

Technical Report  
LAX Master Plan EIS/EIR

**16c. Public Services Parks and Recreation**

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Prepared for:

Los Angeles World Airports  
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## 1.0 INTRODUCTION

This report provides background information related to parks and recreation in support of the Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the LAX Master Plan. This report includes a discussion of the regulatory framework for parks and recreation and a description of the parks and recreational facilities within the vicinity of LAX.

## 2.0 GENERAL APPROACH AND METHODOLOGY

To assess the potential direct effects of the proposed Master Plan build alternatives associated with physical changes in the environment and increases in demand for public park and recreational facilities, for the EIS/EIR, 1996 baseline conditions are compared with conditions expected with implementation of the No Action/No Project Alternative and three build alternatives. Characterization of the environmental baseline includes a discussion of parkland dedication/fee ordinances, descriptions of park and recreational facilities at and adjacent to LAX, and a summary of the sufficiency of existing parklands in meeting user demands. Information was obtained from park and recreation agencies within the study area.

The study area has been defined to incorporate areas immediately surrounding the LAX property potentially affected by direct impacts (e.g., acquisition) or increased demand for facility use associated with implementation of the proposed Master Plan alternatives. The study area includes the LAX property, the southern portion of the community of Westchester, the area between the western airport boundary and the Pacific Ocean, the area adjacent to the southern boundary of the airport, and the area to the east of the airport that includes parks adjacent to the proposed LAX Expressway. Although not within the study area, this background report includes information on parks in adjacent jurisdictions that are within the Master Plan alternatives' combined 65 community noise equivalent level (CNEL) noise contour (see Section 4.8, *Department of Transportation Action, Section 4(f)—[Recodified at 49 USC Section 303]*, of the EIS/EIR). The public park and recreation facilities within the study area are shown in **Figure 1**, Public Parks and Recreation Facilities. The primary public park and recreation providers within the study area are the County of Los Angeles and the Cities of Los Angeles, El Segundo, and Inglewood. **Table 1**, Public Parks and Recreation Areas, lists the parks and their jurisdictions within the study area or in adjacent jurisdictions that are within the Master Plan alternatives' combined 65 CNEL noise contour.

In the EIS/EIR, impacts on public parks and recreation areas are determined by evaluating whether the Master Plan build alternatives would create or exacerbate deficiencies in public park and recreational facilities and whether the acquisition or alteration of a facility would significantly compromise its use or create the need for new public parks and recreational facilities.

Table 1

Public Parks and Recreation Areas

Number <sup>1</sup>	Name	Jurisdiction
1	Acacia Park	City of El Segundo
2	Ashwood Park	City of Inglewood
3	Center Park	City of Inglewood
4	Circle Park	City of Los Angeles
5	Constitution Park	City of El Segundo
6	Darby Park	City of Inglewood
7	Del Aire Park	County of Los Angeles
8	Del Rey Lagoon	City of Los Angeles
9	Dockweiler Beach State Park	State of California
10	Eucalyptus Park	City of Hawthorne
11	Grevillea Park	City of Inglewood
12	Hilltop Park	City of El Segundo
13	Holly Valley Park	City of El Segundo
14	Imperial Strip	City of El Segundo
15	Jesse Owens County Park	County of Los Angeles
16	Kansas Park	City of El Segundo
17	Lennox Park	County of Los Angeles
18	Library Park	City of El Segundo
19	Little Green Acres Park	City of Los Angeles
20	Maggie Hathaway Golf Course	County of Los Angeles
21	Queen Park	City of Inglewood
22	Recreation Park	City of El Segundo
23	Rogers Park	City of Inglewood
24	Siminski Park	City of Inglewood
25	South Bay Bicycle Trail	County of Los Angeles
26	St. Andrews Recreation Center	City of Los Angeles
27	Sutton Algin Recreation Center	City of Los Angeles
28	Sycamore Park	City of El Segundo
29	Vista del Mar Park	City of Los Angeles
30	Westchester Park Recreation Center	City of Los Angeles
31	Westchester Golf Course	City of Los Angeles
32	Carl E. Nielsen Youth Park	City of Los Angeles

<sup>1</sup> Numbers 1 through 30 are keyed to Figure 4.8-1, Section 4(f) and 6(f) Resources Within Study Area, of the EIS/EIR. Numbers 31 and 32 are shown in Figure 1, Public Parks and Recreation Facilities.

