

## L. PARKS AND RECREATION

### PARKLAND

#### ENVIRONMENTAL SETTING

The Project Site and Add Area are located in the western San Fernando Valley in the Chatsworth - Porter Ranch Community Plan Area of the City of Los Angeles. The operation and management of public parkland and open space in the area is performed by the Department of Recreation and Parks (LADRP). Planning efforts and activities concerning parks, recreation facilities, and open space areas in the City of Los Angeles are governed by the Open Space Plan of the Open Space Element of the General Plan; the Public Recreation Plan of the Services Systems Element of the General Plan; and the Community Plans under the Land Use Element of the General Plan. Currently, the City of Los Angeles operates approximately 123 recreation centers, 52 pools, 28 senior citizen centers, 12 museums and historic sites, 13 golf courses, 18 child care centers, and seven camps.

As established by the State Legislature, “open space” is defined at a broader level than the traditional zones that have been used by the City of Los Angeles.<sup>81</sup> The State’s definition encompasses both publicly- and privately-owned properties that are unimproved and used for the preservation of natural resources, managed production of resources, outdoor recreation, and protection of life and property due to natural hazards. For the purposes of this document, “parkland” will include only those open space and parkland areas that are publicly-owned and designated for outdoor recreation and the preservation of natural areas.

For the purposes of this document, active recreational facilities are considered to be both publicly- or privately-owned facilities that provide active recreational opportunities such as tennis, golf, and swimming.

The LADRP uses a ratio of 4.0 acres of parkland per 1,000 residents as a measure of the adequacy of parkland within a given area. The LADRP currently administers approximately 15,686 acres of parkland for its 3,694,820 residents,<sup>82</sup> a ratio of 4.25 acres of parkland per 1,000 residents. **Table 50: Parkland** summarizes the primary open space, parkland, and recreational facilities that currently exist within the Chatsworth - Porter Ranch Community Plan Area. **Figure 24: Parkland**, delineates the location of existing parkland within the Chatsworth - Porter Ranch Community Plan Area. There may be additional parkland within the Chatsworth - Porter Ranch

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<sup>81</sup>City of Los Angeles Conservation Element, Section 17: Open Space/Parks, Page II-56. Adopted September 2001.

<sup>82</sup>LADCP, Demographics Research Unit Statistical Information. August 13, 2002.  
<http://www.lacity.org/PLN/DRU/C2K/Cwd/PgCwd.cfm?grfxname=CPHist>

**TABLE 50**  
**PARKLAND**

No.	Parks	Location	Facilities	Acreage
1	Chase Park	22525 Chase Street	Picnic tables, children's play area	6
2	Chatsworth Oaks Park	9301 Valley Circle Blvd	Picnic tables, children's play area	5
3	Chatsworth Park North	22300 Chatsworth	Picnic tables, bbq, children's play area, baseball, basketball, football, soccer, volleyball, horseshoe pit, hiking trail	25
4	Chatsworth Reservoir	Valley Circle Blvd		1294
5	Santa Susana Pass	S. of Santa Susana Pass Rd	Outdoor recreation, hiking trail, equestrian trail	756
6	Mason Park	10500 Mason Ave	Community room, indoor gym, picnic tables, children's play area, baseball, football, basketball, soccer	17
7	Parthenia Park	21444 Parthenia St	Picnic tables, children's play area	1
8	Porter Ranch <sup>1</sup>	Porter Ranch Specific Plan	Various recreational facilities	554
9	South Portion of Limekiln Canyon Park	Southwest corner of SR-118 and Tampa Ave	Picnic area, partially landscaped park	63
10	Topanga Canyon & Santa Susana Pass Road	Southeast corner	Special recreational facilities	17
11	Winnetka Recreation Center	8401 Winnetka Ave	Soccer, football, baseball, children's play area, picnic tables, community room, indoor gym	15
<b>Total Parkland</b>				<b>2,755</b>
<sup>1</sup> Includes all parkland within Porter Ranch Specific Plan plus the northern portion of Limekiln Canyon Park				

Community Plan Area in the form of small, pocket parks, which are generally less than one acre each in size.

