IV. ENVIRONMENTAL IMPACT ANALYSIS
   L. PUBLIC SERVICES
      (4) PARKS AND RECREATION

1.0 INTRODUCTION

This section addresses the potential impacts of the Proposed Project on the demand for parks and recreational facilities as well as the ability of existing and proposed parks and recreational facilities to accommodate this increase in demand. The analysis evaluates the Project’s proposed park system compared to City goals for local park space, regulatory requirements and existing service levels in the Project area. Areas credited as contributing to the Project’s park system include neighborhood/community parks and other areas that provide for recreational activities such as bikeways and trails. Such facilities are referred to as “active recreation.” The analysis addresses the impacts that would occur for the Project as Proposed, for the Project’s Equivalency Program and for the Project’s secondary impacts that would occur from the implementation of the Project’s off-site mitigation measures.

The City Department of Recreation and Parks, the County Department of Parks and Recreation, the Los Angeles County Department of Beaches and Harbors, and the Culver City Parks and Recreation Division operate parks and recreational facilities within a 2-mile radius of the Proposed Project site. These facilities include recreational parks, a marina, and bicycle paths.

2.0 SETTING

2.1 Regulatory Framework

2.1.1 State Level

The California Government Code, Section 66477 (Quimby Act) authorizes Cities and Counties to enact an ordinance which would require the dedication of land or payment of fees for park or recreational purposes for projects involving residential subdivisions. Quimby fees do not, however, apply to commercial or industrial subdivisions. The Quimby Act provides that the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide 3 acres of park area per 1,000 persons residing within a subdivision, unless the amount of existing neighborhood and community park area exceeds that limit.

428 California Government Code, Section 66477 (Quimby Act).
2.1.2 Local Level

According to the City of Los Angeles policies (discussed further below), a satisfactory park and recreation system should address 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 complement of park and recreation facility types (i.e., active and passive recreation for all age groups) to accommodate a wide variety of users. Facilities should be provided at the neighborhood, community, and regional levels.

Two sets of policy documents, the Public Recreation Plan (PRP), a portion of the Service Systems Element of the City of Los Angeles General Plan, and local plans (e.g., Community and Specific 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; while, the local plans provide standards for a specific area of the City. The local plan for the Proposed Project is the Area D Specific Plan (Ordinance 170,785).

The City has also included numerous park and open space policies which address recreation uses throughout the City in the “Citywide General Plan Framework, An Element of the City of Los Angeles General Plan,” (re-adopted in August 2001). Of the numerous general policies, one policy, in particular addresses recreation uses in more dense mixed-use development. Policy 9.23.5 at page 9-15 states the following:

“Re-evaluate the current park standards and develop modified standards which recognize urban parks, including multi-level facilities, smaller sites, more intense use of land, public/private partnerships and so on.”

2.1.2.1 Public Recreation Plan (PRP)

The PRP was adopted in 1980 by the City Council. The PRP focuses on physical facilities by emphasizing the provision of neighborhood and community recreation sites, including community buildings, gymnasiums, swimming pools, and tennis courts. To a large extent, the PRP focuses on facility planning in residential areas, as these areas generate the greatest demand for parks and recreational facilities. The PRP also establishes general locations for future facilities based on a proposed service radius and projected population levels.

Based on the standard park characteristics identified in the PRP, park facilities are discussed in terms of local parks and regional facilities. Local parks include both neighborhood and community recreational sites and open space. The PRP also includes “small” or triangle parks in this category. A small park is usually less than an acre. A neighborhood recreation site is intended to serve its immediate neighborhood. It should provide space and facilities for outdoor and indoor recreation activities to meet the special needs of the residents of all ages within the particular neighborhood it serves. Neighborhood parks typically include a recreation building, a multipurpose field, a hard court area, play apparatus, a picnic area, off-street parking, and a maintenance area. Although the ideal size for a neighborhood park is considered to be 10 acres, within the City of Los Angeles, they are usually 1 to 5 acres in size. A community recreation site is designed to serve residents of all ages in several surrounding neighborhoods. It provides facilities to serve a wider range of interests, including a community building, multi-purpose fields, hard court areas, parking, maintenance service areas, and play areas. It may also include baseball diamonds, football and soccer fields, tennis and handball courts and a swimming pool. The ideal size for a community recreation site is considered to be 15 to 20 acres.

The PRP also 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. The service radius for a neighborhood park should be approximately 0.5 mile, while an approximate 2-mile radius is acceptable for a community facility. The desired long-range (minimum) standard for local parks is based on 2 acres per 1,000 persons for neighborhood parks and 2 acres per 1,000 persons for community parks or 4 acres per 1,000 persons of combined neighborhood and community parks. However, the PRP also notes that these long-range standards may not be reached during the life of the plan, and, therefore, includes more attainable short- and intermediate-range standards of 1 acre per 1,000 persons for neighborhood parks and 1 acre per 1,000 persons for community parks. Finally, the PRP establishes that no park or recreational facility should be diminished in size or removed from any service radius unless the required acreage is replaced elsewhere within that same service radius, or unless the need is diminished due to population and/or land use changes.

