

4.13 RECREATION

4.13.1 METHODOLOGY

This Draft Environmental Impact Report (EIR) section analyzes the potential environmental impacts related to the inclusion of recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The potential environmental impacts to recreation facilities that could result from Project implementation are analyzed at a project-level of detail. Direct, indirect, and cumulative impacts are addressed for each threshold criteria below, and growth-inducing impacts are described in Section 6.0, CEQA-Mandated Analyses.

Information obtained for this analysis is based on review of relevant plans and policies, including the *City of Culver City General Plan*, the Baldwin Hills Conservancy's (BHC's) *Baldwin Hills Park Master Plan*, and the Baldwin Hills Conservancy's 2013 Updated Strategic Plan.

Throughout this Draft EIR, the City's portion of the Inglewood Oil Field (77.8 acres) is referred to as the "Project Site" or the "City IOF". The entire surface boundary limits of the Inglewood Oil Field, including lands within both the City and County, is referred to as "Inglewood Oil Field". The off-site portion of the Inglewood Oil Field that is within the jurisdiction of the County of Los Angeles is referred to as the "County IOF".

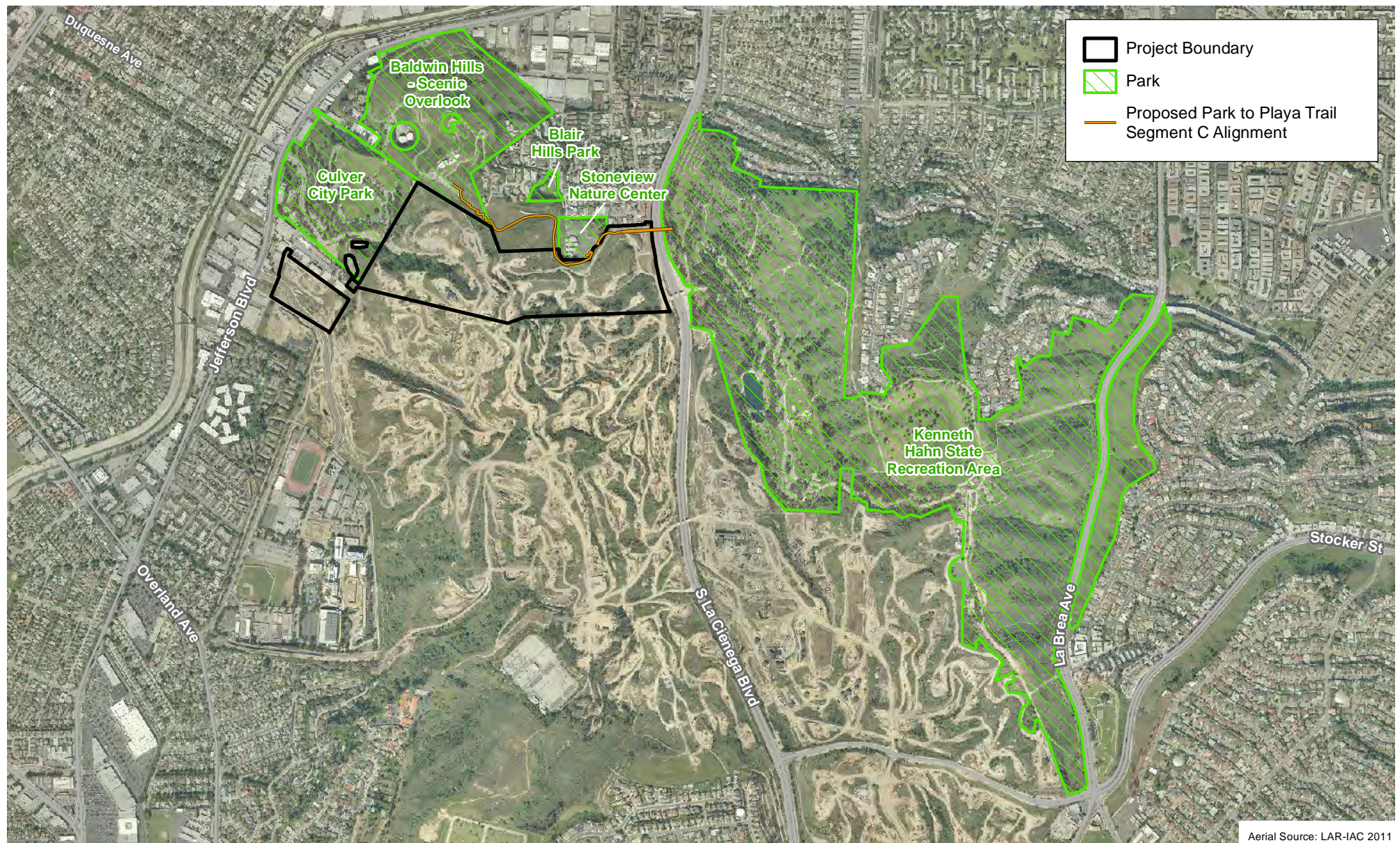
4.13.2 ENVIRONMENTAL SETTING

Adjacent Recreational Areas

There are a number of parks and recreational areas that are immediately adjacent to the Project Site. These facilities are discussed below and their location is depicted in Exhibit 4.13-1, Adjacent Recreational Areas. The Project Site is located in the Baldwin Hills, which is the name of a low mountain range in the Los Angeles Basin as well as the name of a neighborhood community located north and east of Kenneth Hahn State Recreational Area (KHSRA). Baldwin Hills includes approximately 450 acres of protected parkland that includes the KHSRA, the Ladera Ball Fields, the Vista Pacifica Scenic Site, Culver City Park, Baldwin Hills Scenic Overlook, Blair Hills Park, and Norman O. Houston Park, as well as oil and gas operations associated with the Inglewood Oil Field.