**Project Site**

There is no parkland located on or adjacent to the Project Site. The closest designated parkland is Vanalden Park, located approximately .7 miles southeast of the Project Site within the Northridge Community Plan Area, which abuts the Chatsworth - Porter Ranch Community Plan to the east. Within the Chatsworth - Porter Ranch Community Plan Area, the closest designated parkland is the Winnetka Recreation Center, located approximately one mile southwest of the Project Site.

Currently, there are no active recreational facilities located on the Project Site. The closest active recreational site is located at the northeast corner of Prairie Street and Shirley Avenue (within the Add Area). This site offers seven privately-owned, outdoor tennis courts, as well as a skate park.

**Figure 24. Parkland**

Active recreation facilities located within a two mile radius of the Project Site are considered to be within a reasonable walking or travel distance for recreational users. However, according to a study conducted by the City of Los Angeles of all privately-owned golf and tennis facilities open to the public, most facilities draw their customers from a radius of approximately ten miles.<sup>83</sup> A list of public and private recreational facilities within a ten mile radius is provided in **Table 51: Existing Recreational Facilities.**

**TABLE 51**  
**EXISTING RECREATIONAL FACILITIES**

Facility	Location	Distance (miles)	Recreational activities provided
Northridge Tennis Center	NW Corner of Prairie St and Shirley Ave, Northridge	.1	Seven tennis courts
Skate Park	NW Corner of Prairie St and Shirley Ave, Northridge	.1	Skate park
Winnetka Recreational Center	8401 Winnetka Avenue, Winnetka	1.4	Lit baseball diamond, football field, soccer field
Mitchell's Tennis Center	20737 Parthenia st, Canoga Park	1.9	Tennis Courts
Mason Park	10500 Mason Avenue, Chatsworth	2.0	Lit and unlit baseball diamond, football field, soccer field
Runnymede Park	20200 Runnymede, Winnetka	2.8	Four unlit tennis courts
Northridge Community Center	18300 Lemarsh Street, Northridge	3.0	Four lit tennis courts, lit & unlit baseball diamond, football field, volleyball, swim, basketball court
Lanark Recreation Center	21816 Lanark Street, Canoga Park	3.7	Four lit tennis courts, lit & unlit baseball diamond, football field, volleyball, swim, basketball court
John Quimby Park	7008 De Soto Avenue, Canoga Park	4.2	Two unlit tennis courts
Reseda Recreation Center	18411 Victory Boulevard, Reseda	4.9	Four lit tennis courts, lit & unlit baseball diamond, football field, volleyball, basketball court
Chatsworth Park South	22360 Devonshire, Chatsworth	5.0	Two lit tennis courts, basketball court
Balboa Tennis Center	17015 Burbank Blvd, Encino 91316	8.0	Tennis

<sup>83</sup>City of Los Angeles, Privately-Owned Golf and Tennis Facilities/Study - CF 02-0974, Arts, Health and Humanities Committee. July 9, 2002.

## **Add Area**

There is no parkland located on or adjacent to the Add Area. The closest designated parkland is Vanalden Park, located approximately .7 miles southeast of the Add Area within the Northridge Community Plan Area, which abuts the Chatsworth - Porter Ranch Community Plan to the east. Within the Chatsworth - Porter Ranch Community Plan Area, the closest designated parkland is the Winnetka Recreation Center, located approximately one mile southwest of the Add Area.

Currently, seven outdoor, privately-owned tennis courts and a skate park are located in the Add Area properties. Additional active recreation facilities are located within a ten-mile radius of the Add Area, a distance considered acceptable by the City of Los Angeles for travel to/from recreational activities.<sup>84</sup> These facilities are summarized in **Table 51: Existing Recreational Facilities**.

## **THRESHOLDS OF SIGNIFICANCE**

According to 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 proposed project;
- The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvement to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and
- Whether the project includes features that would reduce the demand for recreation and park services (e.g., on-site recreation facilities, land dedication or direct financial support to the LADRP).

## **ENVIRONMENTAL IMPACTS**

### **Project Site**

The proposed Project at the Project Site will not result in the creation or removal of parkland or active recreational facilities. However, the proposed Project at the Project Site could increase the number of residents in the project area and therefore increase the demand on existing recreational facilities which could result in a significant impact on parklands and active recreational facilities.

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<sup>84</sup>City of Los Angeles, Privately-Owned Golf and Tennis Facilities/Study - CF 02-0974, Arts, Health and Humanities Committee. July 9, 2002.