2.1.2.2 City of Los Angeles Zoning and Specific Plan Requirements

The City of Los Angeles has established a local ordinance, as authorized under the state Quimby Act, to require land dedication or payment of fees for park or recreational purposes for projects involving residential subdivisions. Section 17.12 of the Los Angeles Municipal Code (LAMC) provides standards for land acreage requirements by project density and identifies fees per unit by zoning designation.

The existing Playa Vista Area D Specific Plan provides that the requirements of Section 17.12 may be satisfied by (i) dedicating and restoring the Ballona Wetlands, as they are
defined in the Area B Specific Plan and (ii) providing park or recreation space in an amount equal to 100 sq.ft. per dwelling unit within the Area D Specific Plan area.\footnote{Playa Vista Area D Specific Plan. Ordinance No. 160,523, effective December 26, 1985; amended by Ordinance No. 170,785, effective January 13, 1996. Section 4-B, Page 4-2.}

2.2 Existing Conditions

2.2.1 Regional Context

Park and recreational facilities surrounding the Proposed Project site are operated by the City of Los Angeles Department of Recreation and Parks, the County of Los Angeles Department of Parks and Recreation, the County of Los Angeles Department of Beaches and Harbors, and the Culver City Recreation and Leisure Services Division. The following discussion provides an overview of existing conditions for park and recreation facilities operated and maintained by the above-mentioned agencies within a 2-mile radius of the Proposed Project site.

2.2.1.1 County Parks and Recreational Facilities

County park and recreational facilities within 2 miles of the Proposed Project are shown on Figure 92 on page 1026, and listed in Table 148 on page 1027. These parks total 19.2 acres. These facilities are managed by the County of Los Angeles Department of Beaches and Harbors and include Burton W. Chase Park, Admiralty Way Park, and Aubrey E. Austin Park.

The Marina del Rey Small Craft Harbor is located approximately 1.5 miles west of the Project site and contains eight separate boat basins and the capacity for 6,100 boatslips, public swimming and beach areas, boat docks available for short-term use, and public boat ramps. Located near the southeast end of the marina, Fisherman’s Village is a collection of public-oriented commercial shops and restaurants, boat rentals, and other water-related recreational services. Burton W. Chase Park provides about 10 acres of landscaped park and recreation area, including a community building, metered parking spaces with overflow pay parking within walking distance of the park, picnic shelters, barbecue units, fishing docks and fish-cleaning structures, lawn and landscaped areas, bicycle path and bike racks, restroom facilities, benches, plazas, and a viewing tower. Admiralty Park provides about 8 acres of landscaped jogging and bike paths, benches, an 18-station physical fitness course, viewing and lawn areas, and two pay parking lots. Aubrey E. Austin Park is a memorial park of less than 1 acre located on the...
Approximate 2-mile radius from edge of the Proposed Project

City of Los Angeles
1 Culver Slauson Recreation Center
2 Del Rey Lagoon
3 Glen Alla Park
4 Mar Vista Garden Recreation Center
5 Westchester Golf Course
6 Westchester Recreation Center
7 Triangle Park Location

Culver City
8 Blanco Park
9 Culver West Park
10 El Marino Park
11 Fox Hills Park
12 Lindberg Park

County of Los Angeles
13 Burton W. Chase
14 Admiral Park
15 Aubrey E. Austin Jr. Park

Proposed Village at Playa Vista

Figure 92
Public Recreation Facilities
Within Two-Mile Radius of the
Proposed Project Perimeter

Sources:
City of Los Angeles Recreation and Parks Dept.
County of Los Angeles, Dept. of Beaches and Harbors
Culver City Parks and Recreation Division, 2002
Marina’s north jetty. This park provides view piers, benches, a promenade, landscaped and lawn area, and parking.\footnote{431, 432}

Additionally, the County Public Works Department operates the South Bay and Ballona Creek Bicycle Trails. The South Bay Bicycle Trail extends 22 miles along the coast of Santa Monica Bay from Pacific Palisades to the City of Torrance. The Ballona Creek Bicycle Trail extends 7.5 miles along Ballona Creek, on the north side of the Ballona Channel.\footnote{433} Additional discussion of bicycle trails in the area can be found in Section IV.K.(3), Bicycle Plan.

\footnote{431} County of Los Angeles, Department of Beaches and Harbors, April 1990, “Recreational Opportunities and Facilities, Marina del Rey Small Craft Harbor,” page 1. Verified by Telephone Conversation with Greg Woodell, Department of Beaches and Harbors, December 23, 2002.

\footnote{432} County of Los Angeles, Department of Beaches and Harbors, 1989, “Marina del Rey Fact Sheet,” June 1986. Verified by Telephone Conversation with Greg Woodell, Department of Beaches and Harbors, December 23, 2002.

\footnote{433} County of Los Angeles, Department of Public Works, 1990, “South Bay and Ballona Creek Bicycle Trails,” June 1990. Verified by Telephone Conversation with Greg Woodell, Los Angeles County Department of Beaches and Harbors, December 23, 2002.

