

5.14 PARKS AND RECREATION

5.14.1 INTRODUCTION

The County of Los Angeles Department of Regional Planning Environmental Checklist Form, which has been prepared pursuant to the California Environmental Quality Act (CEQA), requires that parks and recreation issues be evaluated as part of the environmental documentation process. The impacts of the proposed development on the Project site are analyzed at a project-level of detail; direct and indirect impacts are addressed for each threshold criterion for both on-site and off-site Project features. Growth-inducing impacts and cumulative impacts are described in Sections 6.0 and 7.0, respectively.

Summary

The Project would provide abundant and varied on-site recreational amenities in an area that currently has little local parkland, including public (i.e., State or federal owned or County-dedicated and maintained) and private (i.e., Homeowner's Association or other privately maintained) parks and other recreation amenities. The Project would include approximately 163 acres of Park Overlay, which includes neighborhood parks, community parks, and community regional parks that would be dedicated to the County of Los Angeles in a developed condition. For instance the 163 acres of Park Overlay and the approximate 46 acres of Recreation Centers, private pocket parks, County multi-use (hiking, equestrian, and mountain biking) trail equates to approximately 209 acres of recreation features that could be credited against the General Plan local parkland standard (approximately 195 acres) (see PDFs 14-1 through 14-4, MMs 14-1 and 14-2).

Regarding County parkland requirements, based on consultation with the County Department of Parks and Recreation (DPR), the types and amounts of recreation amenities proposed on the Project site would meet and exceed the preliminary Parkland Dedication Ordinance/Quimby Act requirement of approximately 147 acres and the preliminary General Plan standard of approximately 195 acres. Specifically, in compliance with the Parkland Dedication Ordinance, (1) the quantity of public parks shall be provided consistent with the conditions of approval defined by the County for each tract map and (2) parkland would be dedicated to the County in a developed condition (see MM 14-3), providing for acreage equivalency credit. In compliance with the General Plan, the Project shall provide public and private recreation amenities that meet the General Plan parkland standard's acreage requirements, and each tract map submitted for the County DPR's review and clearance shall have a table with a breakdown of acreage per lot for the categories of parkland to be credited against both the Parkland Dedication Ordinance/Quimby Act requirement and the General Plan standard (see MMs 14-4 and 14-5). There would be less than significant impacts related to provision of parkland pursuant to State and County standards.

Although the Project would be expected to increase visitation to off-site federal, State, and County recreational facilities and trails in the Project area, it is not expected that increased visitation at any single facility would result in substantial physical deterioration or would necessitate the construction or expansion of off-site recreation facilities. The physical

impacts of development of the on-site recreational facilities are considered throughout this EIR, as they are part of the overall impact footprint and construction plan for the Project. The Project would result in less than significant impacts related to recreational facilities built as part of the Project, and no construction or expansion of off-site federal, State, and County recreational facilities and trails are anticipated that would result in physical environmental impacts. Finally, the Project would not interfere with, but would facilitate regional open space connectivity.

Section Format

As described in Section 5.0, Environmental Setting, Impacts, and Mitigation, and in accordance with State CEQA Guidelines Article 9 (Contents of Environmental Impact Reports), each topical environmental analysis includes a description of the existing setting; identification of thresholds of significance; analysis of potential Project effects and identification of significant impacts; identification of mitigation measures, if required, to reduce significant impacts; and level of significance after mitigation. This information is presented in the following format (Please refer to Section 2.0, Introduction, and Section 5.0, Environmental Setting, Impacts, and Mitigation, for descriptions of each of these topics):

- Introduction
 - Purpose
 - Summary
 - Section Format
 - References
- Relevant Plans, Policies, and Regulations
- Environmental Setting
- Project Design Features
- Threshold Criteria
- Environmental Impacts—A separate analysis is provided for each of the following categories of potential impacts:
 - On-Site Impacts
 - Off-Site Impacts
- Mitigation Measures
- Level of Significance After Mitigation
- References

References

All references cited for preparation of this analysis are listed in Section 5.14.8. Information in this section was derived from the Los Angeles County Department of Parks and Recreation as well as from local, State, and federal records of recreational facilities.

5.14.2 RELEVANT PLANS, POLICIES, AND REGULATIONS

Federal

U.S. Forest Service

The U.S. Forest Service (Forest Service) was established in 1905 and manages 193 million acres of public lands within National Forests and grasslands (USDA Forest Service 2015a). In April 2006, the Forest Service reissued the decisions on the revised Land Management Plans (Forest Plans) for all four Southern California National Forests: Angeles, Cleveland, Los Padres, and San Bernardino. The Forest Plans guide site-specific planning and decision making in the National Forests (USDA Forest Service 2015b). The Angeles and Los Padres Forest Plans include strategies that indirectly address adjacent areas and involve coordination with other jurisdictions. These strategies are related to invasive species, biological resources, trails and fire protection, but do not require compliance or action by local agencies and/or developers.

Federal Lands Recreation Enhancement Act

In 2004, Congress enacted the Federal Lands Recreation Enhancement Act, which replaced the Recreation Fee Demonstration Program enacted in 1996. The Recreation Enhancement Act provides long-term authority for federal land management agencies (e.g., Forest Service, National Park Service) to collect fees from recreation users. The purpose of the recreation fee is to help fund the operation and maintenance of federally managed recreation lands in response to increasing demand and to be able to deliver high-quality facilities and services to the public. In the Project area, use of certain recreation sites and facilities of the Angeles and Los Padres National Forests requires the purchase and display of a regional “Adventure Pass”, which are available as daily, annual, and second vehicle passes. A National “Interagency Pass” may also be used for access to these venues (USDA Forest Service 2008).

National Trails System

The National Trails System Act (*United States Code* [USC], Title 16, Sections 1241–1251) was enacted in 1968. This act established a network of scenic, historic, and recreational “National Trails” across the United States. Each of these three types of trails has individual criteria, and each of the 30 current National Trails is assigned a primary administering agency, although a trail may have segments passing over multiple jurisdictions. Administering agencies include the Bureau of Land Management (BLM), the Forest Service, and the Park Service. The nearest and only National Trail in the Project area is the Pacific Crest National Scenic Trail, also known as the Pacific Crest Trail (PCT), which was established in 1968 and is administered by the Forest Service (USDO I NPS 2016).

State

California State Parks

The California Department of Parks and Recreation (also referred to as California State Parks) manages 279 park “units” in the California State Parks System. California State Parks owns a total of 1.6 million acres of public parkland that contains 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 2015a). State parks in the Project area are described in detail in Section 5.14.3, Environmental Setting, below.