Kenneth Hahn State Recreational Area

The California Department of Parks and Recreation (CDPR) owns the KHSRA, which is managed by the Los Angeles County Department of Parks and Recreation (LACDPR) and is located within the Baldwin Hills portion of southwest Los Angeles County. It is located on the east side of La Cienega Boulevard, adjacent to the Project Site. The park includes 387 acres of protected parkland, including the existing State Recreation Area (SRA) and Vista Pacifica Scenic Site and County-owned parkland. The SRA includes landscaped areas, picnic sites, restrooms, tot lots, and a lotus pond. The KHSRA contains approximately 7.1 miles of recreational trails, including the Burke Roche Trail (2.2 miles), the Bowl Loop (0.8 mile), the Ridge Trail (2.6 miles), the Waterfall Trail (1.0 mile), and the Ballfield Walking Path (0.5 mile). Trail use includes hiking, biking, and equestrian uses. Active recreational facilities include playgrounds, a half basketball court, a fishing lake, lighted baseball diamonds, a lit multi-purpose field, and a sand volleyball court. Passive recreational opportunities include picnic rental shelters and picnic tables, large and small barbecue pits, and natural open spaces throughout the park (CDPR 2017a).



Adjacent Recreational Areas

Inglewood Oil Field Specific Plan Project

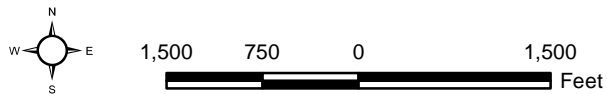


Exhibit 4.13-1



Culver City Park

Culver City Park is located immediately adjacent to the western edge of the Project Site. It is approximately 42 acres and includes a skate park (Culver City Skate Park), the Culver City Bone Yard Dog Park, playgrounds, recreation huts with restroom facilities and picnic areas, barbeques, softball diamonds, half-court basketball courts, walking trails, a ropes course, and soccer fields. Duquesne Avenue extends through the park, adjacent to The Boneyard, and serves as a secondary access road to the Project Site. Public access is to the Project Site from Duquesne Avenue is prohibited through chain-link fencing and a locked gate.

