

4. ENVIRONMENTAL IMPACT ANALYSIS

K. PUBLIC SERVICES

3 PARKS AND RECREATION

1. INTRODUCTION

This section identifies and describes the public parks and recreational facilities serving the Project Site, including those operated by the Los Angeles County Department of Parks and Recreation (LACDPR) and the surrounding cities (Los Angeles, Carson and Torrance), and analyzes the potential impacts of the Project on these facilities, including whether the Project would generate the need for new or physically altered parks and recreation facilities. This section is based, in part, on information provided by LACDPR and the cities of Los Angeles, Carson and Torrance (included in Appendix G-3, *Parks and Recreation Department Correspondence*, of this Draft EIR). This section also incorporates information from the LACDPR website, Los County General Plan Update (2035) and associated EIR (2015); and other County plans and environmental documents.

2. ENVIRONMENTAL SETTING

a. Existing Conditions

The Harbor-UCLA Medical Center Campus is located within the unincorporated Harbor Community Plan Area of the County of Los Angeles, within a relatively short distance of several incorporated cities including Los Angeles, Torrance and Carson. Within the unincorporated areas of the County, LACDPR is responsible for providing public parks and recreational facilities. LACDPR owns and administers 70,000 acres of parks and recreational facilities, in both unincorporated areas and cities within the County, broken into a local and regional park system.¹ The local park system is intended to meet the needs of local residents, and consists of neighborhood parks, community parks, pocket parks, and park nodes. The regional park system is intended to meet the needs of residents and visitors throughout the County, and consists of community regional parks, regional parks, and special use facilities (County beaches, golf courses, etc.). In addition, County residents may be served by LACDPR multi-use trails, parks and recreational facilities owned and maintained by the Cities of Los Angeles, Torrance and Carson, parks shared with local schools, and private recreational facilities.

Los Angeles County has an existing average of 3.3 acres of local parkland per 1,000 residents.² Within the unincorporated West Carson Community, the ratio is 0.02 acres of parkland per 1,000 residents (e.g., 0.53

¹ *County of Los Angeles, Los Angeles County General Plan Update (2035), Chapter 10: Parks and Recreation Element. Adopted October 6, 2015.*

² *Clement Lau, Department Facilities Planner II, LACDPR, e-mail dated February 22, 2016 and included in Appendix G-3 of this Draft EIR.*

acres / 21,715 residents x 1,000).³ Hence, the West Carson community is substantially under-served by County parks.

Nine public parks and recreational facilities are located within a two mile radius of the Project site (the service radius for County community parks). The closest County parks are: Learning Grove County Park, a 0.53-acre pocket part located approximately 0.2 miles to the south and the only County park in the West Carson community; the Links at Victoria Golf Course, a special use park located approximately 1.7 miles to the northeast; and Victoria Community Regional Park, a community/regional park located approximately 2.0 miles to the northeast. The closest City parks are: Normandale Recreation Center, a City of Los Angeles neighborhood park located approximately 0.3 miles to the south; Veteran's Park, a City of Carson park located approximately 0.7 miles to the southeast; and Carson Park, a City of Carson park located approximately 0.8 miles to the northeast. Lastly, a new County Neighborhood Park is under construction approximately 1.3 miles north of the Project Site. The locations of these 10 public park and recreational facilities are shown in **Figure 4.K.3-1, Public Parks and Recreation Facilities Map**, and while data about these parks and recreation facilities is provided in **Table 4.K.3-2, Public Parks and Recreation Facilities in the Project Vicinity**.

There are no public parks and recreational facilities currently located on the HUCLA Campus. As indicated in Figure 2-2, *Aerial Photograph with Surrounding Land Uses*, in Chapter 2.0, *Project Description*, of this Draft EIR, existing on-site landscaped open space areas are limited and discontinuous, with several landscaped courtyards at the western end of the Campus surrounding the MFI and CII buildings, on the LA BioMed Campus, and in scattered locations in the north-central portion of the Campus. The peripheries of the on-site surface parking lots along Vermont Avenue are also planted with trees. However, the remainder of the Campus has little in the way of landscaped open space areas, and there are very few places for patients or visitors to congregate outdoors. Furthermore, there are no landscaped parkways or street trees along the four streets bordering the Project Site.

b. Regulatory Setting

The following subsections discuss the various parks and recreation codes, regulations and polices applicable to the Project at the federal, state and local levels.