Because of the breadth and diversity of the resources that California State Parks oversees, there are a wide variety of departments, policies, and publications that guide the management of the California State Parks System, such as the 2015 Statewide Comprehensive Outdoor Recreation Plan; the California Recreational Trails Plan; and General Plans for individual parks prepared pursuant to the Planning Handbook (CDPR 2015b).

California State Parks also implements a fee program at selected parks to assist in funding, operating, and maintaining the park system, including camping fees and various day use fees (e.g., 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.

Quimby Act

California allows a City or County to pass an ordinance that requires, as a condition of approval of a subdivision, either the dedication of land, the payment of a fee in lieu of dedication, or a combination of both for park or recreational purposes (*California Government Code*, Section 66477). This legislation, commonly called the “Quimby Act,” establishes a standard of 3 acres of parkland per 1,000 residents for new subdivision development unless the amount of existing neighborhood and community parkland exceeds that limit. In 2013, Assembly Bill (AB) 1359 was approved and amended the Quimby Act to allow the municipality to use fees for the purpose of developing or rehabilitating park or recreation facilities in the neighborhood other than that the subdivision neighborhood for which the fees were paid as a condition of map approval. The Project would be subject to this legislative mandate in accordance with the County-adopted ordinance as described below.

County

The County DPR owns, operates, and maintains approximately 70,000 acres of facilities located in both unincorporated areas and in cities in Los Angeles County. The County DPR collects fees for use of many facilities, including golf course greens fees; entrance fees; camping and recreational vehicle (RV) overnight fees; reservation/use fees for developed picnic areas, swimming pools, sports fields/courts, halls/buildings, amphitheaters; and annual pass fees, among others (LACDPR 2015b). The revenue from these fees is separate from the revenue and/or value of parks and facilities provided to the County DPR via the Quimby Act, discussed below.

County of Los Angeles Parkland Dedication Ordinance

Consistent with, and as permitted by the Quimby Act, the County of Los Angeles adopted Sections 21.24.340 and 21.24.350 and Sections 21.28.120, 21.28.130 and 21.28.140 of the Los Angeles County Code (“Parkland Dedication Ordinance”). Specifically, the ordinance requires that the subdivider of a residential subdivision “provide local park space to serve the subdivision, pay a fee in lieu of the provisions of such park land . . . provide local park space containing less than the required obligation but developed with amenities equal in value to the park fee, or do a combination of the above” (Los Angeles County Code, Section 21.24.340 et seq.). For the purposes of the County’s Quimby Act Ordinance, the unincorporated areas are divided into 47 Park Planning Areas (PPAs), based on location and neighborhood characteristics. These, in turn, are grouped into 11 total Planning Areas.

The Project site is within PPA 48 – West Antelope Valley, and within the Antelope Valley Planning Area. Section 21.24.340 requires 3.0 acres of parkland per 1,000 persons; contains a formula for calculating the local parkland obligation; and provides a table of the average household sizes by PPA. The population to be served is based on the formula contained in Section 21.24.340 of the Parkland Dedication Ordinance. The County DPR calculates the park obligation (i.e., to be fulfilled by land dedication, fee payment, improvements, or a combination of these) for each residential subdivision prior to its tentative map approval. The current in lieu fee established for Park Planning Area 48 (West Antelope Valley), which includes the Project site, is based on a Representative Land Value of \$30,880 per acre (Los Angeles County Code, Section 21.28.140).¹ Additionally, the County of Los Angeles General Plan (2015) establishes a standard for the provision of parkland at 4 acres of local parkland per 1,000 residents of the population in unincorporated areas, and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.

Because of the need for usable public parkland for active recreation purposes, the County DPR rarely gives any Quimby Act credit for parkland exceeding a slope of three percent and instead gives credit for the “net” park acreage (maximum slope of three percent) the County receives. The County DPR does not accept undeveloped park sites from developers; this means that the developer is required to provide a developed park to the County on a “turn-key” basis and receives credit for the costs of developing the public park up to and against any remaining Quimby Act obligation, after accounting for the net acreage dedicated to the County (DRP 2015b).

Los Angeles County General Plan and Antelope Valley Area Plan

The *Los Angeles County General Plan* (County General Plan) and the *Antelope Valley Area Plan* (AVAP), part of the County General Plan, include goals and policies that address parks and recreation issues in the unincorporated County.

¹ This is the current in-lieu fee Representative Land Value per acre amount (effective July 1, 2016) and reflects the annual adjustment based on changes in the Consumer Price Index from the previous year’s value (from March 2015–March 2015) authorized by Section 21.28.140 (Subsection A1) of the Los Angeles Code.

Los Angeles County General Plan

The Los Angeles County General Plan goals and policies applicable to the analysis of parks and recreation with Project implementation are listed below. Section 5.8, Land Use, Entitlements, and Planning, presents a more in-depth analysis of the Project's consistency with relevant plans, policies and regulations.

Goal P/R 1: Enhance active and passive park and recreation opportunities for all users.

Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.

Policy P/R 1.4: Promote efficiency by building on existing recreation programs.

Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.

Policy P/R 1.11: Provide access to parks by creating pedestrian and bicycle-friendly paths and signage regarding park locations and distances.

Goal P/R 3: Acquisition and development of additional parkland.

Policy P/R 3.1: Acquire and develop additional local and regional parkland to meet the following County standards: 4 acres of local parkland per 1,000 residents in the unincorporated areas and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County.

Policy P/R 3.2: For projects that require zone change approvals, general plan amendments, specific plans, or development agreements, require developers to provide for local and regional parkland above and beyond their Quimby obligations as based on an appropriate nexus study.

Policy P/R 3.9: Site new parks near schools, libraries, senior centers and other community facilities where possible.

Goal P/R 4: Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

Policy P/R 4.1: Create multi-use trails to accommodate all users.

Policy P/R 4.5: Collaborate with other public, non-profit, and private organizations in the development of a comprehensive trail system.

Policy P/R 4.6: Create new multi-use trails that link community destinations including parks, schools and libraries.

Antelope Valley Area Plan

The AVAP goals and policies applicable to the analysis of parks and recreation with Project implementation are listed below. Section 5.8, Land Use, Entitlements, and Planning, presents a more in-depth analysis of the Project's consistency with relevant plans, policies and regulations.

Goal M 10: A unified and well-maintained multi-use (equestrian, hiking, and mountain bicycling) trail system that links destinations such as rural town centers and recreation areas throughout the Antelope Valley.

Policy M 10.2: Connect new development to existing population centers with trails, requiring trail dedication and construction through the development review and permitting process.

Policy M 10.3: Maximize fair and reasonable opportunities to secure additional trail routes (dedicated multi-use trail easements) from willing property owners.

Policy M 10.4: Ensure trail access by establishing trailheads with adequate parking and access to public transit, where appropriate and feasible.