Baldwin Hills Scenic Overlook

The CDPR owns and operates the Baldwin Hills Scenic Overlook, which is located immediately adjacent to the northwest corner of the Project Site. The Baldwin Hills Scenic Overlook is a 58-acre park that has a panoramic view of the entire Los Angeles Basin, the Pacific Ocean, and surrounding mountains. The Scenic Overlook building is set at approximately 500 feet above mean sea level and is an important destination and architectural component of the regional park system. There is a popular and heavily used hiking trail that winds up one mile from the park entrance at Jefferson Boulevard to the Scenic Overlook. There is also a straight staircase that visitors can access instead of using the trail, which is also heavily used by hikers and joggers, as well as an easy loop trail that crowns the park. Additionally, there is a trail that links the park to Culver City Park. The park includes two paved parking lots near the top of the park; the upper parking lot is adjacent to and overlooks the Project Site. There is also a gravel parking lot located along Jefferson Boulevard. The Scenic Overlook building includes a Visitor's Center that hosts programs and encourages the public to participate in seasonal displays of native wildflowers, bird and wildlife viewing, picnicking, and other opportunities for kids and families to recreate in the park (CDPR 2017b).

Blair Hills Park

Blair Hills Park is a smaller 1.6-acre neighborhood park located in the Blair Hills neighborhood in Culver City between Stoneview Drive and Wrightcrest Drive, which is located north of the Project Site. The park offers a recreation hut with restroom facilities; a barbeque, softball diamond, and basketball court; children's play equipment; a picnic shelter with two 8-foot picnic tables; and a grassy area.

Park to Playa Trail

The Park to Playa Trail is a planned 13-mile multi-modal regional trail that will connect the Baldwin Hills parklands to the Pacific Ocean. The western portion of the Park to Playa Trail consists of the Ballona Creek Bike Path in Culver City and the Marvin Braude Bike Path in Playa del Rey. The eastern portion of the Park to Playa Trail is an approximate seven-mile system of walking, hiking, and bicycle trails running east-southeasterly through parks and open space areas in the Baldwin Hills (including existing trails in Culver City Park, the Baldwin Hills Scenic Overlook, the Kenneth Hahn State Recreation Area, and along the Stocker Street Corridor). The proposed Segment C of the eastern portion of the Park to Playa Trail will run from the KHSRA to the Baldwin Hills Scenic Overlook (see Exhibit 4.13-1), passing through the northeastern section of the Project Site and immediately north of the central and western sections of the site (MRCA 2017).

4.13.3 REGULATORY SETTING

Federal

While there are federal plans, policies, and regulations governing parks and recreation, none of those plans, policies, or regulations are applicable to the Project Site.

State

California State Parks

The CDPR manages 279 park “units” in the California State Parks System. CDPR owns a total of 1.6 million acres of public parkland that contain over 339 miles of coastline; 974 miles of lake and river frontages; approximately 15,000 campsites and other overnight facilities; and 4,556 miles of hiking, equestrian, and biking (non-motorized) trails (CDPR 2017a).

Because of the breadth and diversity of the resources that CDPR oversees, there are a wide variety of departments, policies, and publications that guide the management of the California State Parks System, such as the Statewide Comprehensive Outdoor Recreation Plan; the California Recreational Trails Plan; and General Plans for individual parks prepared pursuant to the Planning Handbook (CDPR 2017b). In particular, the KHSRA has a General Plan that outlines goals and guidelines for the park.

California State Parks also implements a fee program at selected parks to assist in funding, operating, and maintaining the park system, including various day use and camping fees (such as parking, museum entrance, boat launch, swimming, and tour fees). Additionally, there are a variety of passes that can be purchased for repeated use, including a variety of Annual Day Use Parking Passes, an Annual Boat Use Pass, an Oversized Vehicle Pass, a Disabled Discount Pass, and a Golden Bear Pass.

Baldwin Hills Conservancy

Baldwin Hills Park Master Plan

The Baldwin Hills Conservancy was formed as a State-appointed board to acquire open space in the Baldwin Hills Area. The BHC, in collaboration with other groups, developed a concept for “One Big Park” in the core of the west side of Los Angeles that would be developed in the future as a recreation resource for all Southern California residents. The document serving as the guide for successfully accomplishing the One Big Park goal is the *Baldwin Hills Park Master Plan*. The purpose of the Master Plan is to establish general guiding principles, and it addresses potential project types consistent with the long-term objectives of the BHC. The Master Plan would serve as a guide for future natural open space and parkland acquisition and improvements; facility development and habitat restoration within the Baldwin Hills; and for connections to trails, parks, and other public facilities. The Master Plan is conceptual in nature, providing a vision for the Baldwin Hills that balances recreational and cultural needs of surrounding communities with protection of sensitive native plants and animals and their habitats (BHC 2002).