(1) Federal

There are no federal parks and recreation regulations applicable to the Project.

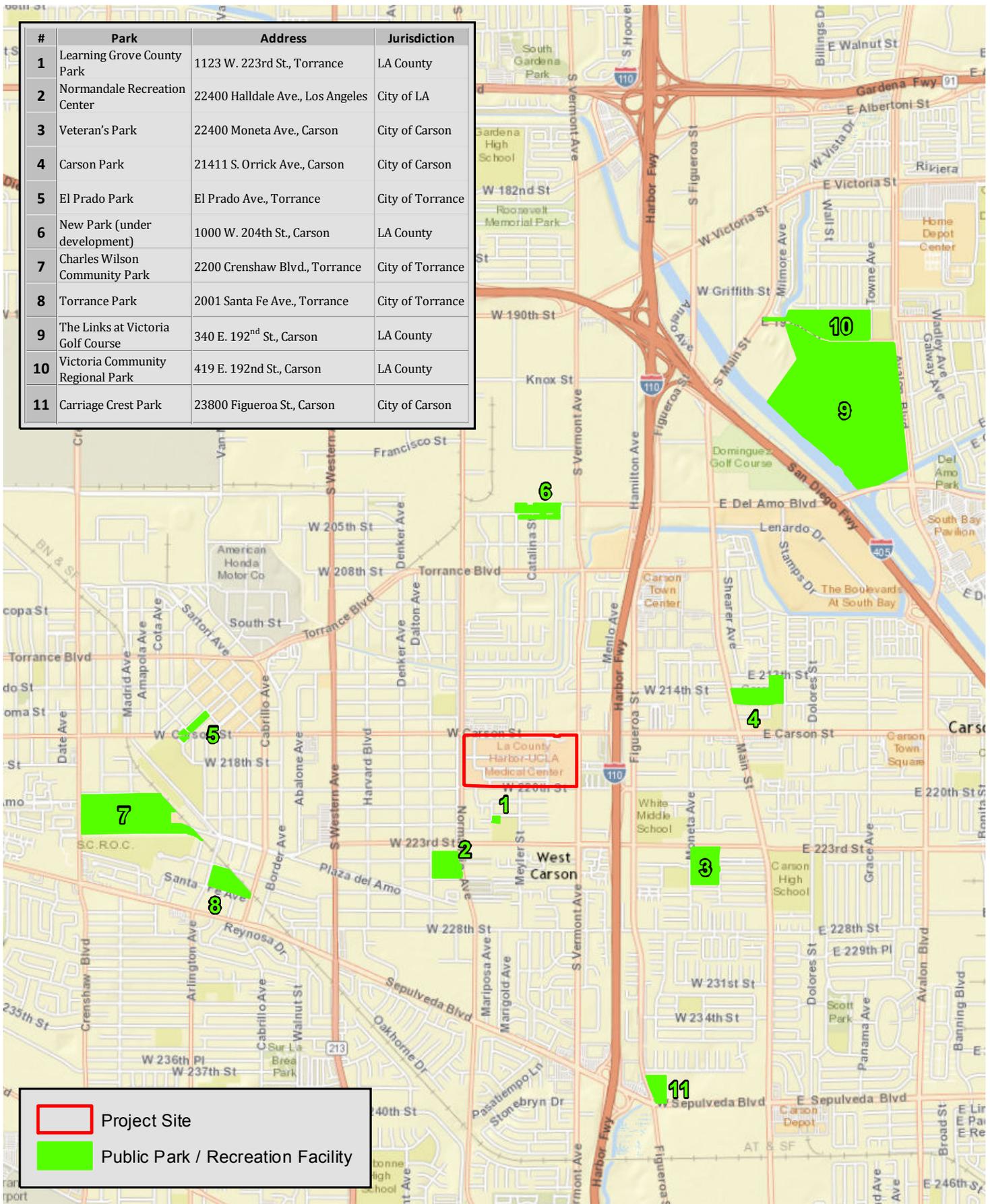
(2) State

There are no State parks and recreation regulations applicable to the Project.⁴

³ *Ibid.*

⁴ Section 66477 of the California Government Code, also known as the Quimby Act, was enacted by the California legislature in 1975 to promote the availability of park and open space areas in response to California's rapid urbanization. The Act authorizes cities and counties to enact ordinances requiring the dedication of land, the payment of fees for park and/or recreational facilities in lieu thereof, or both, by developers of residential subdivisions as a condition of subdivision approval. Because the proposed Project does not propose a residential subdivision, the Quimby Act does not apply to the proposed Project.

#	Park	Address	Jurisdiction
1	Learning Grove County Park	1123 W. 223rd St., Torrance	LA County
2	Normandale Recreation Center	22400 Halldale Ave., Los Angeles	City of LA
3	Veteran's Park	22400 Moneta Ave., Carson	City of Carson
4	Carson Park	21411 S. Orrick Ave., Carson	City of Carson
5	El Prado Park	El Prado Ave., Torrance	City of Torrance
6	New Park (under development)	1000 W. 204th St., Carson	LA County
7	Charles Wilson Community Park	2200 Crenshaw Blvd., Torrance	City of Torrance
8	Torrance Park	2001 Santa Fe Ave., Torrance	City of Torrance
9	The Links at Victoria Golf Course	340 E. 192 nd St., Carson	LA County
10	Victoria Community Regional Park	419 E. 192 nd St., Carson	LA County
11	Carriage Crest Park	23800 Figueroa St., Carson	City of Carson



Public Parks and Recreation Facilities Map

Harbor-UCLA Medical Center Master Plan
 Source: ESRI Street Map, 2009; PCR Services Corporation, February 2016.

FIGURE
4.K.3-1