Policy M 10.5: Locate and design trail routes to minimize impacts to sensitive environmental resources and ecosystems.

Goal PS 8: Antelope Valley residents enjoy access to parks and recreational facilities.

Policy PS 8.3: Provide new parks as additional development occurs or as the population grows, with a goal of four acres of parkland for every 1,000 residents.

Policy PS 8.5: Encourage the use of school playgrounds and sporting fields for community recreation ("joint use") when school is not in session.

Policy PS 8.7: Provide trails, bikeways, and bicycle routes for recreational purposes, as directed in the policies of the Mobility Element.

County of Los Angeles Park Design Guidelines and Standards

The Park Design Guidelines and Standards document is intended to give design professionals, County staff, and other agencies guidance on how to design and develop parks that meet County standards and expectations. It incorporates input from DPR staff, other County departments, as well as outside partners such as non-profit organizations and private developers, which have an interest in park design. This manual addresses topics such as: spatial organization; buildings; circulation; recreational facilities; landscaping; storm water management; utilities; preferred manufactured products to be used at the parks; and preferred plant lists for both potable and recycled water.

Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the *Parks Needs Assessment* was a historic and significant undertaking to engage all communities within Los Angeles County in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the *Parks Needs Assessment* was to quantify the magnitude of need for parks and recreational facilities, and determine the potential costs of meeting that need. This goal has been accomplished, as evidenced by the final report which uses a transparent, best-practices approach to evaluate park and recreation needs, and is the product of an engagement process that involved the public, cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the *Parks Needs Assessment*:

- Uses a set of metrics to measure and document park needs for each study area;
- Establishes a framework to determine the overall level of park need for each study area;
- Offers a list of priority park projects for each study area;
- Details estimated costs for the priority park projects by study area;
- Builds a constituency of support and understanding of the park and recreational needs and opportunities; and
- Informs future decision-making regarding planning and funding for parks and recreation.

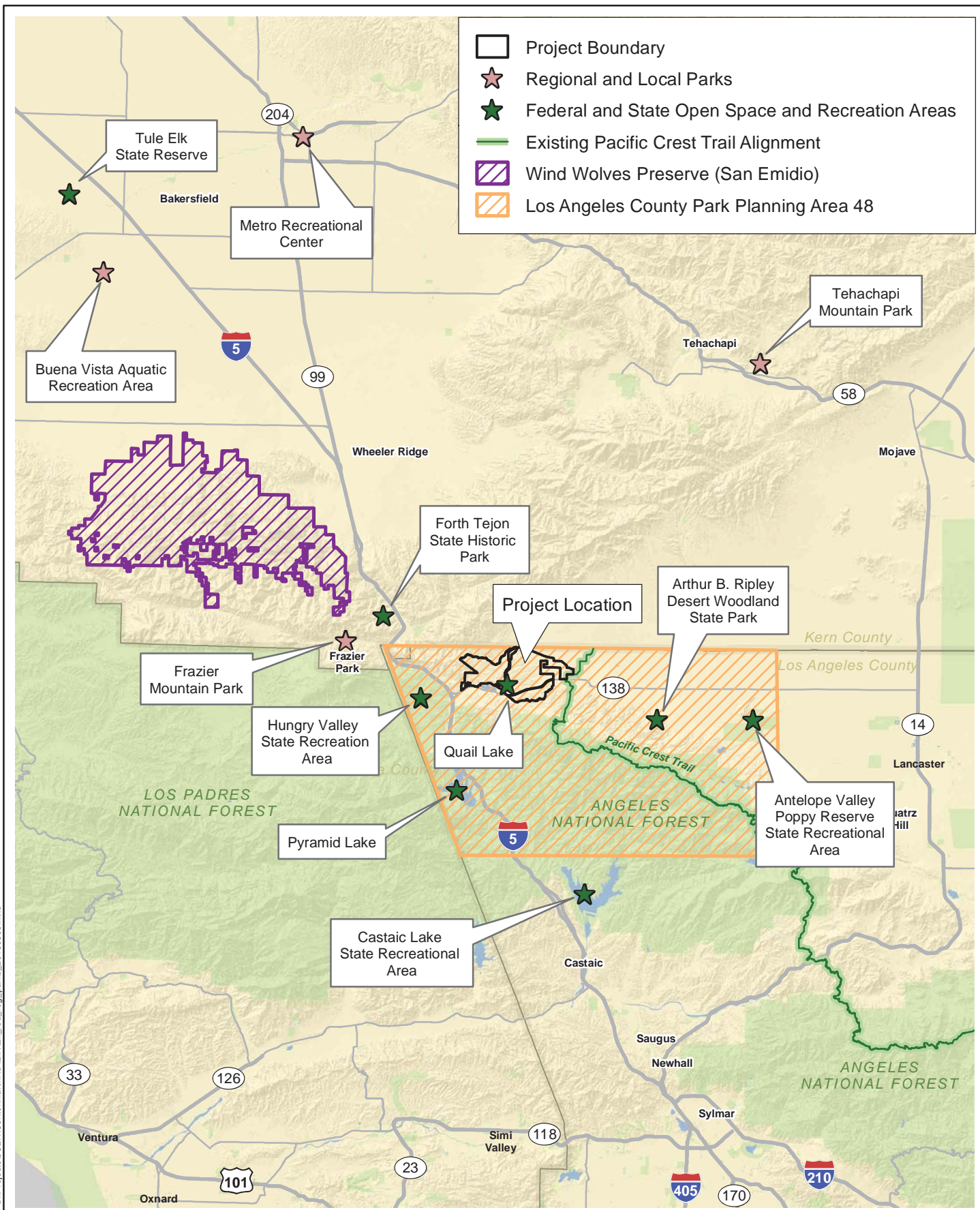
The Project site is located within the Unincorporated Northwest Antelope Valley Study Area, which currently does not contain any community or neighborhood parks operated by DPR.

County of Los Angeles Trails Manual

The County of Los Angeles Department of Parks and Recreation Trails Manual provides guidance on trail planning, design, development, and maintenance of hiking, equestrian, and mountain biking recreational trails, while addressing physical and social constraints and opportunities associated with the diverse topographic and social conditions that occur in the unincorporated territory of the County.

5.14.1 ENVIRONMENTAL SETTING

There are no existing parks or other recreational features on the Project site, as the site is privately owned. However, a variety of jurisdictions own and/or maintain open space areas, parks, and recreational facilities in the vicinity of the Project site. Exhibit 5.14-1, Existing Open Space and Recreation Areas, depicts the location of recreational areas in the vicinity of the Project site and Exhibit 5.14-2, Existing and Proposed Trails in the Project Vicinity and Exhibit 4-8, Conceptual Bicycle Plan, located in Section 4.0, Project Description, depicts the location of both existing and proposed trails and bikeways, respectively, on and near the site with Project implementation.



