

5. Environmental Analysis

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This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the Connect Southwest LA project to impact public parks and recreational facilities in the County of Los Angeles. The information in this section is based partly on responses to service provider questionnaires included as Appendix G of this DEIR.

5.11.1 Environmental Setting

5.11.1.1 RELEVANT PROGRAMS AND REGULATIONS

State

Quimby Act

The 1975 Quimby Act (California Government Code Section 66477) authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public's need for the recreation facility or parkland, and the type of development project upon which the fee is imposed. Cities and counties with a high ratio of park space to inhabitants can set a standard of up to five acres per 1,000 people for new development. Cities and counties with a lower ratio can only require the provision of up to three acres of park space per 1,000 people. The calculation of a city or county's park space to population ratio is based on a comparison of the population count of the last federal census to the amount of city/county-owned parkland.

California Public Park Preservation Act

The primary instrument for protecting and preserving parkland is California's Public Park Preservation Act of 1971. Under the Public Resource Code, cities and counties may not acquire any real property that is in use as a public park for any nonpark use unless compensation, land, or both are provided to replace the parkland acquired. This provides no net loss of parkland and facilities.

The Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act provides an alternative method of financing certain public capital facilities and services, especially in developing areas and areas undergoing rehabilitation. This state law empowers local agencies to establish Community Facilities Districts as a means of obtaining community funding.

Landscaping and Lighting Act of 1972, California Streets and Highway Code Section 22500–22509

The California Landscaping and Lighting Act of 1972 authorizes local legislative bodies to establish benefit related assessment districts, or Landscaping and Lighting Districts (LLADs) and to levy assessments for the

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construction, installation, and maintenance of certain public landscaping and lighting improvements. LLADs may be established to maintain local public parks.

Local

Los Angeles County Code

In addition to containing regulations on the operation of park facilities, the County Code contains provisions that regulate the provision of parklands for new subdivisions, in accordance with the Quimby Act. County Code Section 21.24.340 (Residential Subdivisions, Local Park Space Obligation, Formula) contains the methodology used to determine the amount of parkland required to be dedicated by the subdivider as a part of the subdivision map approval process. In accordance with Section 21.28.140, the developer may also choose to pay a fee in lieu of the provision of parkland. Additionally, the developer may choose to provide less than the required amount of parkland, but develop it with amenities equal to the value of what the in-lieu fee would be. In order to determine the local park space obligation for a subdivision, a formula is used that considers the number of dwelling units in the subdivision, the average household size by Park Planning Area (PPA) (which differs for single-family, multifamily, and mobile home developments as well as by PPA), and the adopted ratio of three acres of parkland per 1,000 residents, per the Quimby Act. However, it should be noted that, as discussed in the County's General Plan, as a condition of zone change approval, general plan amendment, specific plan approval, or development agreement, the County may require a subdivider to dedicate land according to the General Plan goal of three acres of local parkland per 1,000 residents, and six acres of regional parkland per 1,000 residents.

Once the local park space obligation is determined, County Code Section 21.24.350 (Residential Subdivisions, Provision or Local Park Sites) contains regulations pertaining to the siting of park facilities as well as provisions that give the option to subdividers of 50 units or less to choose to provide the obligatory amount of parkland, any excess of which would be credited to the subdivision, or otherwise allow any remaining obligation to be satisfied by the payment of park fees in accordance with the provisions of Section 21.28.140.

Section 21.28.140 (Park Fees Required When – Computation and Use) contains provisions regarding the payment of in-lieu fees for any portion of the dedication obligation not satisfied by the subdivider. These fees would be enforced as a condition of approval on the final approval of the subdivision. The in-lieu fee is determined by multiplying the amount of park space not satisfied by the representative land value for the appropriate PPA. As of July 1, 2016, the representative land value for the West Athens/Westmont PPA (PPA 19) is \$339,692. Park fees shall be used only for acquiring local park land or developing new or rehabilitating existing recreational facilities. This section also makes it the responsibility of the Los Angeles County Department of Parks and Recreation to develop a schedule specifying how, when, and where it will use the land or fees, or both, from each subdivision to develop park or recreational facilities within the applicable PPA.