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Table 4.K.3-1

Public Parks and Recreation Facilities in the Project Vicinity

Facility Name	Address	Jurisdiction	Classification^a	Amenities^a	Size (ac)^a	Distance (miles)
Learning Grove County Park	1123 W. 223 rd St., Carson	County	Pocket Park	Turf	0.5	0.2
Normandale Rec. Center	22400 Halldale Ave., Torrance	LA	Neighborhood Park	Auditorium, baseball diamond, basketball/volleyball courts, children’s play area, football field, gym, soccer field	10.1	0.3
Veteran’s Park	22400 Moneta Ave., Carson	Carson	City Park (Community Use)	Baseball diamonds, multi-purpose rooms, play area, picnic area, skate park, tennis courts, amphitheater	12.3	0.7
Carson Park	21411 S. Orrick Ave., Carson	Carson	City Park Community Use)	Baseball diamonds, swimming pool, play area, multi-purpose game courts, multi-purpose building, picnic area, restrooms	10.8	0.8
El Prado Park	El Prado Ave., Torrance	Torrance	City Park	Passive recreation, greenbelt, park benches	2.9	1.2
New Park (under development)	1000 W. 204 th St., Carson	County ^b	Neighborhood Park	Baseball/softball field, basketball court, volleyball court, walking/jogging trails, children’s play area, benches/picnic tables, restrooms	8.5	1.3
Charles Wilson Community Park	2200 Crenshaw Blvd., Torrance	Torrance	City Park	Picnic areas, barbecues, softball diamonds, basketball courts, outdoor amphitheater, tennis/paddle tennis courts, roller hockey rink, batting cages, fitness course, restrooms	44.1	1.3
Torrance Park	2001 Santa Fe Ave., Torrance	Torrance	City Park	Outdoor band shell, baseball diamond, basketball court, picnic area, children’s play area, barbecues, restrooms.	10.2	1.3
The Links at Victoria Golf Course	340 E. 192 nd St., Carson	County	Special Use Park	Golf course	167.0	1.7