The One Big Park would extend into adjacent communities by way of greenways and pedestrian and bicycle trails and would connect to existing and planned regional trail systems, including the Ballona Creek Trail, the Stocker Street Trail, and the La Brea Avenue Trail. Several concepts have been developed for the One Big Park. These include landscape character, which includes preserving and restoring the existing hills, ridgelines, canyons and central valley; a land bridge,

which would be a one-half mile connection to physically connect the two halves of the site that are currently separated by La Cienega Boulevard; natural lands and open space, which would include approximately 300 acres of protected and restored natural lands supporting native plants and wildlife; other park activities and facilities, including over 60 acres of multiple-use fields supporting softball, baseball, soccer, and other active recreational uses; a 120-acre, 18-hole golf course; a tournament-quality tennis center; additional skate parks; a small, narrow gauge train; over 15 miles of jogging, bicycle, and hiking trails; playgrounds; indoor basketball courts; a recreation center and gymnasium; a par course; a climbing wall; and a competition-sized swimming pool (BHC 2002).

2013 Updated Strategic Plan

The BHC's 2013 Updated Strategic Plan describes current and proposed resource allocation by the Conservancy; public needs served by the agency; policies and principles guiding the Conservancy and its staff; and the intended future course of the agency's efforts. There are three main themes of the Conservancy's current work program: (1) acquisition of open space; (2) planning and development; and (3) interpretation and education (BHC 2013).

Part of the park acquisition strategy includes acquiring surface rights for parcels in the Inglewood Oil Field to ensure the land is protected for future park use. However, the vast majority of the parcels will remain inaccessible until it is feasible to arrange for improvements that do not interfere with operator and mineral holder interests. Other facets of the open space acquisition include habitat preservation, creation of recreational spaces, and development of a conservation matrix to identify and analyze parcels that are targeted for purchase (BHC 2013).

Planning and development activities include overseeing the Baldwin Hills Park Master Plan; improving existing facilities such as the KHSRA; providing public access to recreational areas; and completing habitat restoration activities. Interpretation and education activities include fostering natural resource stewardship and improving signage and kiosks at recreational areas (BHC 2013).

Local

City of Culver City General Plan

Open Space Element

The *City of Culver City General Plan Open Space Element* contains policies that address a number of diverse issues, including preservation of open space and recreational areas. Listed below are the policies that address open space and recreational resources relevant to the Project Site (Culver City 1973):

Open Space Element Policy 4.F. Protect open space and natural areas which contain or support rare, threatened or endangered species.

Open Space Element Policy 6.A. Establish viewshed guidelines which protect views of and from Culver City Park, Blair Hills and Culver Crest.

Land Use Element

The *City of Culver City General Plan Land Use Element* contains policies that address a number of diverse issues, including preservation of open space. Listed below are the policies that address open space and recreational resources relevant to the Project site:

Land Use Element Policy 1.B. Protect the City's residential neighborhoods from the encroachment of incompatible land uses and environmental hazards which may have negative impacts on the quality of life (such as traffic, noise, air pollution, building scale and bulk, and visual intrusions).

Land Use Element Policy 27.B. Protect the visible and usable open space resources within Blair Hills by establishing land use definitions for visual resources and natural areas that include guidelines for use.

Land Use Element Policy 27.D. Protect views of and from Blair Hills by establishing viewshed guidelines. (See General Plan Open Space Element.)

Culver City Municipal Code

The Project Site is currently located in an area zoned as R1 (Residential Single Family); OS (Open Space), and IG (Industrial General) and designated on the General Plan Land Use map as "Open Space" and "Industrial" with the majority of the Project Site located within the Southeastern Sub-Area of the General Plan and in the Blair Hills/Baldwin Hills Focused Special Study Area. While oil and gas production is not a permitted use in these zones, Section 17.610.010.D, Nonconforming Oil Use, of the CCMC allows that oil uses may continue as a nonconforming oil use because oil production activities have occurred continuously at the Project site.