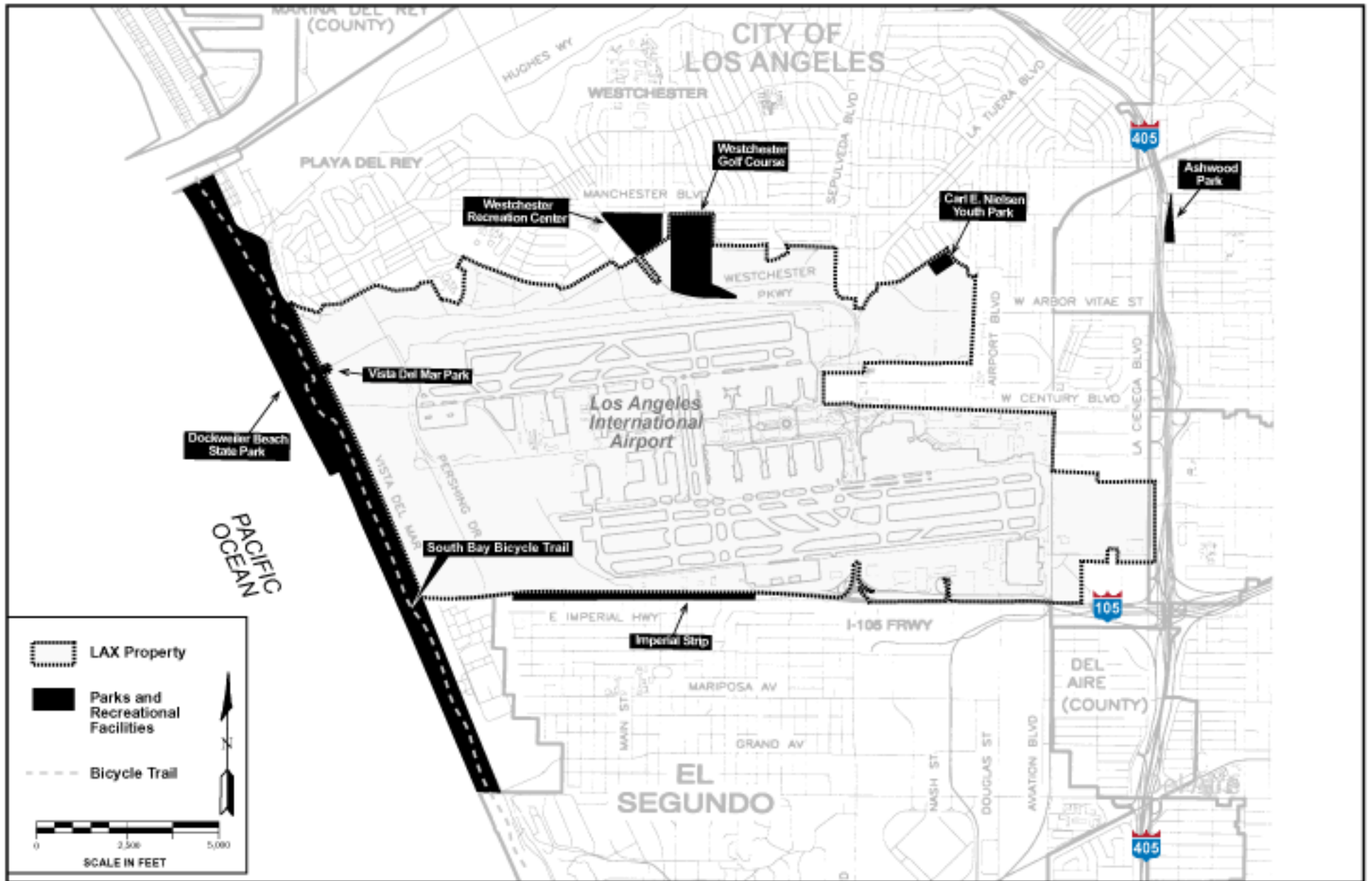
Source: PCR, 2000.

### 3.0 AFFECTED ENVIRONMENT/ENVIRONMENTAL BASELINE

#### 3.1 Regulatory Context

Parks and recreational facilities are established and governed by the jurisdiction within which they are located. Recreational needs are typically defined and addressed through General Plan Recreation and Open Space Elements, parkland dedication guidelines (e.g., dedication ratio of three acres per 1,000 population) of the California Subdivision Map Act, and recommendations of the National Recreation and Park Association (NRPA) (e.g., park size and service area radii standards for neighborhood and community parks). Locally established standards and nomenclature, park Master Plans, individual park site plans, joint use agreements among agencies, existing facilities and ongoing operations are all locally established and vary significantly depending on the individual community.