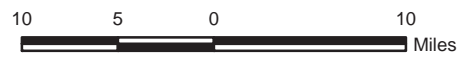
- Project Boundary
- ★ Regional and Local Parks
- ★ Federal and State Open Space and Recreation Areas
- Existing Pacific Crest Trail Alignment
- Wind Wolves Preserve (San Emidio)
- Los Angeles County Park Planning Area 48

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Existing Open Space and Recreation Areas

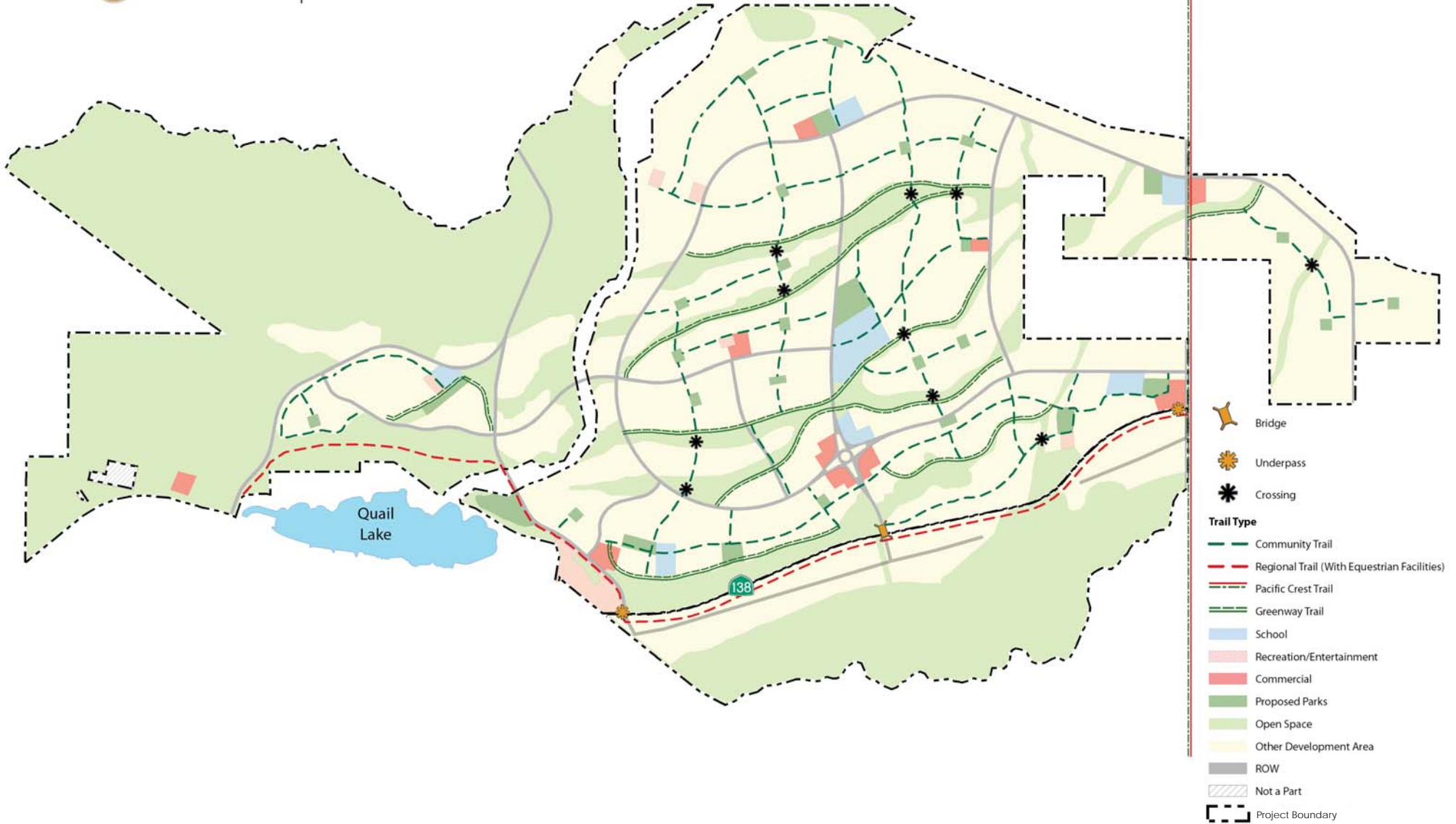
Exhibit 5.14-1

Centennial Project





RECREATION PLAN CENTENNIAL | TEJON RANCH



Source: Placeworks 2016

Existing and Proposed Trails in the Project Vicinity

Exhibit 5.14-2

Centennial Project



3,200 1,600 0 3,200
Feet

Open Space and Recreation Areas

Federal

Angeles and Los Padres National Forests

The Angeles National Forest (ANF), now including the San Gabriel Mountains National Monument, covers about 700,000 acres of land in the San Gabriel Mountains, which is about one-quarter of Los Angeles County. The lower elevations of the ANF are covered with chaparral, and oak, sycamore, and alder trees, and at elevations above 5,000 feet above mean sea level feature pine, cedar, and fir trees (USDA Forest Service 2016a). The Los Padres National Forest (LPNF) is located primarily in the northern section of Ventura County and encompasses almost two million acres and covers the coastal mountains of central California and the Transverse Ranges, extending from the western edge of Los Angeles County to the Big Sur Coast in Monterey County. In addition, the LPNF has 10 congressionally designated wilderness areas that comprise 875,000 acres (approximately 48 percent of the 1.75 million acres). The nearest designated wilderness area to the Project site (the Chumash Wilderness) is located to the west near the town of Frazier Park (USDA Forest Service 2016b).

The ANF is approximately one mile southeast of the Project at the site's southernmost boundary. The LPNF is approximately five miles southwest of the Project site at the nearest point (as measured from the Quail Lake vicinity); the northeastern edge of the LPNF is approximately four miles south of State Route (SR) 138. The Forest Service and the U.S. Department of Agriculture (USDA) are the ANF's and LPNF's administering agencies. The nearest ANF district office to the Project site, the Santa Clara/Mojave Rivers Ranger District, is located in Saugus, approximately 35 miles to the south. The nearest LPNF district office, the Mount Pinos Ranger District, is located in Frazier Park approximately ten miles to the northwest of the Project site, as measured from the Quail Lake vicinity.

State

Quail Lake

Quail Lake, located adjacent to SR-138 in the western Antelope Valley and adjacent to the southwestern boundary of the Project site, is one of the State Water Project's (SWP) 29 storage facilities. Quail Lake is maintained and operated by the California Department of Water Resources (DWR) as part of the California Aqueduct to move water safely across the San Andreas Fault Zone. Quail Lake's 290 acres and 3 miles of shoreline offer limited recreational opportunities including shoreline fishing, hiking, and bird watching. Swimming and boating are not permitted, but picnic tables and restroom facilities are available in the parking lot. About 10,000 people fish at the lake annually (DWR 1997).

