

4.O RECREATIONAL RESOURCES

4.O.1 INTRODUCTION

This section of the EIR analyzes whether the proposed TOD Plan for Downtown Inglewood and Fairview Heights would (1) increase the use of existing parks and recreational facilities such that substantial physical deterioration or degradation of the facilities would occur or be accelerated, or (2) result in adverse physical effects on the environment associated with the provision of new or expanded parks and recreational facilities.

DEFINITIONS

- **Bikeway, Class 1.** Often referred to as a **bike path**; hiking/biking trails with improved surface of concrete or asphalt for the bike and an unimproved surface for jogging; minimum width for two bikes is 8 feet, one bike is 5 feet, and hikers is 4 feet.
- **Bikeway, Class 2.** Often referred to as a **bike lane**; for use along roadways in urban settings; minimum land width of 4 feet between the gutter or parking lane and the auto travel lane.
- **Bikeway, Class 3.** Often referred to as a **bike route**; connect Class 1 and 2 bikeways; usually used only for a few blocks, often in developed areas.
- **Parks and recreational facilities.** Per Municipal Code Section 12-105.5 parks and recreational facilities include: (1) active recreational use areas such as a children's play apparatus area, paved game concrete area, turf playfield, picnic area, community garden, dog park, running or walking trails, swimming pool, or recreation center building; (2) passive recreational use areas such as a landscaped park, public open space, or open space available only to the residents of the development, (3) special facilities open to the public such as lakes or golf courses, (4) special facilities only open to the residents of the development such as such as swimming pools and tennis courts, and (5) plazas and fountains in commercial areas open to the public.

4.O.2 APPLICABLE PLANS, POLICIES, AND REGULATIONS

Implementation of proposed TOD Plan for Downtown Inglewood and Fairview Heights is subject to a range of state, regional, and local plans, policies, and regulations, which are described below.

STATE PLANS, POLICIES, AND REGULATIONS

Mitigation Fee Act

The California Mitigation Fee Act, Government Code sections 66000, et seq., allows cities to establish fees to be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the city's ability to provide specified public facilities. In order to comply with the Mitigation Fee Act, the city must follow four primary requirements:

- (1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee;
- (2) Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds;
- (3) For fees that have been in the possession of the city for five years or more and for which the dollars have not been spent or committed to a project the city must make findings each fiscal year describing the continuing need for the money; and
- (4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made. As described below, the City of Inglewood has adopted a park land dedication or in-lieu fee that is included as Municipal Code Article 30.

Quimby Act

The Quimby Act was established by the California legislature in 1975 to provide parks for the growing communities in California. The Act authorizes cities to adopt ordinances to require dedication of parkland and/or in-lieu fees for residential subdivisions for the purpose of providing parklands and recreational facilities. The Quimby Act is part of the Subdivision Map Act, and applies to residential subdivisions. It permits cities and counties to require new residential development to dedicate land or pay fees for park and recreational purposes. The Quimby Act establishes a standard of dedicating 3.0 acres of parkland per 1,000 residents for subdivisions for jurisdictions.

A 2013 amendment to the Quimby Act (AB 1359) allowing cities and counties to use developer paid Quimby Act fees to provide parks in neighborhoods other than the one in which the developer's subdivision is located. Previously, a city or county could only use these fees to provide parks that served the developer's proposed subdivision. Overall, AB 1359 provides cities and counties with opportunities to improve parks and create new parks in areas that would not have benefited before, if certain requirements are met, including:

- The neighborhood where the city or county is proposing to use the fees to provide parks must have fewer than three acres of park area per 1,000 members;
- The neighborhood where the proposed subdivision is located must have at least three acres of park area or more per 1,000 members;
- The city or county must hold a public hearing before using the fees in another neighborhood.
- The city or county must find it reasonably foreseeable that the new subdivision's residents will use the park facilities in the other neighborhood; and
- The city or county must use the fees in areas consistent with the city or county's local Quimby Act ordinance and General Plan.

AB 1359 also allows a city or county to enter into a joint or shared use agreement with one or more public districts in order to provide additional park and recreational access.

CITY OF INGLEWOOD PLANS, POLICIES, AND REGULATIONS

Municipal Code

Municipal Code Chapter 12 Planning and Zoning, Article 30, Park Land Dedication, In-Lieu Fees and Park Development Fees requires the dedication of land at the rate of 3.0 acres per thousand persons (Municipal Code Section 12-105.5) or fees in lieu of such dedication be paid in the amount equal to each acre which otherwise would have been required to be dedicated at the median fair market value.