Table 4.K.3-1

Public Parks and Recreational Facilities in the Project Vicinity

Facility Name	Address	Jurisdiction	Classification ^a	Amenities ^a	Size (ac) ^a	Distance (miles)
Carriage Crest Park	23800 Figueroa St., Carson	Carson	City Park (Community Use)	--	4.9	1.8
Victoria Community Regional Park	419 E. 192nd St., Carson	County	Community/ Regional Park	Gym, multi-purpose room, multipurpose field, baseball diamonds, basketball courts, cricket field, tennis courts, children's play area, heated pool, picnic areas, barbeques	34.0	2.0

^a Data for Los Angeles County parks from: <http://parks.lacounty.gov/wps/portal/dpr/Parks>, accessed February 25, 2015; Clement Lau, Department Facilities Planner II, LACDPR, e-mail dated February 22, 2016 and included in Appendix G-3 of this Draft EIR; and Mark Glassrock, Director of Special Projects, Los Angeles Neighborhood Land Trust, e-mail dated February 29, 2016. Data for City of Los Angeles Parks from: <http://www.laparks.org/dos/recenter/facility/normandaleRC.htm>, accessed February 25, 2015. Data for City of Carson parks from: http://ci.carson.ca.us/departments/communityservices/parks_rec_parks.asp, accessed February 25, 2015. Data for City of Torrance parks from: [www.torrance.gov/Parks/Documents/ParkAmenitiesGrid\(2\).pdf](http://www.torrance.gov/Parks/Documents/ParkAmenitiesGrid(2).pdf), accessed February 25, 2014.

^b Pending lease agreements with Del Amo Neighborhood Park LLC.

Source: PCR Services Corporation, October 2015

(3) Local

(a) Los Angeles County General Plan

As a County-run facility operated on County-owned land, the proposed Project is subject to the Los Angeles County General Plan Update (2035). The Parks and Recreation Element (Element) of the General Plan Update identifies parkland classifications for County parks and recreational facilities, and provides policy direction for the provision, expansion and maintenance of the County's parks and recreational facilities.⁵ The Element breaks the County park system into a local park system consisting of neighborhood parks, local parks, pocket parks and park nodes, and a regional park system consisting of community regional parks, regional parks and special use facilities. **Table 4.K.3-2, Los Angeles County Park Classifications**, identifies the Element-specified criteria for each of these park types.

The Element also identifies the following parks and recreation policies applicable to the Project:

- **Policy P/R 1.2:** Provide additional active and passive recreational opportunities based on a community's setting as well as its recreational needs and preferences.
- **Policy P/R 1.3:** Consider emerging trends in parks and recreation when planning new parks and recreational programs.
- **Policy P/R 1.5:** Ensure that County parks and recreational facilities are clean, safe, inviting, usable, and accessible.
- **Policy P/R 3.1:** The County standard for the provision of parkland is 4 acres of local parkland per 1,000 residents of the population in the unincorporated areas, and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.⁶
- **Policy P/R 3.4:** Provide additional parks in communities with insufficient local parkland, as identified through the gap analysis.
- **Policy P/R 3.9:** Site new parks near schools, libraries, senior centers, and other community facilities, where possible.
- **Policy P/R 5.7:** Integrate a range of cultural programs into existing activities, and partner with multicultural vendors and organizations.

⁵ County of Los Angeles, *Los Angeles County General Plan Update (2035), Chapter 10: Parks and Recreation Element*. Adopted October 6, 2015.

⁶ This policy is identified here for informational purposes. Because the Project does not include a residential component, this policy is not applicable to the Project.