Pyramid Lake

Pyramid Lake is another of the SWP's 29 storage facilities; is situated within the ANF; and is located on Piru Creek (8 miles southwest of the Project site). Not only does it provide storage for water delivery, it is a source of energy for the Castaic Power Plant, which is owned and operated by the Los Angeles City Department of Water and Power. Pyramid Lake provides for water-related recreational opportunities, including boating, waterskiing, swimming, and

fishing. Pyramid Lake also offers picnicking opportunities along its 21 miles of shoreline and camping locations (DWR 2016).

Hungry Valley State Vehicular Recreation Area

The Hungry Valley State Vehicular Recreation Area (SVRA) is the second largest unit of California State Park's Off-Highway Motor Vehicle Recreation Division and is located approximately three miles west of the Project site, as measured from the Quail Lake vicinity. Hungry Valley offers 19,000 acres and over 130 miles of scenic trails for motorcycles, all-terrain vehicles (ATVs), dune buggies, and 4x4 vehicle recreation as well as hikers and bicyclists. Although primarily an off-highway vehicle (OHV) facility, there are additional trails and areas of the park that are only accessible to hikers and bicyclists. Elevations at Hungry Valley range from 3,000 feet above mean sea level (msl) to nearly 6,000 feet above msl (CDPR 2015c).

Antelope Valley California Poppy State Reserve

The Antelope Valley California Poppy Reserve was established to protect and perpetuate outstanding displays of native wildflowers, particularly the California poppy (*Eschscholzia californica*), which is the state flower. This 1,745-acre State Reserve, nestled in the Antelope Buttes, is approximately 20 miles east of the Project site at an elevation ranging from 2,600 feet above msl to 3,000 feet above msl; it is located on California's most consistent poppy-bearing public land. Other wildflowers in the reserve include owl's clover (*Castilleja exserta* ssp. *Exserta*), lupine (*Lupinus* sp.), goldfield (*Lasthenia californica*), cream cups (*Platystemon californicus*), and coreopsis (*Coreopsis lanceolata*). Eight miles of trails, including a paved section for wheelchair access, wind through the wildflower fields. The reserve is a natural area, where only day use (hiking and picnicking) is allowed. Activities include exhibits and programs, guided tours, hiking trails, and nature trails. Facilities include parking, picnic areas, restrooms, and a visitor center (CDPR 2015d).

Arthur B. Ripley Desert Woodland State Park

Added to the State Park system in 1988, the 566-acre Ripley Desert Woodland State Park is located approximately 5 miles west of the Antelope Valley California Poppy Reserve on Lancaster Road (an extension of West Avenue I) at 210th Street West, and approximately 15 miles southeast of the Project site. The park protects and preserves a large stand of native Joshua trees (*Yucca brevifolia*) and juniper trees (*Juniperus* sp.), which once grew in great abundance throughout the Antelope Valley. Today, only remnants of this woodland community remain in the valley. Facilities at the park primarily include hiking trails (CDPR 2015e).

Fort Tejon State Historic Park

Fort Tejon State Historic Park (SHP) is located off Interstate (I) 5 at the Fort Tejon exit near the top of Grapevine Canyon. Fort Tejon was originally built to protect and control the Native Americans who were living on the Sebastian Indian Reservation, and to protect both Native Americans as well as white settlers from raids by the Paiutes, Chemeheui, Mojave, and other native groups of the desert regions to the southeast. The park has many restored adobe structures that were part of the original Fort, and the park offers guided tours, exhibits,

interpretive programs, group campsites, picnic areas and a visitor center. The park's museum features exhibits from historic army life and local history (CDPR 2015f).

Regional and Local

Los Angeles County

As of 2010, the Antelope Valley PPA (48), which includes the Project site, has approximately 50 acres of local parks and 3,870 acres of regional parks. Based on the 2010 population and the County's parkland acreage goals, the County reports a deficit of 244 acres of local parks and a surplus of 1,573 acres of regional parks in the Antelope Valley Planning Area (DRP 2015b).

As shown on Exhibit 5.14-1, PPA 48 encompasses the Project site and the western portion of the Antelope Valley. The eastern boundary of PPA 48 extends east to 170th Street West in Lancaster, west to the Los Angeles/Ventura County line, north to the Los Angeles/Kern County line, and south to the northern portion of Castaic Lake. The County General Plan's Figure 10.3: Community, Neighborhood and Pocket Park Service Radius Map, indicates that the northwestern portion of the County currently has no local park coverage (DRP 2015b). Because local parks are typically associated with existing urban environments and functioning communities and because they are intended to offer opportunities for daily recreation, local parks are sized according to the community's needs. According to the County General Plan, local parks can range in size from less than ¼ acre to 20 acres. The nearest County-owned local parks—not including wildlife sanctuaries, reserves, and natural areas—are located in the communities of Castaic (Del Valle Park, Hasley Canyon Park, and Hasley Canyon Equestrian Center), Quartz Hill (George Lane Park), Acton (Acton Park), and Valencia (West Creek Park and Tesoro Adobe Historic Park) (DPR 2015b). All these facilities are 20 miles or more from the Project site.

Two County regional/specialized facilities of note are the Castaic Sports Complex, which covers approximately 54 acres and is located at 31230 Castaic Road in the unincorporated community of Castaic, approximately 20 miles south of the Project site, and the approximately 54-acre Apollo Community Regional Park (Apollo Park), located approximately 25 miles from the Project site in the City of Lancaster. The sports complex includes baseball fields, picnic facilities, aquatics complex, children's play areas, and public restrooms as well as a proposed in-ground skate park. Apollo Park includes a fishing lake, children's play areas, restrooms, an outdoor amphitheater, maintenance building and office, and parking area (DPR 2015b).

Castaic Lake State Recreation Area

The Castaic Lake State Recreation Area (CLSRA) is located approximately 20 miles south of the Project site, at 32132 Ridge Route Road, in the unincorporated community of Castaic. Castaic Lake is one of the State Water Project's (SWP's) largest reservoir facilities and offers 29 miles of shoreline and a main attraction is the 425-foot-tall Castaic Dam. The CLSRA is maintained and operated by the County of Los Angeles Department of Parks and Recreation. CLSRA has two bodies of water, the lower lake and upper lake. The lower lake is for non-power boating and canoeing, with a swimming season from mid-May to mid-September. The

upper lake is for sailing, power boating, water and jet skiing, and fishing, being stocked with bass, trout, and catfish. Boat rentals and a tackle bait shop are available for visitors. The CLSRA also provides hiking and biking trails, playgrounds, and picnic areas; rental group picnic areas are available for up to 600 persons (CDPR 2015g).