Park Planning Area and Parkland Standard

The communities of West Athens and Westmont are in PPA 19, West Athens/Westmont. The local park space obligations in acres per residential unit for residential subdivisions in PPA 19 are identified in Table

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5.11-1. The extent of local park space obligation to be satisfied by land, fees, land and amenities, or a combination of these, is determined by the following formula:

$$\text{Local park space obligation (acres)} = \text{Total approved dwelling units} \times \text{Acres per residential unit (per Table 5.11-1)}$$

Table 5.11-1 West Athens/Westmont PPA 19 Parkland Obligation for Residential Subdivisions

Residential Unit Type	Average Household Size	Acres per Resident	Acres per Residential Unit
Single-Family (detached or attached)	3.45	0.003	0.01035
Multi-Family (2-4 units)	2.54	0.003	0.00762
Multi-Family (5+ units)	2.76	0.003	0.00828
Mobile Home	3.73	0.003	0.01119

Source: Jung 2017.

Los Angeles County General Plan Park Standard

Policy 3.1 of the Los Angeles County 2035 General Plan Parks and Recreation Element sets forth the following standards for acres of parkland per population: three acres of local parkland per 1,000 residents in the unincorporated areas and six acres of regional parkland per 1,000 residents of the total population of Los Angeles County.

Proposition A: Safe Neighborhood Parks Proposition of 1992 and 1996

Proposition A created the Los Angeles County Regional Park and Open Space District. The district's boundaries are coterminous with the boundaries of Los Angeles County. The proposition authorized an annual assessment on nearly all of the 2.25 million parcels of real property in Los Angeles County. Proposition A funded \$540 million for the acquisition, restoration, or rehabilitation of real property for parks and park safety; senior recreation facilities; gang prevention; beaches; recreation, community, or cultural facilities; trails, wildlife habitats, or natural lands; and maintenance and servicing of those projects. In 1996, voters approved another Proposition A to fund an additional \$319 million for parks and recreation projects and additional funds to maintain and service those projects. Proposition A funds may be used to fund the development, acquisition, improvement, restoration, and maintenance of parks; recreational, cultural and community facilities; and open space lands.

Measure A

Los Angeles County Measure A, passed by voters in November 2016, placed a 1.5-cent per square foot property tax levy on improved property in Los Angeles County, to take effect on July 1, 2017. Tax proceeds shall be used to develop or implement programs with projects consistent with the 2016 Countywide Park Needs Assessment, including but not limited to: projects protecting, developing, enhancing, and preserving parks, play areas, beaches, open space lands, natural areas, waterways, water resources, and equestrian facilities; promoting health and encouraging community use, including for seniors and youth; investing in areas with high-needs for parks; developing and improving local and regional recreational facilities; maintaining and improving park safety, healthiness, and accessibility; and providing and facilitating safe places to play,

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afterschool programs, career development, job training, educational, and cultural resources (Ballotpedia 2016). Measure A funds will be allocated for expenditure in both incorporated cities and unincorporated areas.

Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the Parks Needs Assessment was a historic and significant undertaking to engage all communities within Los Angeles County in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the assessment was to quantify the magnitude of needs for parks and recreational facilities, and determine the potential costs of meeting that need. The final report uses a transparent, best-practices approach to evaluate park and recreation needs and is the product of an engagement process that involved the public, cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the *Parks Needs Assessment*:

- Uses a set of metrics to measure and document park needs for each study area;
- Establishes a framework to determine the overall level of park need for each study area;
- Offers a list of priority park projects for each study area;
- Details estimated costs for the priority park projects by study area;
- Builds a constituency of support and understanding of the park and recreational needs and opportunities; and
- Informs future decision-makers regarding planning and funding for parks and recreation.

West Athens-Westmont is an area of very high park needs. According to the Parks Needs Assessment, this study area has 7 acres of parkland per 41,288 residents, which translates to 0.2 acres per 1,000 residents. This is significantly below the Countywide average of 3.3 acres per 1,000 residents. Additionally, only 26 percent of West Athens-Westmont residents are within a half-mile distance of a park, as compared to the County average of 49 percent.

West Athens-Westmont Community Parks and Recreation Plan

The County's Department of Parks and Recreation received a Sustainable Communities Planning Grant from the California Strategic Growth Council, which allows the County to develop community parks and recreation plans for six unincorporated communities in Los Angeles County that have significant parks and recreation deficits, including West Athens-Westmont. The plan was completed in February 2016 and provides a guide toward developing new green spaces and enhancing existing recreational amenities in West Athens-Westmont, and more importantly, recommends potential sites and site types for acquisitions and development of new park projects. Two park projects identified in the plan are currently in the planning stage—the Normandie Avenue Pocket Park and the Woodcrest Liberty Park - Plaza.