---

### Table 148

**COUNTY RECREATIONAL FACILITIES WITHIN A TWO-MILE RADIUS OF THE PROPOSED PROJECT**

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Facility</th>
<th>Acres</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Burton W. Chase Park</td>
<td>10.0</td>
<td>Community building, picnic shelters, barbecue units, bike path, fishing dock, benches, and lawn areas.</td>
</tr>
<tr>
<td>13</td>
<td>Admiralty Way Park</td>
<td>8.2</td>
<td>Bike path, self-guiding exercise facility, jogging path, benches, and lawn areas.</td>
</tr>
<tr>
<td>14</td>
<td>Aubrey E. Austin Park b</td>
<td>1.0</td>
<td>Fishing jetty, view piers, benches, promenade, and lawn areas.</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>19.2</td>
<td></td>
</tr>
</tbody>
</table>

\textit{a} Refer to Figure 92 for map locations of recreational facilities.

\textit{b} Estimated approximate acreage provided by Gregory Woodell, Supervisor of Planning, County of Los Angeles, Department of Beaches and Harbors, February 27, 1991; verified by telephone, December 23, 2002.

Source: County of Los Angeles, Department of Beaches and Harbors, April 1990, “Recreational Opportunities and Facilities, Marina del Rey Small Craft Harbor.” Verified by Telephone Conversation with Gregory Woodell, County of Los Angeles, Department of Beaches and Harbors, December 23, 2002.
2.2.1.2 City of Los Angeles Parks and Recreational Facilities

Six City park and recreational facilities, totaling approximately 114 acres, are located within a 2-mile radius of the Project site as listed in Table 149 on page 1029 and shown on Figure 92 on page 1026. Two (2) of these facilities consist of recreation centers (Westchester Recreation Center and Mar Vista Gardens Recreation Center). The Westchester Recreation Center includes the following amenities: community building, outdoor gym, baseball diamonds, children’s play areas, football and soccer fields, picnic areas, a seasonal swimming pool, and shuffleboard, and courts for tennis, basketball, volleyball, and handball. A new recreational facility is under construction. Mar Vista Garden Recreation Center (2 acres of land area maintained by the Housing Authority of the City of Los Angeles) provides the following features: a community building; baseball, soccer, and football fields; courts for basketball, handball, and volleyball; and a children’s play area. Del Rey Lagoon consists of approximately 13 acres, and provides a small craft area, safety program, children’s play and picnic area, as well as baseball and basketball facilities. Westchester Golf Course, approximately 69 acres in size, is a 15-hole executive golf course and includes a driving range. This City of Los Angeles public recreational facility is located on Los Angeles World Airports (LAWA) property and is managed by LAWA. The remaining two parks (Culver Slauson Park and Glen Alla Park) are each less than 5 acres in size and provide all or some of the following: landscaped areas, picnic areas, children’s play areas, basketball, tennis, and volleyball courts. In addition to the six parks described above, there is one triangle park below the Ballona Channel. This is a small landscaped park without facilities.

2.2.1.3 City of Culver City

Five Culver City recreational facilities are located within a 2-mile radius of the Proposed Project, totaling 23.9 acres, as listed in Table 150 on page 1030, and shown on Figure 92 on page 1026. These recreational facilities provide a range of activities, including community/activity building, softball diamonds, multipurpose fields, fitness course, play equipment, picnic area and barbecues, as well as courts for tennis, basketball, paddle tennis, volleyball, and handball.

434 City of Los Angeles, Department of Recreation and Parks, “Pacific Region,” map and pamphlet, revised 8/98.
435 City of Los Angeles Department of Recreation and Parks, Real Property Listing, as of September 2002. Real Estate and Asset Management.
436 In addition to the City operated parks listed here, community volunteers operate Titmouse Park on City of Los Angeles Property. Titmouse Park is less than an acre in size and is located on Culver Boulevard, approximately 2 miles southwest of the Proposed Project site. The park includes garden type landscaping, benches, and a picnic table.
437 Culver City Recreation and Leisure Services Division, Human Services Department. Culver City website: http://www.culvercity.org/citygov/humanservices/parks/parksites.html.
Table 149

CITY OF LOS ANGELES RECREATIONAL FACILITIES
WITHIN A 2-MILE RADIUS OF THE PROPOSED PROJECT

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Facility</th>
<th>Acres</th>
<th>Park Classification</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Culver Slauson Park</td>
<td>3.3</td>
<td>Neighborhood</td>
<td>Basketball, children’s play area, paddle tennis</td>
</tr>
<tr>
<td>2</td>
<td>Del Rey Lagoon</td>
<td>12.7</td>
<td>Neighborhood</td>
<td>Baseball, basketball, picnic area and barbecue, children’s play areas, small craft, safety program</td>
</tr>
<tr>
<td>3</td>
<td>Glen Alla Park</td>
<td>4.8</td>
<td>Neighborhood</td>
<td>Picnic area, child’s play areas, tennis, paddle tennis and volleyball</td>
</tr>
<tr>
<td>4</td>
<td>Mar Vista Gardens Recreation Center</td>
<td>2.0</td>
<td>Neighborhood</td>
<td>Community building, baseball, basketball, football, handball, children’s play areas, volleyball, and soccer.</td>
</tr>
<tr>
<td>5</td>
<td>Westchester Golf Course</td>
<td>69.0</td>
<td>Regional</td>
<td>15-hole executive golf course, driving range</td>
</tr>
<tr>
<td>6</td>
<td>Westchester Recreation Center</td>
<td>22.4</td>
<td>Community</td>
<td>Community building, baseball, basketball, children’s play area, picnic area and barbecue, football, shuffleboard, tennis, outdoor gym, and swimming</td>
</tr>
</tbody>
</table>

Total 114.2

---

The Proposed Project site is located in the Pacific Region of the City of Los Angeles Department of Recreation and Parks’ jurisdiction. No public parkland currently exists on-site.