Kern County

Because of the Project site's proximity to the Kern County boundary, the location and accessibility of facilities at Kern County parks were investigated. The County of Kern Parks and Recreation Department manages 8 regional parks, 40 neighborhood parks, and 25 public buildings, and it supervises 3 golf courses. The nearest and most accessible park facility to the Project site is Frazier Mountain Park in Frazier Park, approximately ten miles northwest of the Project site (as measured from the Quail Lake vicinity). Other, more distant, parks in Kern County that are accessible from I-5 include the Buena Vista Aquatic Recreation Area (just outside Taft) and the Metropolitan Recreation Center in Bakersfield (see Exhibit 5.14-1, Existing Open Space and Recreation Areas). Both facilities are located more than 40 miles north of the Project site off I-5 and SR-99, respectively. Another Kern County facility is Tehachapi Mountain Park. Geographically, this Park is only about 25 miles northeast of the Project site. However, because there is no direct access to this facility through the Tehachapi Mountains, access to the park is possible via SR-138, SR-14, and ultimately, SR-58. Travel distance from the Park to the Project site is approximately 70 miles (KCPRD 2016).

Private Facilities

Wind Wolves Preserve

The Wildlands Conservancy (TWC) purchased more than 93,000 acres to create the Wind Wolves Preserve (Preserve), which is the largest nonprofit preserve on the West Coast (TWC 2015). Located in Kern County, it is west of the Tejon Industrial Complex and southwest of where SR-166 and I-5 intersect. The Preserve is located approximately ten miles northwest of the Project site.

The Preserve is home to the federally-listed Endangered and State-listed Threatened San Joaquin kit fox (*Vulpes macrotis mutica*) and the State- and federally-listed Endangered blunt-nosed leopard lizard (*Gambelia sila*), and includes one of the largest stands of the State-listed Endangered Bakersfield cactus (*Opuntia basilaris* var. *treleasei*). Vegetation types include grasslands, California blue oak, valley oak savanna, and extensive riparian wetlands. At higher elevations, juniper and pinyon forests are present that ascend to stands of big-cone spruce (*Pseudotsuga macrocarpa*) and ponderosa pine (*Pinus ponderosa*). TWC activities on the Preserve include guided outdoor education programs, such as hiking and vehicle tours, an annual Nature Festival, and movie/picnic evenings (TWC 2015).

Trails and Bikeways

The region surrounding the Project site has an existing and proposed trail system, composed of paths under federal, State, and County jurisdictions. These trails are described further below. There are numerous existing unpaved roads on the Project site related to ranching operations and utility access; however, the Project site is private land and there are no public

access trails. Exhibit 5.14-2, Existing and Proposed Trails, and Exhibit 4-8, Existing and Proposed Bikeways, depicts the location of existing and proposed trails and bikeways, respectively, on and near the Project site.

Angeles and Los Padres National Forest Trails

The ANF offers 557 miles of hiking and equestrian trails, which include 73 miles of National Recreation Trails and 176 miles of the Pacific Crest National Scenic Trail (PCT), discussed further below (USDA Forest Service 2010). The LPNF contains 1,257 miles of maintained trails for both day-use and extended backpacking opportunities (USDA Forest Service 2016b).

Pacific Crest Trail

Existing Alignment

The PCT is a designated National Scenic Trail that traverses approximately 2,650 miles through 3 states (California, Oregon, and Washington); it begins at the Mexican border and reaches the Canadian border. It was established under the National Trails System Act of 1968. Only non-mechanized activities, including foot and horse travel, are permitted; bicycle use is prohibited. The U.S. Forest Service has the overall responsibility for the PCT, and, relevant to the California portion of the trail, has established a Pacific Crest Trail Program Manager in the Pacific Southwest Regional Office. However, responsibility for trail operations is shared by the National Park Service, the Bureau of Land Management, California State Parks, and the Pacific Crest Trail Association, as well as managers of the tribal, provincial, state, and county lands through which the trail passes (USDA Forest Service 2015c). A segment of the PCT extends for 160 miles through the Angeles National Forest.

The nearest existing point of the PCT to the Project site is approximately 1.75 miles to the east-southeast (measured from the most eastern area of the Project site). The existing alignment of that portion of the PCT which is nearest the Project site travels due north where it emerges from the Angeles National Forest and aligns with 270th Street West and turns due east at the California Aqueduct for approximately one mile to the bridge at Three Points Road. From there, the PCT continues generally moving in a northeasterly direction into the Tehachapi Mountains.² Exhibit 5.14-2 depicts the existing alignment of the PCT. The Pacific Crest Trail Association (PCTA), a non-profit public benefit organization, holds as its mission to “protect, preserve and promote the Pacific Crest National Scenic Trail so as to reflect its world-class significance for the enjoyment, education and adventure of hikers and equestrians” (PCTA 2007).

Proposed Alignment

The PCT has an existing alternative alignment referred to as the “1973 Permanent Alignment”. The 1973 Permanent Alignment begins where the trail intersects SR-138 and Pine Canyon Road/County Road N2. Across from the trail is Oso Canyon, which is parallel to the California Aqueduct and which runs through the center of the Project site. However,

² The existing alignment described is based on the Google Earth .kmz layer provided by the USDA Forest Service.

approving the relocation of a public access trail near a major water facility is unlikely, given public health and safety concerns. Additionally, the Project site is private land, despite the planned alignment of a public trail pathway across the site by another agency.

The Forest Service, the PCTA, the Conservancy, and the Tejon Ranch Company are in ongoing discussions regarding an alternative realignment for the PCT. Specifically, the Forest Service, the PCTA, the Conservancy, and the Tejon Ranch Company are discussing the relocation of the segment of the PCT, discussed above, that currently crosses Lancaster Road at 270th Street West approximately two miles east-southeast of the Project site so that it is generally aligned along 300th Street West between SR-138 and the northeastern corner of the Project site, as shown on Exhibit 5.14-2. A portion of the western right-of-way of 300th Street West has been reserved for the conceptual PCT realignment where this conceptual realignment is contiguous with a portion the Project site and where it bisects the northeastern corner of the site. An appropriate buffer would be a buffer between the easement and Project development in the easternmost areas of the site (see Exhibit 4-10a, Centennial Project – Recreation and Trails Plan).

However, the precise location of the conceptual new alignment has not been finalized and discussions are still underway. Although not finalized, the 300th Street West alignment described above is assumed to be the future proposed alignment in this EIR. It should be emphasized that, although the PCT realignment is being considered as part of Project site development so that its ultimate location is beneficial to both the Project site and the wider Project area, it is not proposed by the Applicant and is not part of the Project. When and if implemented, the PCT realignment would be a separate Project with a separate environmental permitting process.