County of Los Angeles Park Design Guidelines and Standards

The Park Design Guidelines and Standards document is intended to give design professionals, County staff, and other agencies guidance on how to design and develop parks that meet County standards and

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expectations. It incorporates input from Department of Parks and Recreation staff, other County departments, as well as outside partners such as non-profit organizations and private developers that have an interest in park design. This manual addresses topics such as spatial organization, buildings, circulation, recreational facilities, landscaping, storm water management, utilities, preferred manufacturing products to be used at parks, and preferred plant lists for potable and recycled water.

5.11.1.2 EXISTING CONDITIONS

The Los Angeles County Department of Parks and Recreation owns and maintains 180 parks and miles of trails throughout the County, including community regional parks, regional parks, nature centers and wildlife sanctuaries, golf courses, and equestrian centers. The County's park system, including facilities that are owned, operated, and maintained by the County, totals approximately 70,000 acres (Los Angeles 2015). The County's parks and recreation resources fall under two systems:

- **Local Park System:** Consists of parks of varying sizes that meet local needs and offer opportunities for daily recreation. This system includes community parks, neighborhood parks, pocket parks, and park nodes.
- **Regional Park System:** Intended to meet the parks and recreation needs of residents and visitors throughout Los Angeles County. This system consists of community regional parks, regional parks, and special use facilities.

In addition to local and regional parks and trails, the County also provides parks and recreational opportunities through multibenefit parks, school sites, city parks and facilities, private recreational facilities, and greenways.

Parks Serving the Project Site

There are no County parks within the project site, and the only park in the West Athens-Westmont community is Helen Keller Park. Additional green space in the Specific Plan area includes the County-owned Chester Washington Golf Course and recreational facilities on the Los Angeles Southwest College campus.

- **Helen Keller Park:** A seven-acre park at 1045 S. 126th Street. Amenities include an office, community building with multipurpose room and computer lab, swimming pool, restrooms, group picnic shelter, lighted softball/baseball field, multipurpose field, fitness zone, basketball court, tot lot play area, playground, picnic tables, barbecues, drinking fountains and security lighting (Jung 2017).
- **Chester Washington Golf Course:** Located at 1930 W. 120th Street, an 18-hole golf course featuring level terrain, two lakes, and landscaped trees. Additional amenities include banquet facilities, cart and club rentals, cocktail lounge, coffee shop, driving range, pro shop, golf lessons, and practice putting greens.
- **Los Angeles Southwest College Campus:** Located along Imperial Highway east of Western Avenue and approximately 64 acres in size. The campus includes a number of sports facilities, including a football field and walking track, baseball and softball fields, and an aquatic center.

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The following additional green spaces are within one-half mile of the project site, which encompasses the service area distance of neighborhood parks, pocket parks, and park nodes, as defined by the County of Los Angeles. However, they are small community gardens rather than traditional parkland or recreational facilities.

- **Little Green Acres Park:** A 0.25-acre community garden park at 10420 S. Vermont Avenue in the City of Los Angeles.
- **West Athens Victory Garden:** A 0.5-acre community garden park at 1344 W. 105th Street in the community of West Athens.

Further, the County parks in Table 5.11-2 are within a five-mile radius of the project site.

Table 5.11-2 County Parks within 5-Miles of the Project Site

Park	Address	Acres
Alondra Community Regional Park	3850 W. Manhattan Beach Boulevard, Lawndale	53
Alondra Golf Course	16400 S. Prairie Avenue, Lawndale	Two 18-hole golf courses
Athens Park	12603 S. Broadway Avenue, Los Angeles	20
Bodger Park	14900 S. Yukon Avenue, Hawthorne	12
Colonel Leon H. Washington Park	8908 S. Maie Avenue, Los Angeles	10.8
Del Aire Park	12601 S. Isis Avenue, Hawthorne	7
Earvin Magic Johnson Park	905 E. El Segundo Boulevard, Los Angeles	104
El Parque Nuestro	1675 Gage Avenue, Los Angeles	0.6
Enterprise Park	13055 Clovis Avenue, Los Angeles	10
Faith and Hope Park	East 119th Street, Los Angeles	0.5
Franklin D. Roosevelt Park	7600 Graham Avenue, Los Angeles	21.5
Jesse Owens Community Regional Park	9651 S. Western Avenue, Los Angeles	20
Ladera Park	6027 Ladera Park Avenue, Los Angeles	16
Lennox Park	10828 S. Condon Avenue, Lennox	5.6
Martin Luther King Jr. Fitness Park	11833 S. Wilmington Avenue, Los Angeles	0.3
Mary M. Bethune Park	1244 E. 61st Street, Los Angeles	5.3
Mona Park	2291 E. 121st Street, Compton	8.4
Roy Campanella Park	14812 Stanford Avenue, Compton	9.5
Ted Watkins Memorial Park	1335 E. 103rd Street, Los Angeles	28
Walnut Nature Park	2642 Olive Street, Huntington Park	Part of Walnut Park Elementary School
Total		332.5

