

3.14 Recreation

This section describes the affected environment and regulatory setting for Recreation related to the Project Area and surrounding area. In addition, this section describes the potential impacts related to Recreation that would result from implementation of the proposed Project. As noted in the analysis below, impacts associated with Recreation during construction or operation of the proposed Project would be less than significant and no mitigation measures are required.

Impacts related to Recreation may extend beyond the Project Area, which includes the area of direct impacts resulting from construction and operation of the proposed Project. Therefore, the discussion of the affected environment and environmental impacts related to Recreation is based on the Project Study Area, which includes the Project Area and a surrounding half-mile buffer.

The information in this section is based on the Community Impact Assessment (CIA) prepared for the proposed Project (GPA Consulting, 2019). It is unlikely that community conditions have changed substantially from that described in this technical study.

3.14.1 Regulatory Setting

A review of the various federal, state, regional, and local government regulatory requirements was conducted to identify regulations that relate to parks, recreational facilities, and open spaces. This section summarizes the various regulatory requirements that are relevant to the proposed Project.

3.14.1.1 State

Quimby Act

Passed in the State of California in 1975, the Quimby Act allows governing bodies within a city or county to dedicate land or impose fees for park or recreational purposes as a condition for the approval of development projects (California Legislative Information, 2015). The goal of the Quimby Act is to require developers to mitigate the impacts of their proposed developments, ensuring adequate acres of open space for residents (three to five acres for every 1,000 residents).

3.14.1.2 Local

Los Angeles Municipal Code – Ordinance Number 184505

Under California's Quimby Act, Ordinance Number 184505 requires housing developers to dedicate land and/or pay a "park and recreation impact fee" for the purpose of acquiring, expanding, and improving park and recreational facilities for residents (City of Los Angeles, 2016). The fees or acreage of land set aside for park and recreation purposes varies depending on the number of dwelling units and/or the number of occupants per dwelling unit. Recreational sites and facilities must also be within a specified radius of the proposed development.

City of Los Angeles General Plan

As required by the State of California, the City's General Plan addresses goals, policies, and standards related to land use, circulation, housing, conservation, open space, noise, and safety (City of Los Angeles, 2017). To address goals that meet the unique needs of the City, the General Plan also includes elements

related to health and wellness, air quality, historic preservation and cultural resources, and public facilities and services. Several of the General Plan elements are currently undergoing revisions. The General Plan elements that pertain to Recreation are described in more detail in the following sections.

Central City North Community Plan

The Central City North Community Plan summarizes goals, objectives, and policies related to recreation and parks facilities, as well as open spaces, as listed below (City of Los Angeles, 2000). The Central City North Community Plan is being updated, but the update will not be complete before the availability of the Draft EIR for public comment.

- **Goal 4:** Adequate recreation and park facilities which meet the needs of the residents in the Plan Area
- **Goal 5:** A community with sufficient open space in balance with development to serve the recreational, environmental, and health needs of the community and to protect environmental and aesthetic resources.
- **Objective 5-1:** To preserve existing open space resources and where possible develop new open space.
- **Policy 5-1.1:** Encourages the retention of passive and visual open space which provides a balance to the urban development of the Plan Area.
- **Objective 5-2:** To ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.
- **Policy 5-2.1:** Ensure that parks are adequately illuminated for safe use at night where appropriate.

The Downtown Community Plan, DTLA 2040, includes a vision for providing high quality public spaces that support the growth in populations of workers, residents, and visitors in Downtown, and that are accessible to all (City of Los Angeles, 2019).

Boyle Heights Community Plan

The Boyle Heights Community Plan is intended to ensure that sufficient land is designated for the community's needs (City of Los Angeles, 1998). The Boyle Heights Community Plan is being updated, but the update will not be complete before the availability of the Draft EIR for public comment. The Community Plan includes objectives, policies, and programs related to recreation and parks facilities, as well as open spaces, as listed below.

- **Objective 1:** To provide adequate recreation and park facilities which meet the needs of the residents in the community.