4.13.4 SPECIFIC PLAN AND REGULATORY REQUIREMENTS

Specific Plan Drilling Regulations

While there are no Specific Plan Requirements applicable to recreation resources, there are other relevant Specific Plan requirements that are presented in other sections of this Draft EIR that would be indirectly relevant to recreation (e.g., Aesthetics, Air Quality, Biological Resources, Hazards, Land Use, Noise, and Transportation/Traffic).

Regulatory Requirements

There are no regulatory requirements applicable to recreational uses.

4.13.5 THRESHOLDS OF SIGNIFICANCE

Thresholds Addressed in the Initial Study

The Initial Study prepared for the Project (included in Appendix A-1) concludes that the Project would have no impact on the following threshold, and further analysis of this threshold is not required in the Draft EIR:

- 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?

Thresholds Addressed in this Environmental Impact Report

The Initial Study for the Project concludes that additional project-level analysis of the following thresholds of significance is required in this Draft EIR. According to Appendix G of the State CEQA Guidelines, a project would have a significant adverse impact on recreation if it would:

Threshold 13-1: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.13.6 IMPACT ANALYSIS

Threshold 13-1: 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?

The Project would allow for the continued operation of oil and gas facilities in the existing and secured City IOF, and it does not include any recreational facilities.

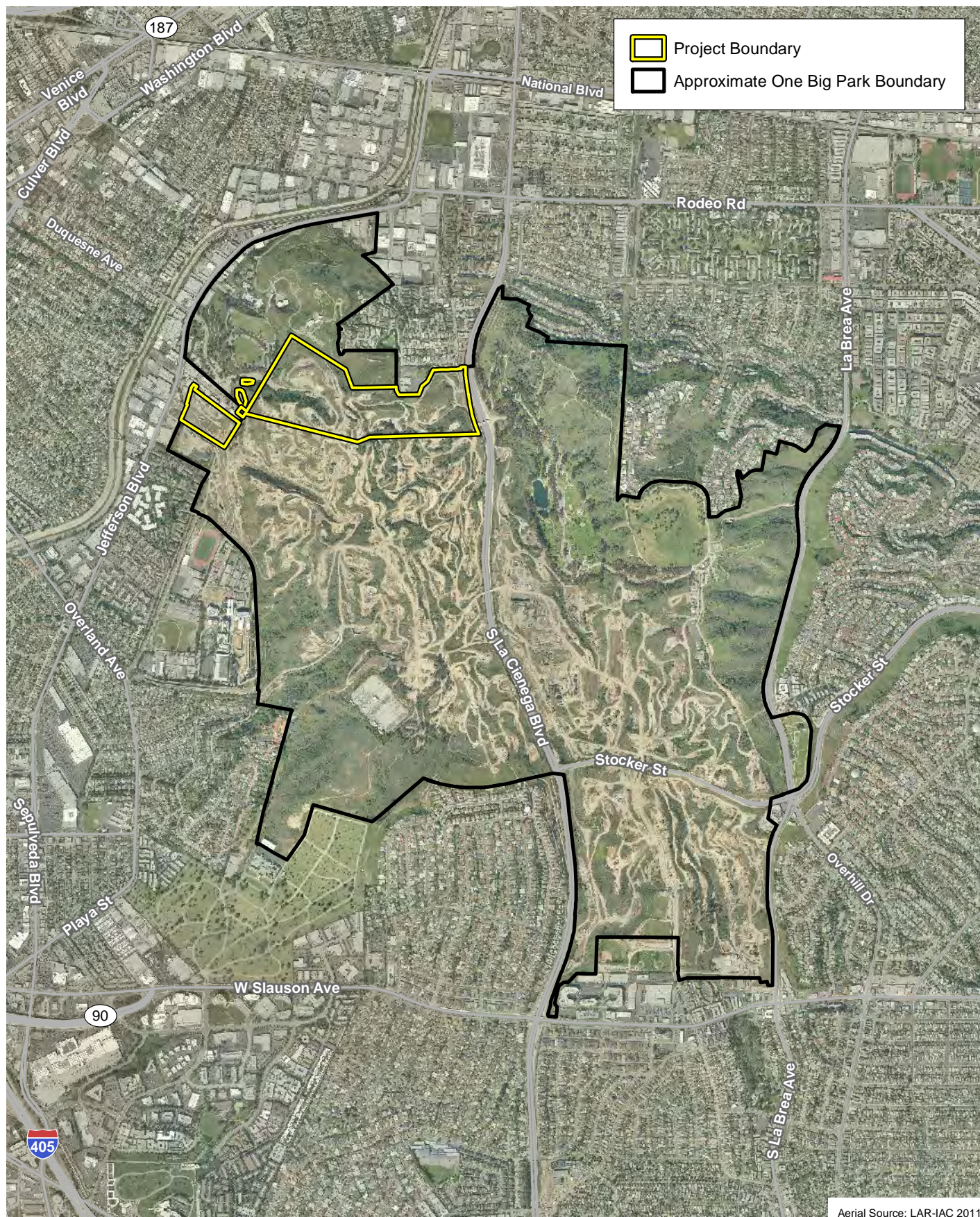
The Baldwin Hills Regional Conservation Authority (BHRC) owns the surface property rights to approximately 11 acres of the Specific Plan area. The Baldwin Hills Conservancy was formed as a State-appointed board to acquire open space in the Baldwin Hills area. These two State-level agencies are separate, but complementary, in their activities. The BHC's *Baldwin Hills Park Master Plan* has identified a park concept description called One Big Park (BHC 2002). Exhibit 4.13-2, Proposed One Big Park Location, shows that the Project Site is within the BHC's proposed One Big Park boundaries. This concept would create an area that is over two square miles within Los Angeles' urban core and includes the Project Site.