Source: Los Angeles County 2017.

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Golf Courses

The 9-hole Maggie Hathaway Golf Course is owned and operated by the County’s Department of Parks and Recreation but is located within the City of Los Angeles just outside the boundaries of West Athens-Westmont. The 18-hole Chester Washington Golf Course is located within the West Athens-Westmont park planning area (PPA-19). Similar to the Maggie Hathaway Golf Course, it is owned and operated by the County and is open to the public. However, there are fees to use both courses or to hold events at the facilities. The Chester Washington Golf Course serves as one of the largest green spaces in the West Athens-Westmont area (Jung 2017).

Parkland Standard

According to the Los Angeles County General Plan, existing County parkland in the 10,160-acre Metro Planning Area, where the communities of West Athens and Westmont are located (see Figure 5.7-1, *County of Los Angeles Planning Areas*), includes 111 acres of local parks and 398 acres of regional parks, totaling 509 acres of parkland (Los Angeles 2014). Table 10.4 of the County’s General Plan is reproduced below as Table 5.11-3 and details the surplus/deficit local and regional parkland acreage for the Metro Planning Area based on 2010 population data. As shown, based on the County’s local and regional parkland goals, the Metro Planning Area has a large deficit of 1,116 acres of local parkland and 10,517 acres of regional parkland.

Table 5.11-3 Metro Planning Area Existing County Parkland, Year 2010

Planning Area	Local Parkland Goal (4 acres per 1,000 residents)			Regional Parkland Goal (6 acres per 1,000 residents)		
	Unincorporated Population (2010)	Parkland Acreage	Surplus/Deficit Acreage	Countywide Population (2010)	Parkland Acreage	Surplus/Deficit Acreage
Metro	306,768	111	-1,116	1,819,084	398	-10,517

Source: Los Angeles County General Plan Parks and Recreation Element, 2014.

According to the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment (2016) Park Metrics section for West Athens-Westmont, the current population to parkland ratio is seven acres per 41,288 residents, which translates to 0.2 acres per 1,000 residents. This is significantly below the County average of 3.3 acres per 1,000 residents and the County General Plan goal of 4 acres per 1,000 residents. Additionally, only 16 percent of West Athens-Westmont residents are within walking distance (i.e., one-half mile) of a park, as compared to the County average of 49 percent (Jung 2017).

5.11.2 Thresholds of Significance

In accordance with Appendix G of the CEQA Guidelines and the County of Los Angeles Environmental Checklist Form, a project would normally have a significant effect on the environment if the project:

- R-1 Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- R-2 Includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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R-3 Would interfere with regional open space connectivity.

In addition, Threshold PS-1 related to park services from Section 5.9, *Public Services*, is also analyzed in this section:

PS-1 Create capacity or service level problems, or result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for park services.

5.11.3 Plans, Programs, and Policies

There are no applicable project design features or regulatory requirements related to recreation.

