and Employment, of this Draft EIR, the 2010 population of the City of Los Angeles was approximately 3,792,625 residents according to the United States Census. Thus, between 2010 and 2022 the City of Los Angeles will experience a growth of approximately 448,395 residents.

Table 4.13-10

Cumulative Residential Growth in the City of Los Angeles

City of Los Angeles 2010 Population	3,792,625
City of Los Angeles 2022 Population	4,241,020
City Growth 2020-2022	448,395
Proposed Project Residential Population	0
Total Cumulative Growth (City Growth + Proposed Project Growth)	448,395
Park Space Needed to Meet Short Range Standard of 1 acre/1000	448 acres
Park Space Needed to Meet Long range Standard of 2 acres/1000	897 acres

Sources: SCAG, 2008 for 2022 population projection; US Census, 2010 for population; URS, 2014 for Project Site population.

As shown in **Table 4.13-10**, the zero residents estimated to be associated with the proposed Project, in addition to the City of Los Angeles' estimated 2010-2022 growth of 448,395 residents

4.13 Recreation

would result in a cumulative population increase of approximately 448,395 residents. Applying the PRP standards for the City of Los Angeles (one acre per 1,000 residents for short-range; and two acres per 1,000 residents for long range), the estimated citywide park space requirement for this cumulative growth would be as follows: 448 acres to meet short-range standards and 897 acres to meet long-range standards. While future development projects would cumulatively generate the need for additional parks and recreation facilities, the proposed Project does not contribute population growth that could contribute to cumulatively significant impacts. Additionally, future development projects would be required to comply with the parks and recreation requirements of the Quimby Act and LAMC. In particular, pursuant to LAMC Section 12.33, any rezoning of properties for multiple residential uses would be subject to the requirements of Section 17.12. In addition, the proposed Project includes new planned open space and recreational facilities totaling 49.79 acres, 39.5 acres of which would be publicly accessible. The proposed Project would increase the future supply of neighborhood parks and community parks while not increasing the population or demand for such parks. Therefore, potential cumulative impacts on parks and recreation would be less than significant.

4.13.5 Mitigation Measures

The proposed Project will be developed in compliance with all statutory requirements to preclude significant impacts on parks and recreational facilities. In addition, implementation of LAX Master Plan Commitment LU- 5 and the Project Design Features would ensure that impacts relative to parks and recreational facilities associated with the proposed Project would be less than significant. Therefore, no mitigation measures specific to the proposed Project are required.

4.13.6 Level of Significance after Mitigation

The potential for construction impacts to parks and recreational facilities is less than significant without mitigation. During operations, the proposed Project would have less than significant impacts to parks and recreational facilities. No project-specific mitigation measures related to parks and recreational facilities would be required, and impacts would remain less than significant.