Table 4.K.3-2

Los Angeles County Park Classifications

Facility	Typical Park Features and Amenities
Local Park System	
<p>Community Park Acres Per Thousand Population: 4/1,000 Suggested Acreage: 10-20 Service Area: 1-2 miles</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, family and group picnic areas with overhead shelters, barbecues. Active sports activities including but not limited to: lighted sports fields, basketball courts and tennis courts, arena soccer, roller hockey, community gardens, dog parks. Park facilities including but not limited to: public restrooms, concession, community, and maintenance buildings, onsite parking/information kiosks.</p>
<p>Neighborhood Park Acres Per Thousand Population: 4/1,000 Suggested Acreage: 3-10 Service Area: ½ mile</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, group picnic areas with overhead shelters, barbecues. Active park amenities including but not limited to: practice sports fields, basketball, tennis, volleyball courts. Park facilities including but not limited to: public restroom, onsite parking/ information kiosks.</p>
<p>Pocket Park Acres Per Thousand Population: 4/1,000 Suggested Acreage: < 3 Service Area: ¼ mile</p>	<p>Passive park amenities including but not limited to: picnic areas, seating areas. Active park amenities including but not limited to: children’s play apparatus.</p>
<p>Park Node Acres Per Thousand Population: 4/1,000 Suggested Acreage: ≤ 1/4 Service Area: No service radius area</p>	<p>Varies: can include plazas, rest areas, playgrounds, landmarks, public art installations.</p>
Regional Park System	
<p>Community Regional Park Acres Per Thousand Population: 6/1,000 Suggested Acreage: 20-100 Service Area: ≤ 20 miles</p>	<p>Passive park amenities including but not limited to: informal open play areas, children’s play apparatus, group picnic areas with overhead shelters, barbecues. Additional amenities may include one or more of the following features: multiple sports facilities, aquatics center, fishing lake, community building and gymnasium, scenic views/vistas. Park facilities including but not limited to: public restrooms, concession, community, and maintenance buildings, onsite parking/information kiosks.</p>
<p>Regional Park Acres Per Thousand Population: 6/1,000 Suggested Acreage: > 100 Service Area: ≥ 25 miles</p>	<p>Passive park amenities including but not limited to: group picnic areas with overhead shelters, barbecues. Additional amenities may include one more of the following features: lakes, wetlands, auditoriums, water bodies for swimming, fishing and boating, sports fields.</p>
<p>Special Use Facility Acres Per Thousand Population: 6/1,000 Suggested Acreage: No size criteria Service Area: No service radius area</p>	<p>Generally, single purpose facilities. Can include passive features such as: wilderness parks, nature preserves, botanical gardens, nature centers. Active uses can include: performing arts, water parks, golf courses/driving ranges.</p>

Source: County of Los Angeles, Los Angeles County General Plan Update (2035), Chapter 10: Parks and Recreation Element. Tables 10.2 and 10.3, Adopted October 6, 2015.

(b) Los Angeles County Code

The Los Angeles County Code contains several sections (Sections 21.24.340, 21.24.350, etc.) requiring the dedication of parkland or payment of in-lieu fees by new residential subdivision development to offset the increase in park demand associated with this development as authorized by Section 66477 of the California Government Code (Quimby Act). As a condition of zone change, General Plan amendment, specific plan, or development agreement approval, these codes require applicants to dedicate park land, or pay in-lieu fees for such parkland, based on the following formula set in Section 21.24.340: $P = 0.003(U \times P)$, where P = acres of parkland, U = number of dwelling units, and P = persons per proposed unit type within the given unincorporated community as identified in the table in the Code section. For example, if a Project in the West Carson community included 1,000 single family residential units, it would be required to provide 8.85 acres of parkland or pay equivalent in-lieu fees (e.g., acres of parkland = $0.003(1,000 \times 2.95)$).

These code sections are identified here for informational purposes and apply to eligible residential development in the areas around the project. Because the proposed Project does not include a residential component, these requirements do not apply to the Project.

(c) Los Angeles County Parks Proposition A

Parks Proposition A, approved in 1992, with a second Parks Proposition A approved in 1996, authorized an annual County assessment on nearly all of the 2.25 million parcels of real property in Los Angeles County. Parks Proposition A Funds may be used to fund: the development, acquisition, improvement, restoration and maintenance of parks; recreational, cultural and communities facilities; and open space lands. These funds are administered by the Los Angeles County Regional Park and Open Space District. A parcel tax measure will be on the November 2016 ballot in the County which, if approved, would provide continued funding for parks.

