

## 4.4 RECREATION

This EIR section analyzes the potential impacts of the proposed project on area and on-site recreational amenities. Data used to prepare this section were taken from the City of El Segundo's General Plan Open Space and Recreation Element, in addition to previous environmental documentation prepared for the City of El Segundo. One comment received during the scoping meeting, related to the removal of the on-site recreational facilities, was received in response to the Initial Study/Notice of Preparation (IS/NOP) circulated for the proposed project (Appendix A1). Therefore, although the proposed project was determined to have no significant impacts on recreational amenities within the City in the IS/NOP (and therefore was not to be covered in the EIR), a more detailed analysis has been included as part of this EIR in response to the comment received during the scoping meeting. Full bibliographic entries for all reference materials are provided in Section 4.4.6 (References) of this section.

### 4.4.1 Environmental Setting

Recreational opportunities within the City of El Segundo consist of parks, athletic fields, open space, a golf course, and coastal amenities, including coastal parks, beaches, and volleyball courts.

#### ■ Parks, Beaches and Other Recreational Facilities

The City of El Segundo is primarily an industrial and suburban residential environment with little undeveloped land. The City's major open space and recreation resources are public parks and recreational facilities.

When the City of El Segundo's General Plan Open Space and Recreation Element (General Plan) was adopted in 1992, the City of El Segundo operated a total of ten public parks, three school sites, a utility transmission corridor, a golf course and driving range, a recreation facility, and a beach area. The public facilities contributed a total of 90.47 acres of open and recreational space to the City of El Segundo (El Segundo 1992). Since adoption of the General Plan, the City has developed or acquired an additional five public parks, five recreational areas, and four additional recreational facilities. Table 4.4-1 (El Segundo Park and Recreational Facility Inventory) lists the existing park and recreational facilities operated by the City of El Segundo. Figure 4.4-1 (City of El Segundo Recreational Facilities) illustrates the locations of the recreational facilities in the City.

The proposed project site includes recreational facilities in the form of playground equipment and an approximately 0.50-acre baseball field. The baseball field is currently utilized for little league baseball on weekends between January and June.<sup>35</sup>

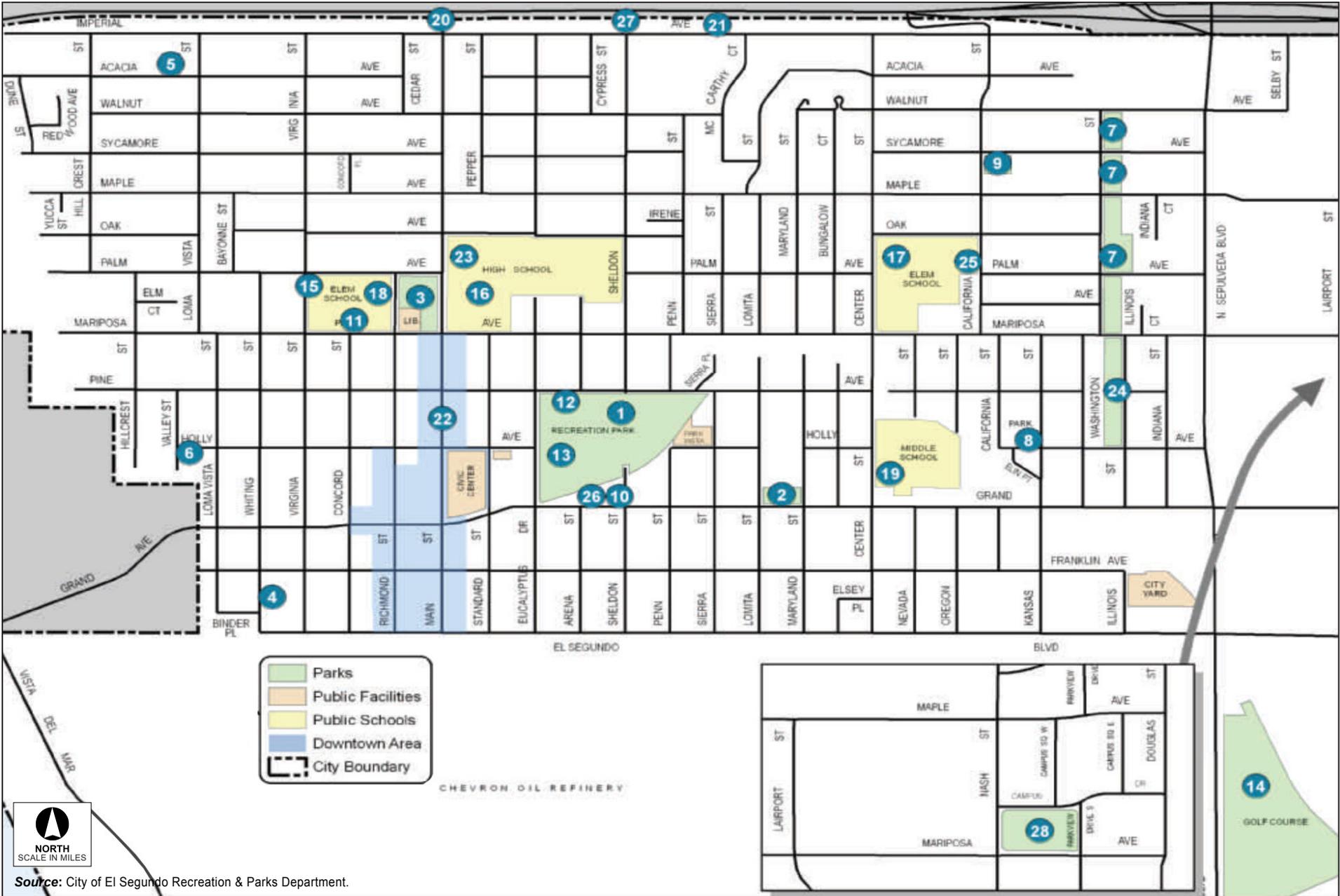
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<sup>35</sup> Geoff Yantz, Ed.D., Email correspondence from Superintendent, El Segundo Unified School District, to Carrie Garlett, Senior Project Manager, Atkins. Re: Imperial School Site EIR Issues Relating to the Ball Field Use (August 9, 2011).