Open Space Element

The Open Space Element of the City's General Plan provides information to guide decision makers and interested citizens regarding the identification, preservation, conservation, and acquisition of open space in the City (City of Los Angeles, 1973). The Element aims to ensure that the City has sufficient open space to meet its recreational, environmental, health, and safety needs. In addition, the Element aims to conserve and preserve the City's environmental resources, as well as provide open spaces that contribute to the City's identity.

Service Systems Element/Public Recreation Plan

The Public Recreation Plan includes policies and programs that emphasize neighborhood and community facilities, including recreational sites and parks (City of Los Angeles, n.d.). The Plan's objectives include developing standards for the City's public recreational facilities, with the goal of meeting the City's recreational needs and benefiting the greatest number of people, while minimizing costs and environmental impacts.

Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment

The Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, initiated by the Los Angeles County Department of Parks and Recreation, provides an evaluation of the existing facilities within individual study areas to determine levels of need for additional parks (Los Angeles County Department of Parks and Recreation, 2016). The Needs Assessment is intended to inform planners and decision-makers with regards to future funding, equitable allocation, staffing and programming, and other needs. The latest Needs Assessment was completed in 2016. Existing park facilities throughout the County were inventoried, and this inventory included local parks, regional recreation parks, and regional open space parks.

Based on the Needs Assessment, Boyle Heights and Central City North demonstrate fewer park acres available for the amount of residents compared to Los Angeles County as a whole (Los Angeles County Department of Parks and Recreation, 2016). In addition, Boyle Heights and Central City North demonstrate a higher need for parks compared to Los Angeles County as a whole.

3.14.2 Environmental Setting

The City's Department of Recreation and Parks (RAP) operates and manages the City's parks and recreational facilities (Department of Recreation and Parks, 2018). In addition, RAP supervises the construction of new facilities and improvements to existing facilities. The RAP park system includes more than 16,000 acres of parkland, with recreational, social, and cultural programs offered at 444 park sites throughout every neighborhood in the City.

The Project Area is primarily commercial and industrial, and there are no existing parks or recreation facilities. Within the Project Study Area (i.e., half-mile buffer around the Project Area), the area east of South Clarence Street is heavily residential area. Residences are sparse in the portion of the Project Study Area that is west of the Los Angeles River. The parks and recreation facilities within the Project Study Area are listed in **Table 3.14-1** (see **Figure 3.14-1**, Parks and Recreation Centers).

According to the *Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment*, Boyle Heights and Central City North demonstrate fewer park acres available for the amount of residents compared to Los Angeles County as a whole (Los Angeles County Department of Parks and Recreation, 2016). In addition, Boyle Heights and Central City North demonstrate a higher need for parks compared to Los Angeles County as a whole. The results of the assessment are summarized in **Table 3.14-2**.

Table 3.14-1: Parks and Recreation Facilities

Location	Property Name	Address	Distance from Project Area	Owner/Operator	Amenities
Parks					
P-1	Gladys Park	East Sixth Street and Gladys Avenue in Los Angeles	0.5 mile west of Project Area	City of Los Angeles, Department of Recreation and Parks	Basketball Courts (Unlighted/Outdoor), Outdoor Gym, Picnic Tables
P-2	Arts District Park	501 South Hewitt Street in Los Angeles	0.2 mile northwest of Project Area	City of Los Angeles, Department of Recreation and Parks	Children's Play Area, Picnic Area
P-3	Hollenbeck Park	415 South Street Louis Street in Los Angeles	0.3 mile northeast of Project Area	City of Los Angeles, Department of Recreation and Parks	Barbeque Pits, Children's Play Area, Picnic Tables, Lake, Bridge
P-4	Boyle Heights Sports Center	933 South Mott Street in Los Angeles	0.3 mile southeast of Project Area	City of Los Angeles, Department of Recreation and Parks	Barbecue Pits, Baseball Diamond, Basketball Courts, Children's Play Area, Community Room, Picnic Tables, Track Field, Jogging Path, Multipurpose Sports Field, Synthetic Field
Recreation Facilities					
R-1	Pecan Recreation Facility	145 South Pecan Street in Los Angeles	0.5 mile northeast of Project Area	City of Los Angeles, Department of Recreation and Parks	Basketball Courts, Children's Play Area, Community Room, Handball Courts, Picnic Tables, Restrooms, Seasonal Pool, Volleyball Courts, Multipurpose Sports Field, Baseball Diamond
R-2	Aliso Pico Recreation Center	370 South Clarence Street in Los Angeles	0.3 mile northeast of Project Area	Los Angeles Parks Foundation	Children's Play Area, Auditorium, Basketball Courts, Indoor Gym, Volleyball Courts, Baseball Diamond, Tennis Courts,