2.2.3 Conditions Surrounding the Proposed Project Site

As described in the previous sections, several park and recreational facilities are located within a 2-mile radius of the Project site, totaling approximately 157 acres. Provision of park and recreational space citywide, within the City of Los Angeles, is estimated at 0.7 acre per 1,000 residents.\(^{438}\) The Proposed Project is located within the Westchester-Playa del Rey District.
Plan area, where the provision of local park and recreational space is estimated at 0.8 acre per 1,000 residents.\textsuperscript{439} The City of Los Angeles service ratio within 2 miles of the Proposed Project is 0.51 acre per 1,000 population.\textsuperscript{440} None of these current ratios meet the City’s stated goals for the short- or long-term provision of park space.

\textsuperscript{439} Based on 39.29 acres of neighborhood/community parks and 54,851 persons within the Westchester-Playa del Rey Community Plan Area (2002 population, as presented in Section IV.J, Population, Housing and Employment, of the EIR).

\textsuperscript{440} Based on the 45.2 acres of neighborhood/community parks listed in Table 149, and a population of 88,631. The population was estimated by PCR services Corp. using the 2000 census data for the census tracts within the two-mile radius and interpolating between the 2005 SCAG RTP projections for the tracks.
3.0 IMPACT ANALYSIS

3.1 Methodology

The analysis of parks and recreation impacts is based on the identification of service ratios that compare the amount of public recreation space available to the population that would utilize that space. Such service ratios are identified for the Proposed Project, for existing service levels in the Project’s District Plan area and standards established in the City’s Public Recreation Plan. The various ratios are compared to draw a conclusion regarding the Project’s potential significance on park and recreation space.

3.2 Significance Thresholds

According to the City of Los Angeles Draft CEQA Thresholds Guide (1998, p. J.4-3), a finding of significance involving recreation and park services shall be made on a case-by-case basis, considering the following factors:

(1) The net population from the Proposed Project;

(2) The demand for recreation and park services 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 demand; and

(3) 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).

Based on these factors, the Proposed Project would have a significant impact on parks and recreation, if:

• The Project generates a demand for park or recreational facilities that cannot be adequately accommodated by existing or planned facilities and service.

3.3 Project Design Features

The Proposed Project includes open space and park areas which are categorized as active open space and passive open space. The open space provided by the Proposed Project is illustrated on Figure 93 on page 1032, and shown in Table 151 on page 1033.
Table 151

RECREATION AND OPEN SPACE AREAS

<table>
<thead>
<tr>
<th>Type</th>
<th>Size (ac.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Development Component</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>11.4</td>
</tr>
<tr>
<td>Bikeways</td>
<td>1.0</td>
</tr>
<tr>
<td>Passive (^a)</td>
<td>0.4</td>
</tr>
<tr>
<td>Total</td>
<td>12.8</td>
</tr>
<tr>
<td>Habitat Restoration Component - Passive Open Space</td>
<td></td>
</tr>
<tr>
<td>Riparian Corridor</td>
<td>6.7</td>
</tr>
<tr>
<td>Bluffs</td>
<td>5.0</td>
</tr>
<tr>
<td>Total</td>
<td>11.7</td>
</tr>
</tbody>
</table>

\(^a\) Upland habitat located along the edge of the riparian corridor, adjacent to Bluff Creek Drive.


The Project’s Urban Development Component includes 12.4 acres of land set aside for active recreational opportunities for the Proposed Project’s population. Further, the Applicant proposes to fund, construct and maintain the amenities and facilities on the parks within the site. The Habitat Creation/Restoration Component adds an additional 11.7 acres of passive open space. As the passive open space does not allow for recreational activities, it is not credited in the analysis of the Project’s impacts on parks. Nonetheless, the passive open space would contribute to the Project’s open space character and is described below. In addition, the Proposed Project proposes to provide 5.76 acres of park space within the adjacent Playa Vista First Phase Project or on land controlled or improved by the applicant and its affiliates (i.e., nearby off-site locations).