3. ENVIRONMENTAL IMPACTS

a. Methodology

The analysis in this section evaluates the potential for impacts to public parks and recreational facilities that would serve the Project. The methodology for this analysis included corresponding with the LACDPR and the Cities of Los Angeles, Carson and Torrance to request current information existing parks are recreational facilities that would serve the Project, service ratios, and performance objectives. In addition, available information concerning parks and recreational facilities was obtained from the LACDPR website, Los County General Plan Update (2035) and associated Environmental Impact Report (EIR, 2015), and other County plans and environmental documents. Based on the addition of the Project, the analysis makes a determination of whether the Project would meet County parks requirements and thus not require new or physically altered parks or recreational facilities, or fall short of such requirements in which case: (1) additional parks and recreational facilities could potentially be required; and/or (2) substantial physical deterioration of existing parks and recreational facilities could occur.

b. Thresholds of Significance

The potential for parks and recreation impacts is based on thresholds derived from the County's Initial Study Checklist questions, which are based on Appendix G of the State CEQA Guidelines. These questions are as

follows:

(XV) Public Services.

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- Parks?

(XVI) Recreation.

- a) Would the project 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?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Based on the above factors, the Project would have a potentially significant impact on parks and recreation if it would result in any of the following:

- PARKS-1:** Would the Project require new or physically altered parks or recreational facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?
- PARKS-2:** Would the Project 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?
- PARKS-3:** Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

c. Project Characteristics and Design Features

(1) Project Characteristics

The Project would address the future needs of the communities served by the Harbor-UCLA Medical Center Campus (Campus). The existing Campus contains approximately 1,279,300 square feet of developed floor area, including the recently completed Surgery and Emergency Room Replacement Project (Replacement Project). The Master Plan Project encompasses construction of a New Hospital Tower on schedule to meet increasing state law seismic requirements for acute care facilities, renovation of the Existing Hospital Tower to house non-acute care support uses, replacement of aging facilities, reconfigured vehicular and pedestrian access to and circulation within the Campus, and implementation of a cohesive site design that enhances the experience of staff, patients, and visitors. This would result in a net increase of 1,178,071 square feet of building floor area, to include new hospital, medical office, medical research, and service commercial uses, a net increase in Campus-wide employees and annual patient visits of 37 percent (2,030 employees) and 34

percent (185,745 visits), respectively, and an unknown increase in Campus visitors. Project construction would occur in phases through the year 2030. See Chapter 2.0, Project Description, of this Draft EIR for further project description, including Figure 2-6, *Harbor-UCLA Medical Campus Master Plan Site Plan*, and Table 2-1, *Existing and Proposed Land Use Summary*.

There is no existing dedicated open space or natural areas on the Project Site, nor does the County have open space dedication requirements applicable to the limited commercial services (e.g., coffee stand, sundry shop, etc.) that are part of the proposed Project. However, the Project would provide on-site open space in the form of landscaped areas (see Figure 2-6 in Chapter 2.0) for use by Project patients, visitors and employees. These landscaped open space areas would include: a central garden spine extending through the Project Site in a north-south orientation from Carson Street; landscape promenades into the Project Site along the proposed vehicular access routes; several courtyards and plazas, including one immediately east of the existing Surgery/Emergency Medical Building, one immediately south of the proposed New Hospital Tower, one along 220th Street in the area of several of the research centers, and several between the buildings in the Biosciences Campus; and, potentially, roof gardens on some of the Project buildings. Landscaped pedestrian paths would also be provided throughout, and landscaped buffers and street trees would be provided along the campus perimeter.

(2) Project Design Features

The Project does not include any Project Design Features (PDFs) related to parks and recreation.

d. Project Impacts

Threshold PARKS-1: Would the Project require new or physically altered parks or recreational facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Threshold PARKS-2: Would the Project 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?