The City currently does not meet the guideline set forth in the Open Space Element's Policy 1.A, which states that the City should provide 3 acres of local park land per 1,000 residents. The City IOF includes a small portion of the area in the *Baldwin Hills Park Master Plan* that is currently being used for active oil extraction. The length of time that surface rights for oil extraction can continue within the active Inglewood Oil Field is subject to the lease agreements between the landowners and the lessee and regulatory representatives. As it states in the BHC's 2013 Updated Strategic Plan, "the majority of the remaining open space in the Baldwin Hills is encumbered with active oil extraction infrastructure, and under current conditions oil and gas production could continue for more than 30 years . . ." (BHC 2013). The Plan goes on to mention that, "the vast majority of the parcels [within the Master Plan area] will remain inaccessible until it is feasible to arrange for improvements that do not interfere with operator and mineral holder interests" (BHC 2013).

Therefore, the BHC's *Baldwin Hills Park Master Plan* anticipates the continued interim use of the City IOF for oil and gas activities. It is possible that, if the City IOF cannot be converted to park land as the *Baldwin Hills Park Master Plan* has identified, then this could cause construction or expansion of recreational facilities elsewhere in the City or in adjacent communities. Potential future development of parkland in Culver City would be conducted in concert with other land development projects or applicable park master planning documents, each subject to environmental impact analysis, as applicable.

The Project does not include recreational facilities or require their construction or expansion to support implementation of the Project. Impacts associated with the construction of new or expanded recreational facilities would be less than significant and no mitigation is required.

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Aerial Source: LAR-IAC 2011

Proposed One Big Park Location

Inglewood Oil Field Specific Plan Project

Exhibit 4.13-2



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4.13.7 CUMULATIVE IMPACTS

There would be no significant impacts related to construction or expansion of facilities associated with the Project. As such, the Project would not contribute to cumulative impacts on recreational resources.

4.13.8 MITIGATION MEASURES

No significant adverse impacts on recreation have been identified, and no mitigation measures are required.

4.13.9 LEVEL OF SIGNIFICANCE

The Project would not have any significant physical impacts on recreational resources and would not contribute to cumulative impacts on recreational resources. Table 4.13-1 below summarizes the significance finding of each threshold addressed in this section before and after mitigation, where applicable.

**TABLE 4.13-1
SIGNIFICANCE SUMMARY**

Threshold	Project Level of Significance	Mitigation Measure(s)	Level of Significance after Mitigation
13-1 Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Less than Significant	N/A	Less than Significant
N/A: not applicable			

4.13.10 REFERENCES

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