The California State Legislature adopted a section of the California Subdivision Map Act, known as the Quimby Act, which empowers local governments to require a property owner or developer to dedicate land for park or recreational use or to pay a parkland fee.



**Los Angeles International Airport  
Master Plan**

**Public Parks and Recreation Facilities  
Within Study Area**

Figure  
1

Parks within the LAX vicinity range from less than two acres to over 200 acres. Facilities and services range from landscaped passive recreation areas to parks with ball fields, tennis courts, gymnasiums, and swimming pools. Jurisdictions may augment their parks and recreational facilities available to the general public by shared-use arrangements with local school districts and private entities.

Plans and regulations that address recreational needs are described below for each jurisdiction located within the study area or in adjacent jurisdictions that are within the Master Plan alternatives' combined 65 CNEL noise contour.

## **Local Regulations**

### **County of Los Angeles**

Among the goals of the County Open Space plan are to develop parks in urban areas as part of urban revitalization projects, encouraging improved public transportation to recreational sites, and encouraging open space easements and dedications as a means of meeting recreational needs. In unincorporated areas of Los Angeles County, fees are required for residential developments of more than one unit, based on the estimated number of people that the development would house and the number of units that are to be built. There are no fees charged for commercial or industrial projects.

### **City of Los Angeles**

The City of Los Angeles Zoning Code (Section 17.12) requires that a percentage (0.9 to 32 percent) of the gross area of a residential subdivision be dedicated for park and recreational uses, or a fee may be paid in lieu of park dedication. Parkland dedication or payment of fees is not required for non-residential development in the City.

The City of Los Angeles Community Plan Standards<sup>1</sup> call for a minimum of two acres of neighborhood park and two acres of community park per 1,000 population. According to the City's Public Recreation Plan,<sup>2</sup> neighborhood recreation sites serve residents of all ages within a radius of approximately one-half mile. The optimum site would be 5 to 10 acres and provide space and facilities for outdoor and indoor recreational activities. Community recreation sites would be 15 to 20 acres and serve residents of all ages with a broad interest range in several surrounding neighborhoods within a two-mile radius.

Based on these adopted standards, the City of Los Angeles is deficient in parkland: no area of the City is adequately served by recreation and park facilities.<sup>3</sup> The City has an overall deficiency of 11,404 acres of neighborhood and community parkland.

Within the Westchester/Playa del Rey communities, the park acreage in combination with the Westchester Golf Course currently provides approximately 2.3 acres of parkland per 1,000 population. Based on the City's adopted standards, this is a deficit of approximately 1.7 acres per 1,000 population or approximately 82 acres.

### **City of El Segundo**

El Segundo's General Plan Open Space and Recreation Element sets forth a standard parkland ratio of 5 acres per 1,000 population. The City of El Segundo, with a ratio of 5.7 acres per 1,000 population, is currently meeting its adopted standard.<sup>4</sup> Although the City of El Segundo does not have developer fees for parkland improvement or development, the City has adopted standards for new non-residential development to provide recreation facilities for the daytime employee population.

### **City of Inglewood**

The City of Inglewood standard for parks is one-acre per 1,000 residents.<sup>5</sup> The current ratio is 0.8 acres of parkland per 1,000 residents, which is a deficit of 0.2 acres per 1,000 residents.<sup>6</sup> There is no developer fee program for City park development.

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<sup>1</sup> Part of the City of Los Angeles Public Recreation Plan, a portion of the Service Systems Element of the Los Angeles General Plan, January 1979, p. IV-4.

<sup>2</sup> City of Los Angeles, Public Recreation Plan Background/Implementation Report, January 1979, p. IV-3.

<sup>3</sup> City of Los Angeles, Los Angeles Citywide General Plan Framework Draft EIR, January 19, 1995.

<sup>4</sup> Faulk, Jim, Director, Recreation and Parks Department, City of El Segundo, Letter, January 23, 1998.

<sup>5</sup> Parcells, Lori, Planning Manager, City of Inglewood, Letter, January 20, 1998.

<sup>6</sup> City of Inglewood, Community Development and Housing Department, Open Space Element, Inglewood General Plan, December 1995.

### City of Hawthorne

The City of Hawthorne standard for parks is four acres per 1,000 residents.<sup>7</sup> The current ratio is 0.8 acres of parkland per 1,000 residents, which is a deficit of 3.2 acres per 1,000 residents. Hawthorne seeks to expanded agreements for joint use of school facilities, seeking state and federal funding for additional parkland, and pursuing agreements with various utility and county agencies that own land in Hawthorne to establish parks, trails and other uses within their respective right-of-ways.