As shown in **Table 50: Parkland**, the Chatsworth - Porter Ranch Community Plan Area currently provides approximately 2,755 acres of parkland for its 84,734 residents,<sup>85</sup> a ratio of 32.5 acres of parkland per 1,000 residents. While the proposed Project will not alter the existing 2,755 acres of parkland within the Chatsworth - Porter Ranch Community Plan, the proposed development does have the potential to increase population in the area by a maximum of 1,547 residents to a total of 86,281 residents, as shown in **Section IV, I: Population and Housing, Table 37: Proposed Project Site Population**. Therefore, the ratio of residents to acres of parkland will decrease to 31.9 acres of parkland per 1,000 residents. However, this ratio of 31.9 acres of parkland per 1,000 residents is still greater than both the City of Los Angeles standard of 4.0 acres of parkland per 1,000 residents and the City of Los Angeles average provision of 4.25 acres per 1,000 residents. Therefore, the proposed Project at the Project Site would result in a less than significant impact to parkland due to increased demand.

As shown in **Table 51: Existing Recreational Facilities**, there are 12 active recreational facilities within a ten-mile radius of the Project Site. Based on the number of public and private facilities available in the project area, an increase in population at the Project Site will not result in an increased demand on recreational facilities that cannot be absorbed by existing facilities. Therefore, the proposed Project at the Project Site would result in a less than significant impact to active recreational facilities.

Further, as determined by the City of Los Angeles CEQA Thresholds Guidelines, consideration should be given to projects that would reduce demand on recreational facilities. This includes on-site recreation facilities, land dedication, and direct financial support to the LADRP. With the incorporation of proposed mitigation measures, development at the Project Site will pay all necessary in-lieu park fees, as required by the City's Ordinance (No. 141,422) and as set forth in the City's Zoning Code (Section 17.12). With this fee, the Project would provide funds for public parks, public park improvements, and recreational services, reducing potential impacts to a less than significant level. Therefore, after incorporation of the identified mitigation measure, the proposed Project at the Project Site would result in a less than significant impact to parkland or active recreational facilities.

### **Add Area**

Currently, there is no parkland on any of the Add Area properties. The development scenarios analyzed for the Add Area do not include the creation or removal of parkland. However, an increase in the permanent population in the area which could increase demand on recreational facilities could result. Therefore, development scenarios analyzed for the Add Area may result in a significant impact to parkland.

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<sup>85</sup>LADCP, Demographics Research Unit Statistical Information. August 13, 2002.  
<http://www.lacity.org/PLN/DRU/C2K/Cwd/PgCwd.cfm?grfxname=CPHist>

As shown in **Table 50: Parkland**, the Chatsworth - Porter Ranch Community Plan Area currently provides approximately 2,755 acres of parkland for its 84,734 residents,<sup>86</sup> a ratio of 32.5 acres of parkland per 1,000 residents. While the development scenarios analyzed will not alter the existing 2,755 acres of parkland within the Chatsworth - Porter Ranch Community Plan, the scenarios do have the potential to increase population in the area by a maximum of 250 residents to a total of 84,984 residents, as shown in **Table 38: Proposed Add Area Population**. Therefore, the ratio of acres of parkland to residents will decrease to 32.4 acres of parkland per 1,000 residents. However, this ratio is still greater than both the City of Los Angeles standard of 4.0 acres of parkland per 1,000 residents and the City of Los Angeles average provision of 4.25 acres per 1,000 residents. Therefore, the development scenarios analyzed for the Add Area would result in a less than significant impact to parkland due to increased demand.

Currently, seven outdoor, privately-owned tennis courts and a skate park are located within the Add Area properties. Development scenarios analyzed for the Add Area could result in the removal of all seven tennis courts and the skate park. The development scenarios analyzed for the Add Area does not include the construction of any new or additional active recreational facilities. Therefore, the development scenarios analyzed may result in a significant impact to active recreational facilities due to the removal of the existing facilities. However, the existing tennis courts within the Add Area are not considered to be highly utilized.<sup>87</sup> Therefore, based on the current underutilization of the courts and the number of additional tennis facilities in the area, removal of tennis courts within the Add Area would result in a less than significant impact to recreational facilities.