5.11.4 Environmental Impacts

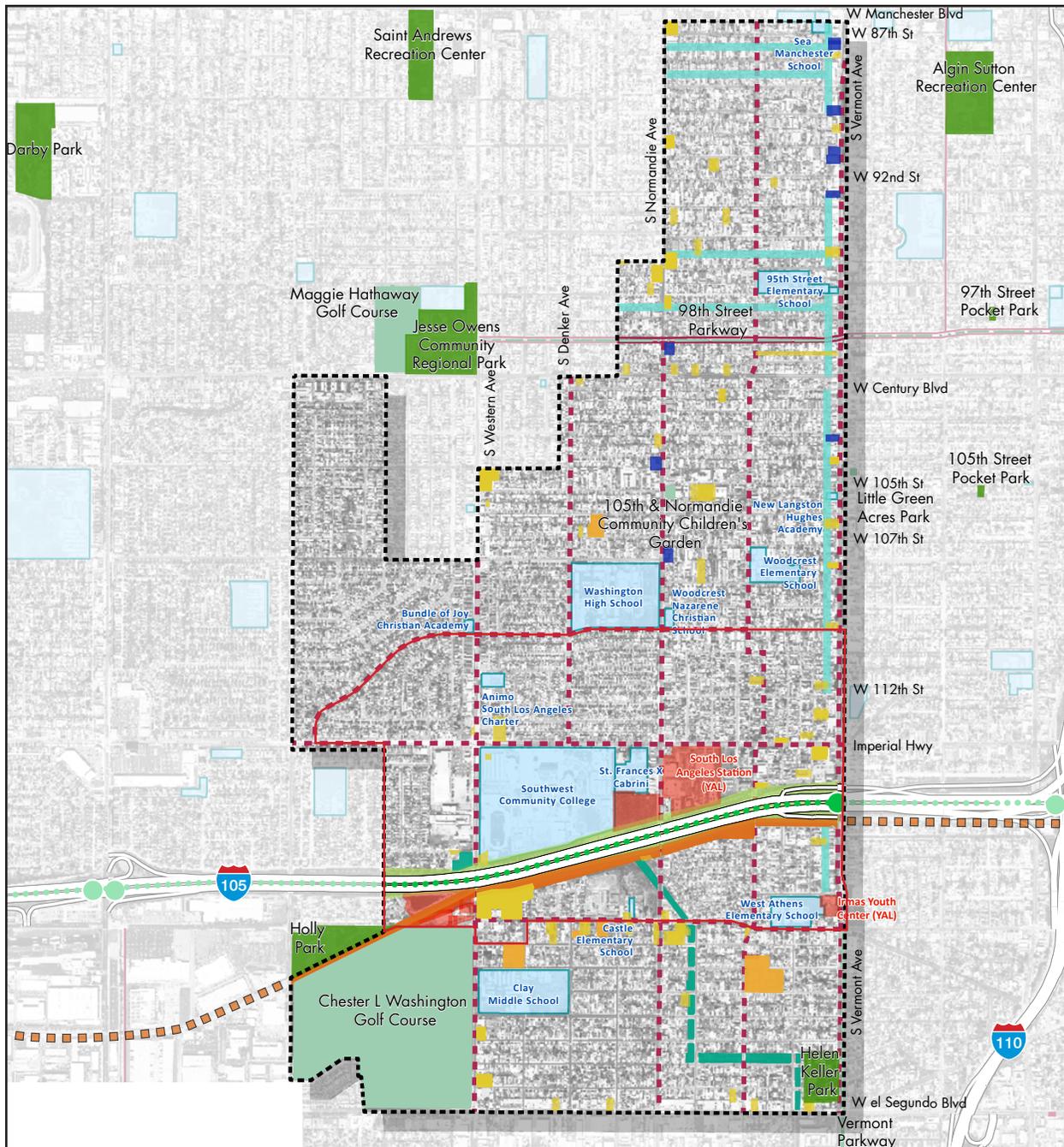
The following impact analysis addresses thresholds of significance for which the Notice of Preparation disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.11-1: The proposed project would allow development of up to 1,061 additional residential units and 3,204 additional residents that would increase the use of existing park and recreational facilities. [Threshold R-1 and PS-1]

Impact Analysis: Buildout of the Specific Plan would allow development of up to 4,518 units—1,345 single-family residences (of which 67 units would be part of a residential planned development), 1,432 two-family residences, and 1,740 multifamily residences. Compared to existing conditions, the proposed project would allow 103 fewer single-family residences and 45 fewer two-family residences, but 1,208 additional multifamily residences. Using the local park space obligation formula for Park Planning Area West Athens/Westmont (PPA 19) from County Code Section 21.24.340, the additional multifamily residences allowed under the Specific Plan would require dedication of approximately 10.0 acres of local parkland to satisfy the County's park standard. The parkland dedication can be in the form of parkland space, payment of in-lieu fees, or a combination thereof.

A major factor limiting new park development in urban areas is the ability to acquire new land. However, as stated above, the County recently completed the West Athens-Westmont Community Parks and Recreation Plan (CPRP) in February 2016 which identifies various potential parkland and trail opportunities in the community. Potential parkland opportunities identified by the CPRP are shown on Figure 5.11-1, *Potential Parkland Opportunity Types*, and detailed in Table 5.11-4.