Los Angeles County Trails

The County General Plan's Figure 10.1: Regional Trail System Map, as reflected on the AVAP's Map 3.2: Town and County Planning Area-Trails, does not indicate existing or proposed trails on or near the Project site. The nearest trails are proposed alignments overlapping or near the PCT in the Three Points area approximately two miles to the east of the site (DRP 2015a, 2015b).

Additionally, although the County's Regional Trail System Map does not indicate existing or proposed trails within the Project site, the Project shall provide a County multi-use (hiking, equestrian, and mountain biking) trail that would connect to other (or non-County) trails and greenways, the PCT, and proposed open space. All proposed County regional trails shall be planned, designed, and developed in accordance with the County's Trail Manual.

Los Angeles County Bikeways

The County General Plan's Bicycle Master Plan, a sub-element of the Mobility Element and adopted in March 2012, provides policy guidance for building a comprehensive bicycle network throughout the unincorporated areas. The Bicycle Master Plan identifies bikeways and transportation systems that are available for use by bicyclists (e.g., roadways with bike lanes or designated bike routes) and dedicated off-road bike paths (e.g., bike paths along the flood protection channels) (DRP 2015b). The Bicycle Master Plan indicates a proposed Class

III Bike Route, more than 15 miles from the Project site, following Pine Canyon Road/County Road N2 from its intersection with SR-138 near Quail Lake southeast to Lake Hughes Road (LACDPW 2012).

Kern County Trails

The private Tejon Ranch property extends northward from Los Angeles County into Kern County; there are no official Kern County trails in this area. Additionally, there is little to no trail connectivity between the Kern County trail system and the Los Angeles County trail system other than the PCT described above, as evidenced by the trails maps in the County General Plan and the AVAP (DRP 2015a, 2015b).

5.14.2 PROJECT DESIGN FEATURES

PDF 14-1 The Project shall provide an extensive system of community trails and greenways within the Project site. The Project shall provide a County multi-use (hiking, equestrian, and mountain biking) trail with connectivity to other (or non-County) proposed trails and greenways, the Pacific Crest Trail, and proposed open space. All proposed County regional trails shall be planned, designed, and developed in accordance with the County's Trails Manual and the County General Plan's Regional Trail System adopted in October 2015.

PDF 14-2 The Green Development Program will require the implementation of measures to encourage an environmentally healthy environment. Following are required Green Program practices related to parks and recreation (please see Table 1-B-1 of Appendix 1-B in the Project, which is Appendix 4.0-A of this EIR):

- Provide an extensive system of community trails, greenway trails, and natural corridors to serve as recreational opportunities and as alternative means of transportation to reduce vehicular traffic.
- Provide "complete streets" throughout the community to provide alternative modes of transport (walking, biking, low-speed vehicles (LSVs) such as neighborhood electric scooters, bikes and other low-speed electric vehicles (NEVs).
- Incorporate sidewalks (separated by a parkway from streets) and trees to be the main street elements to create a walking environment, promoting pedestrian activity.
- Provide Class I – IV bike lanes throughout the Project to ensure a variety of alternative transportation options.
- Provide permanently anchored bicycle racks within 200 feet of visitors' entrance of nonresidential buildings, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of two-bike capacity rack.

- For new nonresidential buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking spaces at a rate of 5 percent of tenant parking being added, with a minimum of one space.
- For residential buildings, provide permanently anchored bicycle racks within 100 feet of the visitor's entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack.
- Nonresidential buildings within the Business Park and Commercial areas with 75,000 or more square feet of gross floor area shall provide locker rooms and shower facilities.
- For multifamily buildings, provide on-site bicycle parking for at least one bicycle per every two dwelling units
- Include planned green space, which are integrated pockets of open space (including greenways, tree stands, hillsides, and community parks) with minimal developed amenities. Planned green space reduces evapotranspiration; allows natural percolation of runoff from adjacent lands; reduces the heat island effect; adds aesthetic value; and provides for or helps protect habitat values.

PDF 14-3 The Project includes 163 acres of public Park Overlay, which includes acreage to meet the County's Parkland Dedication Ordinance requirement. In addition, the Applicant will fund the cost of constructing and equipping the public parks on the Project site, pursuant to a park development agreement; statutory development agreement pursuant to Section 65864 et seq. of the *California Government Code*; or other condition of approval.

PDF 14-4 The Project includes private recreational facilities, including one or more community-wide recreation centers. The community recreation centers may include pools, sports courts, workout equipment, crafts, meeting rooms and ballrooms, among other amenities. No specific locations for the community-wide recreation centers have been identified. Other private recreational facilities could include clubhouses for active adult communities and small recreation centers for multi-family developments that could include amenities such as a pool, cabana, meeting room, and kitchen.

Threshold Criteria

The following significance threshold criteria are derived from the County of Los Angeles Environmental Checklist. The Project would result in a significant impact if it would:

Threshold 14-1 Increase the use of the existing neighborhood and regional parks or other recreational facilities such that a substantial physical deterioration of the facilities would occur or be accelerated.

- Threshold 14-2** Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.
- Threshold 14-3** Interfere with regional open space connectivity.
- Threshold 14-4** Create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for parks.

5.14.3 ENVIRONMENTAL IMPACTS

- Threshold 14-1** **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?**

On-Site Impacts

On-Site Recreational Facilities and Trails

As the Project site is privately owned, there are no existing public parks or other recreation facilities on the Project site. Therefore, Project implementation would not have an effect on any existing on-site recreational facilities.

Off-Site Recreational Facilities and Trails

The Project would provide ample on-site recreational opportunities, including parks, playgrounds, hiking, biking, picnicking, and wildflower and wildlife viewing/bird watching areas (discussed under Threshold 14-2 below); however, the increase in population on the Project site of 57,150 persons would also create a demand for the use of existing off-site regional facilities.

Recreational opportunities at surrounding (off-site) federal, State, and County (Los Angeles and Kern) facilities include activities such as camping, fishing, target shooting, hunting, hang-gliding, rock-climbing, OHV use, boating and water sports, water play, and skiing that would not be available on the Project site. It is reasonable to assume that a portion of Project residents would take advantage of their proximity to these alternate recreational facilities, even with the availability of recreational amenities on the Project site. Future Centennial residents would potentially travel to National Forests as well as State recreational facilities farther to the north or elsewhere in the region for a portion of their recreational activities, especially given the Project site's location at the outskirts of northern Los Angeles County and convenience to I-5, the major Statewide highway, as well as the variety of parks available to Southern Californians.