## 3.2 Existing Conditions

Parks and recreational facilities within the vicinity of LAX range from mini parks of less than one acre to community parks of over 20 acres in size. Facilities and services range from landscaped passive recreation areas to ball fields, tennis and racquetball courts, gymnasiums and swimming pools. Regional facilities within the study area include Jesse Owens County Park and Dockweiler State Beach. Jurisdictions augment their parks and recreational facilities available to the general public through shared-use arrangements with local school districts and private facilities. See **Figure 1**, Local Parks and Recreation Facilities Within Study Area, for locations of parks adjacent to the LAX site.

### State of California

Isidore B. Dockweiler State Beach (Dockweiler State Beach) is the only State park or recreational facility within the study area. Located directly west of LAX, Dockweiler State Beach is maintained by the Los Angeles County Department of Beaches and Harbors. Dockweiler State Beach is 4.05 miles long and 550 feet wide, encompassing 288 acres. The main beach entrance is located at the western end of Imperial Highway. Multiple pedestrian entries and restrooms, parking lots, and concession stands are spread out along its length to accommodate beach visitors along the oceanfront. There are also showers, playground and volleyball facilities, and fire pits on the beach. The six parking lots provide a total of 1,523 parking spaces. Dockweiler State Beach had an attendance of 2,993,330 in 1997.

### County of Los Angeles

The County of Los Angeles operates three parks, a golf course, and a bicycle trail within the vicinity of LAX. These facilities are classified local or community/regional by the County. The South Bay Bicycle Trail is part of the 19-mile-long concrete travel way that runs along Santa Monica Bay from Torrance County Beach to Will Rogers State Beach, with benches and bicycle racks along the path. It is maintained by the Los Angeles County Department of Public Works, with the exception of a short section between Culver Boulevard and the Marina del Rey entrance channel, which is under the control of the Los Angeles County Department of Beaches and Harbors.

### City of Los Angeles

In the City of Los Angeles, on and adjacent to LAX property, there are four parks. Two parks, Westchester Park Recreation Center and Vista del Mar Park, are located immediately adjacent to the LAX property. The Westchester Park Recreation Center is a 22-acre park with many facilities, including tennis, basketball, and volleyball courts, baseball fields, children's play and picnic areas, a swimming pool, and a community building. Vista del Mar Park is a 1.8-acre passive, landscaped park with picnic tables and a tot lot located east of Vista del Mar Boulevard, next to the El Segundo Blue Butterfly Habitat Restoration Area. The Westchester Golf Course and Carl E. Nielson Youth Park are located on LAX property. The Westchester Golf Course, a public facility leased by LAWA, is within the proposed Westchester Southside project area. Carl E. Nielsen Youth Park, a private facility leased by LAWA, is on the northeast corner of the LAX property. The park occupies approximately seven acres, and includes a soccer field and two baseball diamonds that are used for organized youth sports.

### City of El Segundo

The City of El Segundo's park and recreation inventory totals approximately 213 acres, including private recreational facilities. City public park and recreational facilities total 91 acres, including ten public parks, three school sites, a utility transmission corridor, a golf driving range, a recreational facility, and a beach area.

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<sup>7</sup> Parcels, Lori, Planning Manager, City of Inglewood, [Letter](#), January 20, 1998.

The City of El Segundo park adjacent to the study area is Imperial Strip, a 7.35-acre passive open space corridor consisting of cultivated lawn, trees, and benches, which serve to buffer the City from LAX. This open space corridor is on the southern boundary of LAX between Imperial Highway, Imperial Avenue, Hillcrest Street, and Center Street. This area is frequently used by the public to observe aircraft activities at LAX and take in long-range views of Santa Monica Bay and areas of the Los Angeles basin.

**City of Inglewood**

The City of Inglewood has ten parks, with a combined total of 86.6 acres. Seven of these parks are located within the vicinity of LAX. Ashwood Park, located between the I-405 and Ash Avenue, and Siminski Park, located east of the I-405 near the corner of Inglewood Avenue and 98th Street, are the Inglewood parks closest to LAX.

**City of Hawthorne**

The City of Hawthorne has eight parks, a combined total of 58.35 acres. Eucalyptus Park, located east of the I-405 near the corner of Inglewood Avenue and 120th Street, is the only City of Hawthorne park within the vicinity of LAX.



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