When adopting the ordinance for this Code Section, the City adopted findings that the public health, safety, and welfare of the City would benefit from a balanced system of parks and recreational areas in which sufficient flexibility is allowed for a developer to receive credit for private park and recreation space, and private open space that provides an acceptable mixture of different types of recreational uses of land, including (1) active recreational use areas such as a children's play apparatus area, paved game concrete area, turf playfield, picnic area, community garden, dog park, running or walking trails, swimming pool, or recreation center building; (2) passive recreational use areas such as a landscaped park, public open space, or open space available only to the residents of the development, (3) special facilities open to the public such as lakes or golf courses, (4) special facilities only open to the residents of the development such as swimming pools and tennis courts, and (5) plazas and fountains in commercial areas open to the public (City, 2009).

4.O.3 ENVIRONMENTAL SETTING

The City of Inglewood is a fully developed and urbanized community that lacks natural open space resources. Existing open space areas within Inglewood consist of developed City parks that provide passive and active recreation and open space areas, such as public plazas that provide visual relief from the urban environment and act as community gathering places.

Inglewood contains approximately 114.6 acres of existing or planned parks, recreation, and open space areas. This includes both indoor and outdoor recreation facilities. Of these facilities, six are located within the TOD Plan areas and total 70.2 acres as listed in **Table 4.O-1**. The California Department of Finance estimates the population of the City in 2015 to be 112,333. Based on the existing parkland acreage in the City, the City currently provides approximately 0.98 acre of parkland per 1,000 residents.

4.O.4 SIGNIFICANCE CRITERIA

Criteria outlined in CEQA Guidelines were used to determine the level of significance of recreation impacts. Appendix G of state CEQA Guidelines indicates that a project would have a significant effect if it were to:

- 4.O-1 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; or

- 4.O-2 Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

**TABLE 4.O-1
PARKS AND RECREATION FACILITIES WITHIN THE CITY OF INGLEWOOD**

Park	Location	Acreage	Equipment and Facilities
Parks Within or Adjacent to the TOD Planning Areas			
Grevillea Park	231 South Grevillea (Downtown)	1.5	Trees and open space
Queen Park	652 East Queen Street (Downtown)	1.1	1 playground, 1 wading pool, 1 picnic area, 1 restroom, and a recreation office building
Rogers Park	400 West Beach Avenue (Downtown)	9.0	1 playground, 2 lighted tennis courts, 1 picnic area, 1 full basketball court, 1 lighted Little League baseball field, 1 lighted football/soccer field, 1 wading pool, 1 restroom, and a skate park is being planned. 33,500 square feet multi-purpose recreation building includes: gymnasium/basketball court with bleachers, auditorium, portable boxing ring, weight room, pool room, table tennis, meeting rooms, handball court, snack bar/kitchen, park office, restroom, and outdoor preschool area.
Circle Park	8300 Fifth Avenue (Adjacent/east of the Fairview Heights area)	1.3	Trees and open space
Edward Vincent Jr. Park	700 Warren Lane (Fairview Heights)	55.0	5 playgrounds, 8 tennis courts, 2 full basketball courts, 2 lighted and fenced softball fields, 2 lighted and fenced football/soccer fields, skate park, 3 picnic areas, pool complex consisting of 1 Olympic-size regulation swimming pool, 1 training pool, 1 wading pool, restroom, community playhouse, multipurpose/Girl Scout facility, and outdoor amphitheater.
North Park	625 East Hargrave Street (Fairview Heights)	2.3	2 playgrounds, 3 tennis courts, and 1 picnic area
Park Acreage Within/Adjacent to the TOD Plan Areas		70.2 ac.	
Park Acreage Not Within/Adjacent to the TOD Plan Areas			
Ashwood Park	201 South Ash Avenue (west of the Downtown TOD area)	1.3	2 playgrounds, 2 tennis courts, 1 basketball court, 1 volleyball court, 2 picnic areas, 1 wading pool, 1 restroom/recreation office building
Center Park	3660 West 111th Street (south of both TOD Plan areas)	1.2	1 playground, 1 multi-purpose playing field, 1 restroom
Centinela Adobe Park	7634 Midfield Avenue (west of the Downtown TOD area)	1.0	1 restored Historic 1830 Centinela Adobe house, 1 museum with restrooms, 1 restored Victorian Daniel Freeman office building