Threshold PARKS-3: Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Impact Statement PARKS-1: *Project construction and operation would not create a demand for parks and recreational facilities that would require new or physically altered parks and recreational facilities or result in substantial physical deterioration of such facilities. In addition, the Project would not include new recreational facilities or require the construction or expansion of existing facilities. Therefore, the impact would be less than significant.*

(1) Construction

Project construction activities would not physically affect existing public parks and recreational facilities as no such facilities are located on or directly adjacent to the Project Site. Furthermore, the staging of Project construction activities would occur on-site, and access to off-site uses during construction would be maintained as required by the County Code, such that access to and parking at existing parks and

recreational facilities would be maintained during Project construction (see Section 4.L., *Transportation and Traffic*, of this Draft EIR for further discussion). Also, while construction activities at the Project Site would potentially be perceptible by users of some of the local parks and recreational facilities (for example, at Learning Grove County Park located approximately 0.2 miles to the south), this would not result in substantial physical deterioration of these facilities.

Project construction would require construction workers at the Project Site intermittently through the year 2030 as discrete phases of the Project are constructed. The exact number of construction workers during each construction phase is not known at this time. However, given the general accessibility of the Project Site and the availability of construction workers in the Los Angeles area, it is unlikely that a substantial number of construction workers would relocate to the Project area and use local parks and recreational facilities such that new such facilities would be required and substantial physical deterioration of such facilities would occur. Furthermore, construction workers would have limited opportunities during the work day to use local parks and recreational facilities, and any demand for parks and recreational facilities that would occur would be limited and temporary, lasting only as long as the given construction phase.

Finally, construction of the proposed on-site landscaped open space amenities could result in environmental effects (e.g., visual impacts, dust and other air emissions, noise, and traffic during the construction period). However, these environmental effects have been evaluated as part of the construction impacts of the Project in Sections 4.A., *Aesthetics*, 4.B., *Air Quality*, 4.I., *Noise*, and 4.L., *Transportation and Parking*, of this Draft EIR, and no additional substantial environmental effects would occur.

Based on the above discussion, Project construction would not require new or physically altered parks and recreational facilities or result in substantial physical deterioration of such facilities. Therefore, impacts would be less than significant.

(2) Operation

As indicated previously in Subsection 3.C., *Project Characteristics and Design Features*, the proposed Project is a commercial project to include new hospital, medical office, medical research, and service commercial uses. No residential uses are proposed. Therefore, the Project would not create a direct demand for parks and recreational facilities, and would not be subject to the park dedication and in-lieu fee requirements of the County Code or the park to resident population standards of the County General Plan.

As indicated above in Subsection 3.C, the Project would result in a net increase of 1,178,071 square feet of building floor area, increases in total Campus-wide employees and annual patient visits of 37 percent (2,030 employees) and 34 percent (185,745 visits), respectively, and an unknown increase in Campus visitors. This increase in Campus patients, employees and visitors would not be expected to result in a substantial increase in demand for public parks and recreational facilities for two reasons. First, substantial on-site landscaped open space would be provided to serve these populations as shown in Figure 2-6 in Chapter 2.0 of this Draft EIR, including a central garden spine, landscape promenades, several courtyards and plazas, roof gardens, landscaped pedestrian paths, and landscaped buffers and street trees would be provided along the campus perimeter. Second, any usage by these populations of existing public parks and recreation facilities would likely be split among the eleven public parks and recreational facilities located within a two-mile radius of the Project Site identified in Figure 4.K.3-1.

Many of the approximately 2,030 new Project employees and families could create a demand for public parks and recreational facilities. However, because a portion of the new on-site employees would be expected to be derived from the existing local labor pool, it is likely that these employees and their families likely already generate a demand for public parks and recreational facilities in the local area. Furthermore, any use of existing public parks and recreational facilities by Project employees and their families would likely be dispersed over a wide geographic area rather than concentrated at any one of the eleven local public parks and recreational facilities identified in Figure 4.K.3-1.

Based on the above, Project operation would not require new or physically altered parks and recreational facilities or result in substantial physical deterioration of such facilities. Therefore, impacts would be less than significant.

e. Cumulative Impacts

Chapter 3.0, *General Description of Environmental Setting*, of this Draft EIR provides a list of 26 related projects that are planned or are under construction within an approximately 2.4 mile radius of the Project. **Table 4.K.3-3, *Related Projects for Parks and Recreation***, identifies the 17 related projects located within a two-mile radius of the Project Site (the cumulative study area for parks). As indicated, these 17 related projects would include 2,742 dwelling units (du), 300 hotel rooms, and approximately 653,000 square feet of non-residential floor area.