**Table 4.4-1 El Segundo Park and Recreational Facility Inventory**

	<i>Park Name</i>	<i>Address/Location</i>
1	Recreation Park and Checkout Building	401 Sheldon Street
2	Hilltop Park and Pool	N/W Corner of Maryland Street and Grand Avenue
3	Library Park	600 Block of Main Street
4	Candy Cane Park	100 Block of Whiting Street
5	Acacia Park and Pool	600 Block of W. Acacia Avenue
6	Holly Valley Park	S/E Corner of W. Holly Avenue and Valley Street
7	Parks along Washington Street (from North to South)	Independence Park (between Walnut and Sycamore Avenues)
		Constitution Park (between Sycamore and Maple Avenues)
		Washington Park (between Maple and Mariposa Avenues)
8	Kansas Park	N/W Corner of Kansas Street and Holley Avenue
9	Sycamore Park	S/E Corner of Sycamore Avenue and California Street
10	Teen Center	405 E. Grand Avenue
11	Urho Saari Swim Stadium (The Plunge)	219 W. Mariposa Avenue
12	George E. Gordon Clubhouse	300 E. Pine Avenue
13	Joslyn Center	339 Sheldon Street
14	The Lakes at El Segundo Golf Course and Driving Range	400 S. Sepulveda Boulevard
15	Richmond Street Field	N/E Corner of Mariposa Avenue and Virginia Street
16	El Segundo High School	640 Main Street
17	Center Street Elementary School	700 Center Street
18	Richmond Street Elementary School	615 Richmond Street
19	El Segundo Middle School	332 Center Street
20	Green Space along Imperial Avenue (from West to East) Imperial Strip and Memory Tree Row	(Between Hillcrest and Center Streets)
21	El Segundo Dog Park	E. Imperial Avenue (between McCarthy Court & Sheldon Street)
22	El Segundo Certified Farmer's Market (Thursdays)	400 Block of Main Street (between Holly and Pine Avenues)
23	Community Cable Studio	640 Main Street
24	Freedom Park	Illinois Street (between Mariposa and Holly Avenues)
25	Camp Eucalyptus	641 California Street
26	Youth Skate Park	405 E. Grand Avenue
27	Clutter's Park	E. Imperial Avenue at Sheldon Street
28	Campus El Segundo Athletic Fields	2201 E. Mariposa Avenue

SOURCES: El Segundo Recreation and Parks Department, Parks & Facilities Map,  
<http://www.elsegundo.org/civica/filebank/blobdownload.asp?BlobID=4973>



Source: City of El Segundo Recreation & Parks Department.

Figure 4.4-1  
City of El Segundo Recreational Facilities



## 4.4.2 Regulatory Framework

### ■ Federal

There are no federal statutes related to recreation that would apply to the proposed project.