Park	Location	Acreage	Equipment and Facilities
Darby Park	3400 West Arbor Vitae Street (south of Fairview Heights and east of Downtown TOD area)	14.0	2 playgrounds, 2 tennis courts, 1 paddle tennis court, 4 half-basketball courts, 1 outdoor handball court, 2 lighted softball/football/ soccer fields, 1 wading pool, 2 picnic areas, 2 restrooms, 1 Skate park, multipurpose recreation building (20,900 s.f.) includes: gymnasium/full basketball court, weight room, sauna, meeting rooms, pool room, park office, snack bar/kitchen, restroom, parking lot.
Lockhaven Recreation Center	11125 Doty Avenue (south of both TOD areas)	n/a	13,000 s.f. community building and playground
Siminski Park	9717 Inglewood Avenue (west of the Downtown TOD area)	1.9	2 playgrounds, 1 basketball court, 2 picnic areas, 4,305 s.f. community center with offices, billiards, weight room, restrooms.
Hollywood Park Redevelopment Planned Facilities	Hollywood Park Redevelopment (south of both TOD areas)	25	25 acres of the planned development is designated for recreation/open space
City Park Acreage Outside the TOD Plan Areas		44.4 acres	
Total City Park Acreage		114.6 acres	

Source: http://www.cityofinglewood.org/depts/rec/recreation_and_cultural_services/park_facilities/

4.O.5 PROJECT IMPACTS AND MITIGATION MEASURES

Threshold 4.O-1: Increase the use of existing parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated.

Impact 4.O-1: Implementation of proposed TOD Plan for Downtown Inglewood and Fairview Heights would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated, and impacts would be *less than significant*.

Methodology

The analysis below considers the increase in use of parks and recreation facilities that would result from the increased development intensity proposed by the TOD Plan, along with the ability of existing park and recreation facilities to accommodate the increased use. The analysis considers whether an increase in use would result in the substantial physical deterioration of existing recreational facilities, such as accelerated wear on sports facilities and fields, or in the need for new or expanded facilities.

The City standard for the provision of parkland is 3.0 acres of parkland per 1,000 residents (Municipal Code Section 12-105.5), and allows for a mixture of different types of recreational uses including plazas and fountains in commercial areas open to the public. A shortfall in the provision of such parkland from the proposed TOD Plan would be presumed to increase use of existing parks and recreational

facilities and cause deterioration of these existing facilities. The EIR thus evaluates the amount of recreational use areas that would be provided by the proposed TOD Plan. Because any shortfall in the provision of parks and recreational facilities in relation to the 3.0 acres of parkland per 1,000 population standard set forth in Municipal Code Section 12-105.5 would increase levels of use of existing parks and recreation facilities, the extent of any such shortfall is examined in light of the Municipal Code's requirement for payment of in-lieu fees. The analysis also examines the extent to which increased usage of existing parks and recreational facilities might result in the substantial physical deterioration of existing recreational facilities.

Impact Assessment

Build out of the proposed TOD Plan would result in a net increase of 2,693 multi-family residential units at buildout. With the addition of these multi-family units, the residential population is expected to grow by 6,415 residents. As described above, the City's standard for the provision of parkland is 3.0 acres of parkland per 1,000 residents; therefore, build out of the TOD Plan would require dedication of 19.25 acres of park and recreational facilities or payment of in-lieu fees.

The City's Municipal Code recognizes that certain types of plazas, fountains, and other commercial public spaces serve residents in a mixed-use community. The TOD Plan includes new plazas at the north end of Market Street and near the historic Holy Faith Episcopal Church that would become spaces for events such as arts and crafts fairs, outdoor concerts, and other public events. The TOD Plan also includes courtyards within the Market Street and Tech Town areas that would provide open space. In addition, the TOD Plan includes a pedestrian network and a Downtown Green Boulevard Network that will include five miles of off-street bikeways. A total of 19.28 acres of land are proposed to be developed as public open space as part of the TOD Plan as indicated in **Table 4.O-2**, meeting the City's standards for the provision of parks and recreational facilities.

In addition, future individual residential development projects that would occur pursuant to the TOD Plan would include private onsite open space and/or recreation facilities, and would be required to dedicate land to be used for public parkland or pay the City's Park Land Dedication In-Lieu Fees and Park Development Fees, pursuant to Municipal Code Section 12-105.5. The fees collected would be used for development and improvement of public parks and recreation facilities throughout the City.