Figure 5.11-1 - Potential Parkland Opportunity Types
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|------------------------------|----------------------------|-----------------------------|---------------------------------|
| --- West Athens-Westmont | - - - Proposed Bike Routes | ■ Vacant Land | ■ Freeway Buffer |
| ■ Existing Parks | - - - Existing Bike Routes | ■ Vacant Land on Corners | ■ Rail Corridor |
| ■ Existing Other Green Space | ● Green Line / Station | ■ Vacant Building | ■ Continuation out of Community |
| ■ Schools | | ■ Public Agency Partnership | ■ Power Line Corridor |
| ■ Specific Plan Boundary | | ■ Alleys | ■ Utility Site |



Source: DRP, 2016

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Table 5.11-4 Potential Parkland Opportunities in West Athens-Westmont

Parkland Opportunity Type	Parcels	Acres
Vacant Land or Buildings	111	23
Vacant Land or Buildings on Corner	32	18
School Sites*	13	138
College Campus	1	64
Public Agency	20	28
Utility Corridors and Sites	35	24
Rail Corridors*	22	24
Freeways	NA	NA
Sidewalks and Street Right-of-Ways	NA	NA
TOTAL	234 parcels	319 acres

Source: DPR 2016.

* The acreage for schools and rail corridors include acreage to accommodate school buildings and rail lines, respectively.

Two projects identified in the CPRP are currently in the planning stage—the Normandie Avenue Pocket Park and the Woodcrest Learning Center (Jung 2017).

- **Normandie Avenue Pocket Park:** A 0.16-acre site located at 9501 South Normandie Avenue was acquired by the County in 2016. The CPRP included various concept designs for sites of this size and character and incorporated features such as a basketball court, small skate park, play space for young children, shade structures and picnic tables, community art, splash pad, exercise equipment, grass areas, running/walking paths, and benches.
- **Woodcrest Learning Center:** This project would repurpose an underused entry plaza to the Woodcrest Library at 1340 West 106th Street. The learning center would include musical instruments, educational panels, sensory and physical play equipment, exercise equipment, an aromatic pollinating garden, a story telling node, power towers for internet connection, and shaded seating. The Los Angeles County Library and Department of Parks and Recreation would partner together to implement this project.

Development in accordance with the Specific Plan would require dedication of approximately 10.0 acres of local parkland to satisfy the County’s park standard. As shown in Figures 3.2 through 3.5 of the Specific Plan, conceptual site plans for mixed-use development near the Metro Green Line Vermont/Athens station and Civic Center Districts include potential joint-use open space areas. Table 5.11-4 also shows that there are approximately 319 acres identified as future parkland opportunity sites. Within the Specific Plan area, there are opportunities for park development on vacant lands (vacant lands on corners are more ideal for park development); on schools sites through the development of joint-use agreements with Los Angeles Southwest College and West Athens Elementary School; and on public agency lands near the South Los Angeles Sheriff’s station and near the Department of Social Services building south of I-105. A potential trail could also be developed along I-105 and the rail corridor. In total, the CPRP identifies 15.9 acres of potential parkland opportunity sites and 1.6 miles of potential trail opportunity in the Specific Plan area.

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It is likely that future developers of projects in accordance with the Specific Plan would pay in-lieu fees rather than develop traditional park space. Per Section 21.28.140 of the County's Code of Ordinances, the in-lieu fee is determined by multiplying the amount of park space not satisfied by the representative land value for the appropriate PPA. As of July 1, 2017, the representative land value for the West Athens/Westmont PPA (PPA 19) is \$348,815. Payment of the in-lieu fees would be enforced as a condition of approval on the final approval of the subdivision. Additionally, residential subdivisions, such as condominium units, are subject to the County's Quimby Code (Sections 21.24.340, 21.240.350, and 21.28.140 of the County's municipal code) (Jung 2017). These in-lieu fees can then be used by the County's Parks and Recreation Department to acquire local park land identified in Figure 5.11-1, *Potential Parkland Opportunity Types*, or enhance/rehabilitate existing recreational facilities.

Overall, future developers would be required to develop parkland or pay in-lieu fees to comply with the County Code. Utilizing the in-lieu fees, the County's Department of Parks and Recreation can acquire and develop new park sites identified in the CPRP to serve the future residents within the Specific Plan area and general West Athens-Westmont community.