### ■ State

#### *Quimby Act*

The Quimby Act of 1975 (Government Code Section 66477) was enacted to help mitigate the impacts of development on the availability and quality of park facilities and open spaces. Under the Quimby Act, local governments are granted authority to reserve land for recreational uses. The Act also requires new developments to contribute in-lieu fees to local governments or dedicate land for recreational uses. The City of El Segundo adopted the requirements of the Quimby Act in Title 15, Chapter 27 (Development Impact Fees) of the El Segundo Municipal Code.

### ■ Local

#### *City of El Segundo Zoning Regulation*

Chapter 15 of the El Segundo Municipal Code implements the provisions of the Quimby Act. The park and recreational facilities for which dedication of land and/or payment of an in-lieu fee as required by this chapter are in accordance with the policies, principles and standards for park, open space and recreational facilities contained in the General Plan.

The requirements of Chapter 15 were adopted for the purpose of imposing fees on applicants/developers seeking to construct development projects. The purpose of such fees is to minimize, to the greatest extent practicable, the impact that new development has on the City's public services and public facilities. Toward that end, the City intends that applicants/developers pay their fair share of the costs of providing such public services and public facilities for such development projects. Accordingly, the amount of each impact fee is calculated based upon the gross square footage of nonresidential development, number of residential dwelling units, type or density or intensity of use, vehicle trip generation, or other appropriate methodology that ensures that the fee is roughly proportional to the impacts of new development on public facilities.

#### *General Plan Open Space and Recreation Element*

The City of El Segundo Open Space and Recreation Element is intended to identify, maintain, and enhance local parks and recreational services and facilities. Applicable goals and policies of this element include the following:

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| <b>Goal OS1</b> | <b>Provision and Maintenance of Open Space and Recreational Facilities:</b> Provide and maintain high quality open space and recreational facilities that meet the needs of the existing and future residents and employees within the City of El Segundo. |
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**Objective OS1-1** Preserve existing and acquire future public park and recreation facilities which are adequate for serving the existing and future resident population.

**Policy OS1-1.1** Adopt a park land standard of 5.0 acres/1,000 population, which is the maximum allowable standard ratio as stated in Chapter 4, Article 3, Section 66477(b) of the Subdivision Map Act.

**Policy OS1-1.2** Encourage a locational service area standard of 0.25 mile for neighborhood parks and 0.5 mile for community parks.

**Policy OS1-1.3** Adopt and implement a Quimby Act Dedication Ordinance and a Zoning Amendment requiring new residential subdivisions and multi-family residential projects to include land dedication or in-lieu fee payments for active and passive public open space facilities to serve the additional growth.

**Policy OS1-1.4** Continue to work with the El Segundo Unified School District in the utilization of school property for public open space and recreational use by maintaining and renewing the effective Joint Powers Agreement between the City and the School District.

**Objective OS3-1** Provide recreational programs and facilities for all segments of the community.

**Policy OS3-1.3** Encourage multi-family residential developments to provide active open space and recreation facilities, which are maintained by homeowners associations.

### Consistency Analysis

Implementation of either Option 1 or Option 2 would include the provision of private and common open space areas within the future development to serve future residents. In addition to the provision of on-site recreational amenities, the developer would also be required to pay all applicable park development impact fees to help mitigate increases in the cost of park services. While development of either project Option would result in the elimination of the on-site ball field, the little league would be able to reschedule their activities to other El Segundo Unified School District (ESUSD) facilities, as described below. Consequently, with payment of in-lieu fees and/or the provision of private and common open space areas on-site, the proposed project would not conflict with any of the applicable General Plan policies.

### 4.4.3 Impacts and Mitigation Measures

#### ■ Analytic Method

The analysis in this section focuses on the effects of the proposed project on recreational facilities located in the vicinity of the proposed project site and public access to parks, open space, and recreational facilities. This analysis determines whether implementation of the proposed project would require the construction or expansion of existing recreational facilities that would result in an adverse impact on the environment.

#### ■ Thresholds of Significance

The following thresholds of significance are based on Appendix G of the 2011 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact on recreation if it would do any of the following:

- 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
- Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment

#### ■ Effects Not Found to Be Significant

No effects have been identified with respect to recreation other than the effects that are addressed in the following section. The effects addressed in the following section were found to be less than significant.