As stated above, development scenarios analyzed for the Add Area could increase the number of residents in the project area and therefore increase the demand on existing active recreational facilities. As shown in **Table 51: Existing Recreational Facilities**, there are 12 facilities within a ten-mile radius of the Add Area. Based on the number of public and private facilities available in the project area, an increase in population at the Add Area will not result in an increased demand on recreational facilities that cannot be absorbed by existing facilities. Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact to active recreational facilities.

Further, as determined by the City of Los Angeles CEQA Thresholds Guide, consideration should be given to projects that would reduce demand on recreational facilities. This includes on-site recreation facilities, land dedication, and direct financial support to the LADRP. While development scenarios analyzed for the Add Area include removal of recreational facilities, all in-lieu park fees, otherwise known as Quimby fees, will be paid, as required by the City's

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<sup>86</sup> LADCP, Demographics Research Unit Statistical Information. August 13, 2002.  
<http://www.lacity.org/PLN/DRU/C2K/Cwd/PgCwd.cfm?grfxname=CPHist>

<sup>87</sup> Per Jerry Keene, owner of the tennis facility, the facility is currently utilized at approximately 30 to 35 percent capacity.

Ordinance (No. 141,422) and as set forth in the City's Zoning Code (Section 17.12). With this fee, funds for public parks, public park improvements, and recreational services would be provided, reducing potential impacts to a less than significant level. Therefore, development scenarios analyzed for the Add Area would result in a less than significant impact to parkland or active recreational facilities.

### **MITIGATION MEASURES**

Although a significant impact to parkland, open space, and active recreational facilities in the project area has not been identified, environmental impacts may result from project implementation. However, incorporation of the following mitigation measures will help further reduce any potential impacts on parkland and recreational facilities in the area.

64. Per Section 17.12-A of the City of Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for the construction of apartment buildings. (R)

### **LEVEL OF IMPACT AFTER MITIGATION**

Less than significant.

### **CUMULATIVE IMPACTS**

#### ***Related Projects***

Related projects that could potentially impact existing parkland are those that would increase demand on parkland by either increasing the local population or removing existing facilities. Related projects Nos. 4 and 5, while not disturbing any existing parkland, will increase the resident population of the area by approximately 11,258 residents. Therefore, the ratio of parkland to residents will decrease to 28.7 acres of parkland per 1,000 residents. However, this ratio of 28.7 acres of parkland per 1,000 residents is greater than both the City of Los Angeles standard of 4.0 acres of parkland per 1,000 residents and the City of Los Angeles Citywide average of 4.25 acres per 1,000 residents. Therefore, related projects will result in a less than significant impact on parkland.

The increase in population could result in a potentially significant impact to active recreational facilities. However, recreational impacts of related projects must be determined on a project-specific basis. Further, each project will pay an in-lieu fee in accordance with the City's Ordinance (No. 141,422) and as set forth in the City's Zoning Code (Section 17.12). These fees are based on the number of units and proposed zoning for each site. Credits may also be given for recreational facilities provided as part of a project. As a result of incorporation of in-lieu fees, any significant impacts due to related projects will be reduced to a less than significant level.

Therefore, related projects will result in a less than significant impact to active recreational facilities in the area.

***Proposed Project, Add Area, and Related Projects***

With the addition of the proposed Project at the Project Site and development scenarios analyzed for the Add Area, in combination with the identified related projects, the resident population in the Chatsworth - Porter Ranch Community Plan Area will be increased by approximately 13,055 residents to 97,789. As a result, the ratio of parkland to residents will decrease to approximately 28.2 acres of parkland per 1,000 residents. This ratio is well above the City of Los Angeles standard of 4.0 acres of parkland per 1,000 residents and the current Citywide average of 4.25 acres of parkland per 1,000 residents. Therefore, although the proposed and related projects may increase the resident population in the area, a significant cumulative impact to parkland is not anticipated.

The increase in population could result in a potentially significant impact to active recreational facilities. Each project will pay an in-lieu fee in accordance with the City's Ordinance (No. 141,422) and as set forth in the City's Zoning Code (Section 17.12). These fees are based on the number of units and zoning for each site. Credits may also be given for recreational facilities provided as part of a project. As a result of incorporation of the identified mitigation measure, any significant impacts due to the proposed or related projects will be reduced to a less than significant level. Therefore, a significant cumulative impact to active recreational facilities is not anticipated.