3.3.1 Urban Development Component

The Proposed Project includes areas that would serve as typical community/neighborhood parks. In addition to providing recreational opportunities, the parks act as organizing features within the Project site and provide visual breaks in development at several locations. There are approximately 11.4 acres of such parks throughout the Project site. In addition to providing this parkland, the Proposed Project would include the improvement of these parks with landscaping, hardscaping, walking, jogging and bicycle trails, children’s play areas, recreational fields and other recreational facilities, (i.e. basketball courts, skating rings, etc.) with an emphasis on active activities, as appropriate. Further, maintenance of the parks within the Proposed Project would be provided in perpetuity by a property owner’s association.
The Proposed Project also includes 1.0 acre of bicycle lanes within the rights-of-way along Bluff Creek Drive, McConnell Avenue, 2nd Street, and portions of Runway Road, and Millennium. Thus, the total active open space within the Proposed Project is 12.4 acres. In addition, if the assisted living component of the Proposed Project’s Equivalency Program were implemented, an additional 0.12 acre of park space would be provided for each 50 assisted living units. The Urban Development Component also includes 0.4 acre of passive open space in upland habitat.

Also, private open space would be provided throughout the Proposed Project to fulfill open space requirements associated with each development parcel. A variety of private and semi-private uses have been proposed for these open space areas, including courtyards, gardens, plazas, and landscaped buffer areas. This private open space would meet the requirements included in City Ordinance 171,753 (effective November 17, 1997). This ordinance requires that all buildings containing six or more dwelling units on a lot must provide, at a minimum, the following usable open space per dwelling unit: 100 sq.ft. for each unit having less than three habitable rooms, 125 sq.ft. for each unit having three habitable rooms, and 175 sq.ft. for each unit having more than three habitable rooms. These areas would not necessarily be accessible to the general public, and are not credited in the analysis below. However, the private open space would meet local population needs for open space, thus lessening the impacts on public open space.

3.3.2 Habitat Creation Restoration/Component

The Habitat Creation/Restoration Component includes 6.7 acres of riparian habitat that completes the creation of a 25-acre riparian corridor along the foot of the Westchester Bluffs. The riparian corridor is located south of Bluff Creek Drive, and continues east and west into the Playa Vista First Phase Project. The riparian corridor feeds into the First Phase Freshwater Marsh, west of Lincoln Boulevard, thus establishing a 51-acre Freshwater Wetland System. This component also includes 5.0 acres of restored bluffs.

3.4 Project Impacts

3.4.1 Proposed Project Impacts

The Draft Los Angeles CEQA Thresholds Guide identifies three factors to be used for determining the significance of a project’s impacts on parks and recreation services (see Subsection 3.2, above). The first and third factors are two components that contribute to the significance of a project’s impact as they combine to identify a project’s demand for parks and recreation services. The second factor, which includes this demand, identifies the components of the significance threshold. The second factor also indicates that Project impacts be analyzed at Project buildout relative to the services that would be available at that time. Notwithstanding, the state CEQA Guidelines indicate that the analyses presented in an EIR reflect the amount of
impact relative to existing, rather than future, conditions. Consistent with the direction set forth in the CEQA Guidelines, the analysis of Project impacts presented in this section is based on the impact of the Project relative to existing conditions. Furthermore, an analysis pursuant to the second factor identified above (i.e., Project impacts at Project buildout relative to the parks and recreation services that would be available at that time) is presented in Section 6.0, Cumulative Impacts.

The Urban Development Component of the Proposed Project would introduce new population and demand for park space to the Project site. It would also introduce a system of active open space areas to meet population recreational needs. The Habitat Restoration Component of the Project includes neither new population, nor active recreational services. Therefore, the following discussion of Project impacts reflects only activities occurring within the Urban Development Component.

The Project’s Urban Development Component includes 2,600 dwelling units estimated to generate 5,720 residents. As discussed above, the area also includes 12.4 acres of active open space, including 11.4 acres of parks and 1.0 acre of bike lanes, exclusive of private open space such as courtyards and plazas that would help to meet the Project’s demand.

As shown in Table 152 on page 1036, the provision of 11.4 acres of parks within the Proposed Project is equivalent to 2.0 acres of parks per 1,000 residents and would increase the service ratio in the District Plan area from 0.7 acre per 1,000 population to 0.8 acre per 1,000 population. The 11.4 acres would meet the PRP’s short and intermediate range standards for community and neighborhood parks of 2 acres per 1,000 residents, but would be approximately 2.0 acres less per 1,000 residents than the PRP’s long-term goal of 4 acres per 1,000 population. Additionally, the State’s Quimby Act allows a local jurisdiction to require a subdivision to provide a maximum of 3 acres per 1,000 population in land dedication or fees, unless it is already exceeding that ratio.

Municipal Code Section 17.12, the City’s parkland dedication ordinance enacted under the Quimby Act, provides a formula for satisfying park and recreational uses through land dedication and/or in-lieu fees. Based on this formula, the Proposed Project would be required to dedicate approximately 17.65 acres of park and recreation space, pay in-lieu fees totaling $8,057,400, improve park and recreational facilities serving residents of the subdivision, or provide a combination of all three. If the Proposed Project were to satisfy this requirement

441 California Environmental Quality Act, CEQA Guidelines, Article 9, Section 15125(a).
442 For further information regarding the population estimate, refer to Section IV.J, Population, Housing and Employment.
443 Based on 2,600 units at the current R4 fee per unit of $3,099 as of July 3, 2003.
IV.L.(4) Parks and Recreation

City of Los Angeles/EIR No. ENV-2002-6129-EIR
State Clearinghouse No. 2002111065

August 2003

Page 1036

exclusively through 17.65 acres of parkland dedication, the City would be responsible for the cost of both improvements and ongoing maintenance.