#### ■ Project Impacts and Mitigation

Threshold	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?
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**Impact 4.4-1      Implementation of Option 1 or Option 2 of the proposed project would not 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. This would be a *less-than-significant* impact.**

Development of either Option 1 or Option 2 of the proposed project would result in an increase in the permanent residential population in the area and could increase the use of existing recreational facilities within the City of El Segundo. Additionally, implementation of either Option 1 or Option 2 of the proposed project would result in the permanent removal of an approximately 0.5-acre existing baseball field at the proposed project site. Option 1 would include approximately 54,149 square feet of common open space, as well as approximately 17,500 square feet of community space, which may consist of amenities such as a fitness center, swimming pool, library, game room, dining hall, or theater. The community space resources would be available for use only by residents of the assisted/independent living complex and the senior apartments/townhomes, but not the residents of the four townhomes. A

portion of the total proposed common open space (approximately 2,699 square feet) would be provided for use by the four townhomes. Option 2 includes approximately 46,950 square feet of common open space for use by residents only. Additionally, the project developer would be required to comply with Title 15, Chapter 27 (Development Impact Fees) of the El Segundo Municipal Code, which requires the payment of development fees, a portion of which would go to finance parks and recreational facilities within the City.

The proposed project is not anticipated to represent a significant increase in the use of parks or other recreational facilities in the area, as these services would be provided for resident uses largely on-site as part of the proposed project. Therefore, implementation of Option 1 or Option 2 would result in a *less-than-significant* impact. No mitigation is required.

Threshold	Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?
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**Impact 4.4-2            Implementation of Option 1 or Option 2 of the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. This would be a *less-than-significant* impact.**

Implementation of Option 1 or Option 2 would include the development of new, common, landscaped, passive recreational areas that would serve as a recreational resource for project residents only. Option 1 would include approximately 54,149 square feet of common open space, as well as approximately 17,500 square feet of community space, which may consist of amenities such as a fitness center, swimming pool, library, game room, dining hall, or theater. The community space resources would be available for use only by residents of the assisted/independent living complex and the senior apartments/townhomes, but not the residents of the four townhomes. A portion of the proposed common open space (approximately 2,699 square feet) would be provided for use by the four townhomes. Option 2 includes approximately 46,950 square feet of common open space for use by project residents only. The construction of these on-site amenities would take place as part of the larger residential developments under either Option 1 or Option 2 and potential impacts associated with the development of these amenities has been evaluated in Chapter 4, Sections 4.1 through 4.5 of this EIR.

While the development of either Option 1 or Option 2 would result in the elimination of the existing baseball field, the field is currently utilized by the El Segundo Little League intermittently from January to June. The ESUSD and the Little League have agreed that current uses at the proposed project site would be accommodated at either Center Street Elementary School or at El Segundo High School. Removing the baseball field, therefore, would not result in the need for new recreational facilities or the expansion of existing recreational facilities such that an adverse effect on the environment would occur. This impact is considered *less than significant*, and no mitigation is required.

#### 4.4.4 Cumulative Impacts

The geographic context for the analysis of cumulative recreation impacts includes the City of El Segundo. The analysis accounts for all anticipated cumulative growth within this geographic area, as

represented by development of the related projects within the City of El Segundo provided in Table 3-2 (Cumulative Projects) in Chapter 3 (Project Description).

Threshold	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?
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Project development under either Option, in combination with other cumulative residential development within the City of El Segundo, would directly increase the population. Increases in population would generate a higher demand for recreational facilities and programs, and reduce the existing parkland per resident ratio. The City's General Plan establishes the goal that 5 acres of property for each 1,000 residents be devoted to local park and recreational purposes. This standard could be provided through park fees, land dedication, or a combination of both. Therefore, similar to the proposed project, cumulative projects in the City would not likely result in impacts to recreation opportunities because new development projects are required to either provide adequate parkland on-site or pay applicable in-lieu park fees. Although the City does not have an adopted Quimby fee, the City does have a park facility development impact fee. Because there is a mechanism in place (e.g., a park facility development impact fee through enforcement of the El Segundo Municipal Code) to ensure that new development provides its fair-share of park and recreational opportunities for future residents, the cumulative impact would be less than significant. The proposed project's contribution would not be cumulatively considerable and would also be *less than significant*.

Threshold	Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?
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Development of either Option of the proposed project, along with the related projects in the City of El Segundo, could result in the construction of recreational facilities that might have an adverse effect on the environment, particularly with regards to air quality and noise during construction. Improvements to existing recreational facilities could also result in significant adverse environmental impacts. However, with implementation of best management practices and mitigation measures, as well as compliance with the City's noise regulations and limitation of construction hours as contained in the El Segundo Municipal Code, these impacts would not be considered significant on a cumulative basis. No significant adverse environmental impacts would be anticipated on a cumulative basis with respect to operation of new recreational facilities within the City of El Segundo and the cumulative impact would be less than significant. The proposed project's contribution to these cumulative impacts would not be cumulatively considerable and would be *less than significant*.

#### 4.4.5 References

El Segundo, City of. Athletic Fields, Parks & Recreation Facilities.

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