Level of Significance before Mitigation: Based on the analysis above, Impact 5.11-1 would be less than significant.

Impact 5.11-2: Project implementation would not result in environmental impacts to provide new and/or expanded recreational facilities. [Threshold R-2]

Impact Analysis: As analyzed in Impact 5.11-1, it is likely that future developers of residential subdivisions in accordance with the Specific Plan would pay in-lieu fees rather than provide new parkland to meet the County's local parkland standard, given the built-out nature of the project site. Additionally, there is no specific zoning district pertaining to park or open space use under the Specific Plan.

The County's Parks and Recreation Department would utilize in-lieu fees to acquire local park land or construct/expand existing recreational facilities. Development and operation of future new or expanded parks and recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. However, addressing the site-specific impacts of future park projects at this time would be speculative since the future locations are unknown at this time and beyond the scope of this programmatic EIR. Subsequent environmental review for individual park developments would be required when the County pursues them. Furthermore, it is expected that new parkland would be developed within an allowable land use designation on previously developed or vacant land. Thus, the proposed project would not result in significant impacts relating to new or expanded recreational facilities.

Level of Significance before Mitigation: Based on the analysis above, Impact 5.11-2 would be less than significant.

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Impact 5.11-3: Development in accordance with the proposed project would not interfere with regional open space connectivity. [Threshold R-2]

Impact Analysis: Figures 9.1, *Open Space Resources Policy Map*, and 9.2, *Regional Habitat Linkages*, of the County of Los Angeles General Plan identify regional open space areas in the County. These areas include the Angeles National Forest, Los Padres National Forest, and Santa Monica Mountains. The project site is in an urbanized area of southern Los Angeles and does not provide any regional habitat linkages between these open space areas. Thus, implementation of the Specific Plan in the communities of West Athens and Westmont would have no impact on regional open space connectivity.

Level of Significance before Mitigation: Based on the analysis above, Impact 5.11-3 would be less than significant.

5.11.5 Cumulative Impacts

The area considered for cumulative impacts to parks and recreational facilities is the West Athens-Westmont Community Plan area. As detailed in Table 4-1, buildout of the West Athens-Westmont Community Plan would allow 11,185 residential units and 40,539 residents. Based on the County local parkland standard of three acres per 1,000 residents, the community plan area would need a total of approximately 122 acres of local parkland. Currently, the only park in the West Athens-Westmont Community Plan area is the seven-acre Helen Keller Park.

The extent to which the County can implement parks, trails, and other recreational facilities is related to the availability of funding. As discussed, the Quimby Act is a funding mechanism for parkland acquisition. As allowed by this act and pursuant to the County Code, residential subdivisions must dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the County to acquire a ratio of three acres of local parkland for every 1,000 residents (Section 21.24.340). This provision ensures that the funding for parkland acquisition will be proportional to increases in population. Other regulations—including the Mello-Roos Community Facilities Act of 1982, the Landscaping and Lighting Act of 1972, and Los Angeles County Proposition A (Safe Neighborhood Parks Proposition of 1992 and 1996)—would serve as supplemental sources of funding for parkland. Additionally, per Policy P/R 3.3, the County can require the provision of additional parks in communities with insufficient local parkland. The County can require a subdivider to dedicate three acres of local parkland per 1,000 residents in unincorporated areas, and six acres of regional parkland per 1,000 residents in the unincorporated areas, per Los Angeles County Ordinance 2013-0009. Enforcement of the General Plan goal of three acres of local parkland for every 1,000 residents as a condition of approval where an appropriate nexus exists would serve to reduce the potential for deterioration of facilities by allowing for adequate funding.

Further, the Sustainable Communities Planning Grant received by the County's Department of Parks and Recreation from the California Strategic Growth Council will allow the County to develop community parks and recreation plans for six unincorporated communities in Los Angeles County that have significant parks and recreation deficits, including West Athens-Westmont. Upon completion of each plan, the County will be

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able to better evaluate each community's existing deficits and potential park opportunity sites to be developed with the use of in-lieu fees.

Therefore, existing regulations ensure that future funding for parkland acquisition would be proportional to increases in population pursuant to the Quimby Act in the County, and impacts would be less than significant.

5.11.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.11-1, 5.11-2, and 5.11-3.

5.11.7 Mitigation Measures

No mitigation measures are required.

5.11.8 Level of Significance After Mitigation

Impacts would be less than significant.

5.11.9 References

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