The development of the 17 related projects within a two-mile radius of the Project Site that are identified in Table 4.K.3-3, along with the proposed Project, would increase the demand for public parks and recreational facilities from the County and the Cities of Los Angeles, Carson and Torrance. However, residential subdivisions in the County and City of Los Angeles are required to dedicate parkland or pay in-lieu fees to serve their respective populations, so that any of the 17 related projects that represent residential subdivisions would not be expected to contribute to the cumulative demand for public parks and recreation facilities. Furthermore, non-residential Projects, such as the proposed Project and roughly half of the related projects, generate an indirect rather than a direct demand for parks and recreational facilities and typically provide on-site parks and recreational facilities to help meet this indirect demand. In addition, the Project and the 17 related Projects would pay property and other taxes and fees which could be used by the County and the Cities of Los Angeles, Carson and Torrance to develop new parks, and voters have approved propositions and bonds (for example, Los Angeles County Proposition A) to help fund new park development. Furthermore, pending lease agreements with Del Amo Neighborhood Park LLC, the County will shortly be opening a new Neighborhood Park at 1000 W. 204th Street in Carson to serve the West Carson community which would help serve the Project and related projects. Lastly, as indicated in the analysis in Subsection d, *Project Impacts*, above, the Project would not be expected to generate a substantial demand for public parks and recreational facilities for several reasons, such that it would not be expected to contribute substantially to cumulative demand for public parks and recreational facilities. For all these reasons, cumulative parks and recreation impacts would be less than significant.

4. MITIGATION MEASURES

No mitigation measures are required. For measures to mitigate the construction impacts of the Project (including the impacts associated with the construction of the proposed on-site landscaped open space

amenities), please see in Sections 4.A., *Aesthetics*, 4.B., *Air Quality*, 4.I., *Noise*, and 4.L., *Transportation and Traffic*, of this Draft EIR.

5. LEVEL OF SIGNIFICANCE AFTER MITIGATION

The Project would have less than significant parks and recreation impacts.

Table 4.K.3-3

Related Projects for Parks and Recreation

ID	Jurisdiction	Project location	Land use	Size
1	County	24500 Normandie Ave	Apartments Retail	112 du 3.9 ksf
2	County	1028 W 223 rd St	Condos	19 du
3	County	22700 Meyer St	Condos	60 du
4	County	19208 S Vermont Ave	Condos	20 du
7	Carson	616 E Carson	Apartments Retail	152 du 13 ksf
8	Carson	19220 S Main St	Commercial	65 ksf
10	Carson	21521 S Avalon Blvd	Apartments Retail	357 du 32 ksf
12	Carson	21791 Moneta Ave	Apartments	13 du
14	Carson	22303 Avalon	Automated Car Wash Office Space	4.673 ksf 0.48 ksf
15	Carson	Carson Marketplace	Regional Retail Neighborhood Retail Residential Hotel Restaurants Commercial Recreational	13.07 ksf 130 ksf 1,550 du 300 rooms 81.125 ksf 214 ksf
16	Los Angeles	1311 W Sepulveda Blvd	Apartments Retail	352 du 17.904 ksf
17	Los Angeles	21176 S Western Ave	Retail	0.836 ksf
18	Los Angeles	20805-22341 S. Normandie Ave	Single Family	63 du
19	Torrance	1640 Cabrillo Ave	Apartments Retail	44 du 3.7 ksf
20	Torrance	1752 Border Ave	Warehouse Automobile Care Center	10 ksf 3 ksf
25	Torrance	20405 Gramercy Place	Light Industrial	17 ksf
26	Torrance	1750 214 th St/1600 Abalone St	Warehouse Manufacturing	30 ksf 13 ksf
Total			Residential Hotel Rooms Non-Residential	2,742 du 300 rms 652.688 ksf

Source: PCR Services Corporation, 2016. Based on the Related Projects Table from the Fehr and Peers Traffic Study, 2016.