Location	Property Name	Address	Distance from Project Area	Owner/Operator	Amenities
					Community Room, Computer Labs, Cultural Educational Facility, Kitchens, Multi-Purpose Sports Field (with youth-sized ball diamond), Music Room
R-3	Hollenbeck Recreation Center	415 South Street Louis Street in Los Angeles	0.4 mile northeast of Project Area	City of Los Angeles, Department of Recreation and Parks	Auditorium, Barbecue Pits, Children’s Play Area, Community Room, Picnic Tables, Bandshell, Kitchen, Outdoor Fitness Equipment, Preschool

Source: (GPA Consulting, 2019)

Table 3.14-2: Parks and Recreation Needs Assessment

Location	Park Acres per 1,000 People	Percent of Population (%)	
		High Need	Very High Need
Los Angeles County	3.3	28	23
Boyle Heights	0.6	44	50
Central City North	1.6	30	35

Source: (Los Angeles County Department of Parks and Recreation, 2016)

Figure 3.14-1: Parks and Recreation Centers

3.14.3 Environmental Impact Analysis

3.14.3.1 Screening Analysis

Several impacts and corresponding thresholds of significance in the following section were eliminated from further analysis in this EIR. Topics were eliminated if the Initial Study for the proposed Project concluded there would be “No Impact,” or if impacts were identified to be “Less Than Significant... and will not be discussed further in the EIR.” Therefore, only the topics described in the section below were determined to require further analysis in this EIR. A copy of the Initial Study, which contains the eliminated topics, is provided in **Appendix A**.

3.14.3.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines and the *L.A. CEQA Thresholds Guide*, the proposed Project would have a significant impact on Recreation if it would:

XVI(a) 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.

K.4 Recreation and Parks. The determination of significance shall be made on a case-by-case basis, considering the following factors:

- The demand for recreation and park services anticipated at the time of project buildout compared to the expected level of service available. Consider, as applicable, scheduled improvements to recreation and park services (renovation, expansion, or addition) and the project's proportional contribution to the demand; and

XVI(b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. (See *LA CEQA Threshold Guide K.4 Recreation and Parks*)

3.14.3.3 Construction Impacts

XVI(a): 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.

The proposed Project does not include the construction of housing, and construction workers would commute to the job site on a daily basis. Therefore, temporary construction of the proposed Project would not result in population growth that would increase the number of visitors to existing parks or other recreational facilities.

The Arts District Park, located approximately 0.15 mile from the Project Area, is the closest park to the areas where construction activities and staging would occur. Based on distance, construction of the proposed Project is not expected to deter visitors from using any of the parks or recreational facilities in the Project Study Area (listed in **Table 3.14-1**), nor would construction increase usage of these facilities.

Because construction of the proposed Project would not affect the usage of parks in the Project Study Area, the deterioration of existing facilities is not anticipated to occur or be accelerated. Therefore, impacts would be less than significant, and no mitigation is required.

XVI(b): Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

During construction of the proposed park and recreational facilities, construction activities could result in the release of hazardous materials, and the use of construction equipment could result in temporary impacts related to noise, air quality, and greenhouse gas emissions. These impacts are addressed in Sections 3.2, 3.7, 3.8, and 3.11. Construction impacts related to hazardous materials, noise, air quality, and greenhouse gas emissions would be temporary, and would cease following completion of construction. Therefore, impacts would be less than significant, and no mitigation is required.

3.14.3.4 Operational Impacts**XVI(a): 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.**

The proposed Project does not include the construction of housing, and therefore, would not result in population growth that would increase the use of existing parks or other recreational facilities in the Project Study Area.