Site-specific development projects will be required to comply with the requirements of Municipal Code Section 12-105.5 for dedication of parkland or payment of fees in lieu of dedication, including any modifications required by the City Planning Division pursuant to a site-specific development project's development agreement. Compliance with Municipal Code requirements applicable to the provision of parks and recreational facilities or payment of fees in lieu will be incorporated into all conditions of approval for development plans approved within the Downtown Inglewood and Fairview Heights TOD Plan areas. As part of the planning review of future site-specific development, the City Planning Division will review all proposed site-specific development project for the provision of public and private park and recreational facilities prior to approval of development, and confirm that the site-specific development project has provided a combination of park/recreational facilities and/or fee payments to the City at the rate in effect at the time of permit issuance to offset the increased demand for park and recreation services generated by the proposed development project.

**TABLE 4.O-2
PLAZAS AND RECREATION FACILITIES PROVIDED BY THE TOD PLAN**

Recreational Facility	Acreage
Parks and Open Space	
Community Garden on Beach Avenue	1.28
Daylighted stream	2.95
Vincent Park Gateway	1.08
Plazas	
Downtown Inglewood Plaza - Interior	1.54
Downtown Inglewood Plaza – Market Street Closure	1.16
Station Plaza – South	0.67
Station Plaza – North (includes Grand Staircase)	0.34
Church-Facing Plaza	0.52
Bike Paths	
Green Boulevard Bike Paths	9.12
Mid-block bicycle/pedestrian pass-throughs	0.64
TOTAL	19.28

Source: The Arroyo Group, 2016

Significance Conclusion for Impact 4.O-1

Implementation of the proposed TOD Plan would increase the use of existing parks and recreational facilities within the City. Based on the City's 3.0 acres per 1,000 population standard for provision of park and recreational facilities 19.25 acres would be needed. As noted above, the TOD Plan includes provision of 19.28 acres of park and recreational facilities. In addition, individual residential development projects that would occur pursuant to the TOD Plan would include private onsite open space and/or recreation facilities, and would be required to dedicate land to be used for public parkland or pay the City's Park Land Dedication In-Lieu Fees and Park Development Fees, pursuant to Municipal Code Section 12-105.5. The fees collected would be used for development and improvement of public parks and recreation facilities throughout the City.

Thus, the proposed TOD Plan would provide sufficient park and recreational facilities such that substantial physical deterioration would not occur or be accelerated. Impacts would therefore be less than significant.

Threshold 4.O-2: Include or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Impact 4.O-2: Implementation of the proposed TOD Plan for Downtown Inglewood and Fairview Heights would not include or require the expansion of recreational facilities that might have an adverse physical effect on the environment. Due to implementation of the mitigation measures included in this EIR, impacts would be *less than significant*.

Methodology

The analysis of construction impacts associated with the development of parks and recreational facilities starts with the identification of whether the proposed project would involve or result in new park or recreation facilities. Should the project include or require the construction or expansion of park and recreational facilities, the analysis would identify if the construction of these facilities could result in adverse physical effect on the environment. The analysis of the potential adverse physical effects is considered as part of the overall project, and draws on conclusions in other sections of this EIR, such as air quality, greenhouse gas emissions, noise, cultural resources, geology and soils, hydrology and water quality, and traffic.

Impact Assessment

The proposed TOD Plan would not result in construction of new neighborhood or regional parks. However, as described above, plaza and courtyard areas would be developed as part of the project and these areas would be used for passive recreation facilities. In addition, future individual residential development projects that would occur pursuant to the TOD Plan would include private onsite park and/or recreation facilities. All physical environmental effects from construction of future development, whether or not such site-specific development includes private park and/or recreational facilities, have been analyzed in all technical sections of this EIR. For example, activities such as excavation, grading, and construction as required for the plaza and courtyard areas would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Therefore, construction of recreation-related facilities has been analyzed in this EIR and would be adequately mitigated either through implementation of code requirements and/or mitigation measures contained within Chapter 4 of this EIR. As a result, impacts would be less than significant.

Significance Conclusion for Impact 4.O-2

Implementation of the proposed TOD Plan would not include or require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment, and impacts would be less than significant.

4.O.6 REFERENCES – RECREATIONAL RESOURCES

City of Inglewood General Plan Open Space Element, December 1995. Accessed May 16, 2016:

<http://www.cityofinglewood.org/civicax/filebank/blobdload.aspx?BlobID=8525>

City of Inglewood Parks and Recreation Website: Accessed May 16, 2016:

http://www.cityofinglewood.org/depts/rec/recreation_and_cultural_services/park_facilities/

Hollywood Park Redevelopment Final Environmental Impact Report, May 2009 (City 2009). Accessed May 16, 2016: <http://file.lacounty.gov/bos/supdocs/81451.pdf>