The parks and recreational space provided by the Proposed Project would exceed the requirements established in LAMC Section 17.12 by providing 11.4 acres of parks, as well as improving those parks with landscaping, hardscaping, walking, jogging and bicycle trails, children’s play areas, recreational fields and other recreational facilities, (i.e. basketball courts, skating rings, etc.) with an emphasis on active activities, as appropriate. Further, maintenance of the parks within the Proposed Project would be provided in perpetuity by a property owner’s association. The value of these improvements is conservatively estimated to be in excess of the

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
<th>Park Acreage</th>
<th>Ratio (acres/1,000 Population)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westchester-Playa del Rey Plan</td>
<td>54,851</td>
<td>39.3</td>
<td>0.7</td>
</tr>
<tr>
<td>Los Angeles City</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Los Angeles City – 2-mile radius</td>
<td>88,631</td>
<td>45.2</td>
<td>0.5</td>
</tr>
<tr>
<td>Proposed Project</td>
<td>5,720</td>
<td>11.4</td>
<td>2.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
<th>Park Acreage</th>
<th>Ratio (acres/1,000 Population)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing in District Plan Area</td>
<td>54,851</td>
<td>39.3</td>
<td>0.7</td>
</tr>
<tr>
<td>Proposed Project</td>
<td>5,720</td>
<td>11.4</td>
<td>2.0</td>
</tr>
<tr>
<td>Existing with Proposed Project</td>
<td>60,571</td>
<td>50.7</td>
<td>0.8</td>
</tr>
</tbody>
</table>

Table 152

PARK SERVICE LEVELS

<table>
<thead>
<tr>
<th>Park Service Levels a</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
</tr>
<tr>
<td>Population</td>
</tr>
<tr>
<td>------------</td>
</tr>
<tr>
<td>Westchester-Playa del Rey Plan</td>
</tr>
<tr>
<td>Los Angeles City</td>
</tr>
<tr>
<td>Los Angeles City – 2-mile radius</td>
</tr>
<tr>
<td>Proposed Project</td>
</tr>
</tbody>
</table>

Project Impact on Service Levels in City District Plan Area (Active Recreation)

<table>
<thead>
<tr>
<th>Area</th>
<th>Population</th>
<th>Park Acreage</th>
<th>Ratio (acres/1,000 Population)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing in District Plan Area</td>
<td>54,851</td>
<td>39.3</td>
<td>0.7</td>
</tr>
<tr>
<td>Proposed Project</td>
<td>5,720</td>
<td>11.4</td>
<td>2.0</td>
</tr>
<tr>
<td>Existing with Proposed Project</td>
<td>60,571</td>
<td>50.7</td>
<td>0.8</td>
</tr>
</tbody>
</table>

a  Includes Small, Neighborhood, and Community Facilities.
b  Ratio of park and open space acres per 1,000 population; calculated as park acreage/Population*1,000.
c  2002 population, as presented in Section IV.J, Population, Housing and Employment of this EIR.
d  Nora Dresser, City of Los Angeles Department of Recreation and Parks, telephone conversation with PCR Services Corporation, December 11, 2002.
e  Ratio calculated as park acres/1,000 residents. Acreage obtained from City of Los Angeles Department of Recreation and Parks, Real Property Listing, as of September 2002, prepared by Real Estate and Asset Management. Population obtained using the 2002 City of Los Angeles population interpolated by PCR Services Corp. from the 2000 Census City of Los Angeles population and SCAG’s 2005 projection for the City of Los Angeles. (See Footnote 438 for further discussion.)
f  Based on the 45.2 acres of neighborhood/community parks listed in Table 149 on page 1029, and a population of 88,631. The population was estimated by PCR services Corp. using the 2000 census data for the City census tracts within the 2-mile radius and interpolating between the 2005 SCAG RTP projections for those tracts.
g  Derivation of the Population estimates for the Proposed Project are included in Section IV.J, Population, Housing and Employment.
h  Based on community/neighborhood park space. Refer to Table 151 on page 1033.

Source: PCR Services Corporation, 2002.
$8.1 million of in-lieu fees established in LAMC 17.12.\footnote{Based on estimated improvement costs of $17 per square foot for the 11.4 acres of parkland provided within the Proposed Project. Source – Playa Capital Co., 2003.} Therefore, the Proposed Project is providing: (1) parkland at a ratio in excess of 2 acres per 1,000 population; (2) improvements valued in excess of the fees established within the City’s parkland dedication ordinance (which is equivalent to 3 acres per 1,000 population); and (3) ongoing maintenance in perpetuity.