One of the objectives of the proposed Project is to serve the open space and recreational needs of surrounding communities. By converting an existing construction zone into approximately 13 acres of public recreational space, the proposed Project would increase the number of park acres available to residents in the Project Study Area. In addition, the proposed Project would serve communities that were determined to have a “high” or “very high” need for parks in the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment.

The proposed Project is expected to result in beneficial impacts because it would reduce the pressure on existing parks and recreational facilities, rather than cause substantial physical deterioration to occur or be accelerated. Therefore, impacts would be less than significant, and no mitigation is required.

XVI(b): Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The proposed Project would include the construction of recreational facilities that may include sports field(s) and court(s), bicycle paths, skate park/facilities, recreation trails, community building(s), a dog park, playgrounds, and stationary exercise equipment. Because the Project Area is a construction zone located in a highly developed urban environment, the proposed Project would not result in the destruction of natural environment or alteration of landforms that would have physical impacts on the environment. Rather, the proposed Project would improve the natural environment by providing more open space and remediating hazardous soils to standards acceptable by the Los Angeles County Fire Department and other regulatory agencies as required.

However, the proposed Project would attract visitors to the Project Study Area, resulting in increased vehicular traffic that could result in impacts related to air quality, greenhouse gas emissions, and transportation. These impacts are addressed in Sections 3.2, 3.7, and 3.15. The analysis in this EIR has determined that these operational impacts can be reduced to less than significant levels with standard regulatory requirements and/or the implementation of BMPs and mitigation measures. Therefore, physical effects on the environment would be less than significant.

In addition, the proposed Project would not result in population growth or substantial employment growth that would increase the demand for existing parks or other recreational facilities in the Project Study Area. As stated above, the proposed Project would not reduce the area available for recreational activities; rather, the proposed Project would provide additional recreation and park services that may alleviate the demand for other existing parks and recreational facilities in the Project Study Area. As also discussed above, the proposed Project would serve communities that were determined to have a “high” or “very high” need for parks in the Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment. Therefore, impacts would be less than significant, and no mitigation is required.

3.14.4 Best Management Practices

There are no Best Management Practices related to Recreation.

3.14.5 Mitigation Measures

Impacts related to Recreation would be less than significant; therefore, mitigation measures are not required.

3.14.6 Significant Unavoidable Adverse Impacts

There are no significant unavoidable adverse impacts on Recreation resulting from implementation of the proposed Project.

3.14.7 Cumulative Impacts

The cumulative setting for Recreation is the Project Study Area. Of the parks in the Project Study Area (listed in **Table 3.14-1**), Hollenbeck Park is the only park or recreational facility with proposed or scheduled improvements. Walkway improvements are currently under construction at Hollenbeck Park, and the park is in the design phase for the addition of a new walking path (Department of Recreation and Parks, 2016). In addition, LA Sanitation is proposing a Lake Rehabilitation and Stormwater Management Project for Hollenbeck Park, which is currently undergoing environmental review, with construction proposed from September 2019 to October 2020 (LA Stormwater, 2017). Therefore, some portions of Hollenbeck Park may be closed to the public during the time of buildout of the proposed Project. However, the proposed Project would serve as an alternative to Hollenbeck Park, providing additional park area and recreational facilities to meet the demand for recreation and park services.

Within Central City North, many of the proposed development projects include residential and live/work units. The proposed Los Angeles to Anaheim section of the California High Speed rail system would have the potential to promote higher density, mixed-use, pedestrian-oriented development around the stations. Thus, an increase in residential units and public transportation could increase the usage of parks and recreational facilities within the Project Study Area, which could contribute to adverse impacts related to Recreation (i.e., deterioration of existing facilities). However, these proposed development projects would be required to comply with the Quimby Act and City Ordinance Number 184505, which require proposed housing developments to set aside funds or land for the provision of parks and recreational facilities. Proposed developments would also be evaluated based on whether they are consistent with the City’s General Plan and other local development regulations. In addition, the proposed Project would provide open space and recreational opportunities for these communities,

helping to alleviate usage of nearby parks and recreational facilities. Therefore, the proposed Project is not expected to contribute to cumulative impacts related to Recreation.