Therefore, the 12.4 acres of active open space provided by the Proposed Project, consisting of 11.4 acres of parks and 1.0 acre of bike lanes, would meet the PRP’s short and intermediate range goals and would improve the existing service ratio within the District Plan Area from 0.7 acre per 1,000 residents to 0.8 acre per 1,000 residents. Additionally, in combination with the value of the improvements of the parkland and the ongoing maintenance, the Proposed Project would provide over 2 acres of parks/1,000 residents plus the equivalent of 3 acres of parks/1,000 residents in park and recreational improvements and/or payment of fees, which meets the short-term and intermediate-range standards of the PRP, as well as the requirements of LAMC Section 17.12.

Thus, under any of these measures of demand, the demand for park or recreational facilities generated by the Proposed Project would be adequately accommodated by existing or planned facilities and service, and no significant impacts on parks and recreation would occur. Mitigation measures are proposed below to require implementation of the Project Design Features which serve to eliminate potential significant impacts discussed above.

3.4.2 Equivalency Program Impacts

The preceding parks analysis addressed impacts associated with increased population, and resulting affects on the demand for parks and recreation space. As indicated, the Proposed Project would have a residential population of 5,720 residents. The analysis was based on service ratios for park space expressed as the amount of park space per 1,000 residents.

The exchange of office uses for retail and/or assisted living units would be accomplished within the same building parameters as the Proposed Project, and would occur at relatively limited locations within the Project site. Except as noted below, all of Equivalency Scenarios would include parks, bicycle lanes and passive open space that are the same as that included with the Proposed Project. Further, the Project Design Features regarding the funding, construction and maintenance of the parks would be implemented as indicated for the Proposed Project.

One of the three Equivalency Scenarios, the All Retail Scenario, would add no new residential population to the site, and would have impacts that are the same as those described for
the Proposed Project. The two equivalency scenarios that include assisted living would add an
additional 240 residents to the Project site. These two scenarios also include an additional
Project Design Feature that would increase the amount of park space by 0.12 acre for every
50 units of assisted living.

As described in the above analysis, the Proposed Project includes 11.4 acres of park
space resulting in a service ratio of 2.0 parks per 1,000 population for the Project’s
5,720 residents. The All Retail Scenario would include the same population and park provisions
as the Proposed Project. The two scenarios with assisted living units would increase the
population by 240 to 5,960, and the amount of park space by 0.48 acre. The park service ratio
(11.88 acres of parks per 5,960 residents) would remain at 2.0 acres of parks for
1,000 population.

Therefore, the provision of park and recreation space would be the same as that of the
Proposed Project under the Equivalency Program, with similar Project Design Features and
mitigation measures. As was the case with the Proposed Project, park and recreation services
would include sufficient park space to meet the PRP’s short and intermediate range goal of
2 acres per 1,000 population and the requirements of LAMC Section 17.12, and meet the demand
for park space. As with the Proposed Project, impacts would be less than significant.

3.4.3 Impacts of Off-Site Improvements

Proposed Project development could result in secondary impacts arising from
implementation of the Project’s mitigation measures, as well as the direct impacts described
above. Mitigation measures within Section IV.K.(1), Traffic and Circulation, require physical
improvements in transportation facilities at numerous locations including roadway widening at
seven locations, as described in Subsection 5.8 of that Section. In addition, as discussed in
Section IV.N.(1), Water Consumption, the Proposed Project would require the construction of a
water regulator station in the vicinity of Jefferson Boulevard and Mesmer Avenue. These
infrastructure improvements would reduce the traffic and water utility impacts of the Proposed
Project. They would not add new population to the area. Therefore, they would not increase the
demand for parks and recreational services, beyond the demand identified in the above analyses.

However, implementation of the off-site measures could result in secondary impacts arising from implementation of one of the Project’s mitigation measures. That measure requires
roadway widening at the intersection of Centinela Avenue and Culver Boulevard. This
improvement would require a roadway widening of approximately 12 feet, for approximately
250 feet along the north side of South Culver Boulevard. This widening would alter the large
median lying between North and South Culver Boulevards at an area that includes a pedestrian
trail, and Class I bicycle trail. An adjustment of the trail locations within the median is proposed
as part of the redesign of the intersection. These relocations would not disrupt the integrity of the trails and they would continue to serve a recreation function similar to that currently provided. A short-term impact may occur during construction of the improvement. Mitigation measures in the Traffic Section of the EIR include measures to address safety and potential rerouting during construction. With implementation of appropriate mitigation measures during construction, this improvement would not result in a significant impact, unto itself, nor would the off-site improvement, in combination with the Proposed Project, result in a significant impact after mitigation.

4.0 MITIGATION MEASURES

Mitigation Measures for the Proposed Project and the Equivalency Program

- The proposed Project shall provide park space in an amount equivalent to not less than a total of 17.16 acres (3 acres per thousand residents). A minimum of 11.4 acres shall be provided (2 acres per thousand residents) within the Proposed Project; the remaining park space may be satisfied through provisions of additional park space within the adjacent Playa Vista First Phase Project or on land controlled or improved by the applicant and its affiliates (i.e., nearby off-site locations).

- Prior to the issuance of the temporary or permanent Certificate of Occupancy for each 455 residential units, two acres of parks shall be provided and improved within the Project site; and an additional acre of off-site parks shall be provided concurrently (i.e., three acres in total), per the provisions outlined in the preceding mitigation measure.

- Prior to the recordation of any phase of the tract map for the Proposed Project, the required on-site and off-site parks shall be identified, including improvement and maintenance responsibilities, satisfactory to the local Council Office.

- In addition to the provision of park space identified above, the Proposed Project shall be responsible for providing improvements for the parks within the Project with landscaping, hardscaping, walking, jogging and bicycle trails, children’s play areas, recreational fields and other recreational facilities (i.e. basketball courts, skating rings, etc.), with an emphasis on active activities as appropriate. The cost of the park improvements shall not be less than and is not limited by the amount of fees that the Project would be required to pay under LAMC Section 17.12D as though the Proposed Project was not dedicating any land for parks.

- Prior to recordation of any phase of the tract map for the Proposed Project, the applicant shall submit to the Advisory Agency for approval, in consultation with the
Department of Recreation and Parks and the local Council office, a plan for the improvement of the parks to be provided by the Proposed Project.

- Prior to recordation of any phase of the tract maps, all parks within the Proposed Project in such tract map shall either be designated as active open space on such final tract maps or committed to open space through recorded deed restrictions and covenants, subject to the approval of the Advisory Agency.

- Prior to recordation of tract maps, lots designated for parks in tentative maps shall be offered for dedication to the Department of Recreation and Parks. If the Department of Recreation and Parks does not accept dedication of the park areas, a property owners’ association shall be formed to maintain the park and recreational facilities in a manner satisfactory to the City of Los Angeles, together with the appropriate trails and easements guaranteed to the City. The property owners’ maintenance responsibility for the park/recreational facilities shall be recorded in a Conditions, Covenants and deed Restrictions (CC & R) and a Covenant and Agreement. Any Covenant and Agreement to maintain park, open space and recreational fields/facilities shall be reviewed by the City Attorney prior to its acceptance by the Advisory Agency. Said covenant and agreement shall be recorded at tract map recordation. The property owner’s association shall enter into a usage agreement with the Department of Recreation and Parks if requested.

**Additional Mitigation Measure for the Equivalency Program**

- Additional park space shall be provided at the rate of 0.12 acres for every 50 assisted living units developed.

### 5.0 UNAVOIDABLE ADVERSE EFFECTS

The Proposed Project would provide an increase in the level of park and open space in the existing area, increasing the per capita ratio service level set forth in LAMC Section 17.12. The Proposed Project would also meet the short and intermediate range goal of 2 acres per 1,000 population for community and neighborhood parks set forth in the PRP, would exceed the requirements of LAMC Section 17.12, and meet the demand or parks. No significant impacts are anticipated. This conclusion applies the to Proposed Project inclusive of the Equivalency Program and the construction of the Project’s off-site improvements.
6.0 CUMULATIVE IMPACTS

The cumulative impacts analysis is based on the impacts of the Proposed Project, in combination with related projects within the City of Los Angeles 2-mile service radius. Of the 96 projects on the related projects list identified in Section III.B, ten are located within the service area and are residential in nature or have residential components. These include Related Projects 1, 3, 5, 24, 25, 37, 40, 44, 65 and 95.

The additional residential population for each of these related projects is forecasted in Table 110 on page 789 of the Section IV.J, Population, Housing and Employment. The total population for the ten related projects is 18,104. In addition, to this population, a residential “background” growth of 25% (i.e. 4,526) has been added to the total related residential projects since it is assumed that additional residential development, particularly projects involving less that 35 units, would not require discretionary approval by the City of Los Angeles and, thus would not appear on the related projects list.

The 5,720 residents for the Proposed Project, plus the 18,104 residents for all of the other related projects in the City of Los Angeles within a 2-mile radius of the Project perimeter and other related background growth of 4,526 residents are expected to generate a cumulative population increase of approximately 28,350 residents. Under the Project’s Equivalency Program, this number could increase by 240 to 28,790 residents. The park space requirement to meet the various standards for the additional population would be as follows: 57.6 acres to meet the PRP’s short and intermediate range standards for community and neighborhood parks of 2 acres per 1,000 residents; 86.4 acres to meet a 3-acre-per-1,000-resident standard per Quimby requirements, and 115.2 acres to meet the PRP’s long range goal of 4 acres per 1,000 residents, or in-lieu payments as applicable.

New park space to help meet future demand is included in four of the related projects used in the cumulative analysis of the EIR. Related Projects 14, 26, and 37A include 11 acres amongst them. Related Project 40, the Playa Vista First Phase Project, provides for the provision of a minimum 28.6 acres of active open space. The provisions of the new park space will contribute to attainment of the required needs and will improve the existing community service ratio.

Future related projects within the City would be subject to LAMC requirements for the provision of open space. However, it cannot be assured that all related projects within the City of Los Angeles would provide parks in accordance with the City’s parks standards. As such, other related project development could have significant impacts. However, contributions of the Proposed Project to the availability of park space after the proposed mitigation measures would meet demand for park provision, and therefore would not contribute to a significant adverse effect with regard to cumulative impacts. This conclusion is inclusive of the Proposed Project, the Equivalency Program and the construction of the Project’s off-site improvements.