A portion of the new Centennial residents are expected to relocate from the greater Los Angeles metropolitan area, including the Santa Clarita Valley, and would already be users of the recreational facilities throughout northwestern Los Angeles County and other facilities in the state. It is possible that future Project residents would be drawn to relocate to the Centennial Project because of its proximity to these recreational amenities. However, the Project is also anticipated to result in an overall increase in the residents and visitors to this portion of the County. Therefore, it would be expected that implementation of the Project would result in an increase in the number of visitors (i.e., Project residents) to these surrounding facilities.

With the abundant and varied park and recreational facilities available to Southern Californians and the particular abundance of such facilities in northern Los Angeles County, the visits to off-site recreational facilities by the future residents of the Centennial Project who would pursue such interests would be widely dispersed among these different facilities. With an increase in use at off-site recreational facilities, a corresponding increase in maintenance demands would occur. As described in Section 5.14.2, Relevant Plans, Policies, and Regulations, the federal, State, and County agencies that operate and maintain public recreational facilities have implemented various fee programs. Therefore, future visitors from the Project site at surrounding recreational facilities would contribute fees as established at each facility to supplement other funding, such as tax and other government revenue, for maintenance activities for all facilities of each agency. As such, an increase in visitation would correlate with a corresponding increase in park revenue to those agencies and facilities that have fee programs.

Therefore, although the Project would result in an increased use of regional parks and recreational facilities, it is anticipated that the majority of the Project's demand for recreation will be satisfied through on-site facilities (see Threshold 14-4). For those future residents that would also utilize nearby National Forests as well as State recreational facilities, the potential impact on recreational facilities would be accounted for through user fees and tax revenues. The Project would not result in a substantial physical deterioration of the off-site recreational facilities, and impacts would be less than significant.

Regarding trail usage, the Project would provide for on-site greenway trails in addition to community trails, bicycle paths, and other accessways that promote non-vehicular modes of travel throughout the Project site (see Threshold 14-2). A system of on-site recreational trails is proposed as part of the Project's non-vehicular circulation system and a subset of these trails would be able to accommodate bicyclists and is designed to link to the conceptual location of the adjacent, off-site bikeway extending from SR-138 near Quail Lake planned by the County pursuant to the Bikeway Master Plan. As such, the Project is consistent with the intent of the County General Plan for a network of bikeways.

In addition to on-site trail use, it is expected that a portion of future residents would seek out other nearby regional trails such as the PCT as well as the more distant off-site County, State, and federal trails in the western Antelope Valley. As previously mentioned, the Forest Service, the PCTA, the Conservancy, and the Tejon Ranch Company are in ongoing discussions regarding an alternative realignment for the PCT near 300th Street West. Overall, the number of users and frequency of use of off-site trails in the immediate area would likely

increase over time due to the increase in population associated with the Project. Project residents would also be expected to use the realigned PCT.

Public trails are usually designated for certain types of use. County and other trails are generally signed as to the allowed uses.

Because the Project would introduce a new population to nearby existing trails, some of which would restrict off-road bicycle use, there could be an increase in unauthorized off-road bicycle traffic on trails. As this is a unique and specific form of recreation among a given population, the percentage of Project-related mountain bike enthusiasts would be comparatively small, with an even smaller subset of people that would not adhere to posted trail restrictions. Although a small portion of Project residents may utilize off-site trails for unauthorized off-road biking, it is anticipated that this proportion would not be large enough to cause substantial deterioration of the existing off-site trails and impacts would be less than significant.

In summary, while an increase in use of existing recreational facilities (e.g., parks, forests, trails) is expected, for the reasons discussed above, implementation of the Project is not anticipated to require the construction or expansion of off-site recreational facilities and trails or otherwise cause substantial physical deterioration at any one of these facilities and trails. Therefore, the Project would have a less than significant impact on off-site recreation facilities.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, are not, by themselves, population-generating land uses. As such, the off-site features would have no impact on existing recreational facilities and no mitigation is required.

Impact Summary: There are no on-site recreational facilities that would be impacted by Project implementation. The Project would increase the local population that would be expected to increase visitation to off-site federal, State, and County recreational facilities and trails in the Project area. While implementation of the Project would increase visitation to regional recreational amenities, it is not expected that the increased visitation at any single facility or trail would result in substantial physical deterioration or would necessitate the construction or expansion of off-site recreation facilities or trails that could result in a physical environmental impact. The Project would result in less than significant impacts related to existing, off-site federal, State, and County recreational facilities and trails, such as the National Forests and PCT.

Threshold 14-2 **Would the project include recreational facilities or require the construction or expansion of recreational facilities that could have an adverse physical effect on the environment?**

On-Site Impacts

On-Site Recreational Facilities and Trails

The Project would provide a variety of parkland and recreational facilities within the Project site for use by these new residents as well as visitors to the area. The Project includes approximately 163 acres of public parks within the Park Overlay. This acreage would include neighborhood parks, community parks, and community regional parks (PDFs 14-1 through 14-4, MMs 14-1 through 14-5). The Project would provide parks and recreational facilities, including trails, consistent with the AVAP's Goal PS 8 and Policies PS 8.3, 8.5, and 8.7 in amount, amenities, and location, as discussed further under Threshold 14-4.

Per the Los Angeles County General Plan, pocket parks are less than three acres in size, and serve residential or business areas within a ¼-mile radius or within walking distance. Amenities for pocket parks can include both active and passive features, depending on the community's setting and need, such as children's play apparatus, picnic areas, fountains, and seating areas, and include squares and plazas associated with commercial and civic uses. Pocket parks within the Project would be privately owned and maintained, but open to the public.

Neighborhood parks are typically between 3 and 10 acres and are located to serve surrounding neighborhoods within a ½-mile radius. Amenities can include informal open play areas, children's play apparatus, picnic facilities and barbeques, and sports fields.

Community parks are typically 10 to 20 acres and serve several neighborhoods within a 1- to 2-mile radius; they are intended to provide a wide variety of active and passive recreational activities, including group activities that may not be feasible in a neighborhood park. Amenities can include those provided for neighborhood parks as well as group picnic areas with overhead shelters, lighted sports fields, basketball and tennis courts, concession buildings, maintenance buildings, on-site parking areas, and information kiosks.

Community regional parks are typically 20 to 100 acres and have a service radius of 20 miles. Amenities for community regional parks can include a jogging exercise course, informal open play areas, children's play apparatus, group picnic areas with overhead shelters, barbecues, lighted sports fields, basketball courts and tennis courts, information kiosks, public restrooms, concession buildings, recreation offices, maintenance buildings, and on-site parking areas. Community regional parks may also have one or more of the following features: multiple sports facilities, an aquatics center, a fishing lake, a community building and gymnasium, and scenic views and vistas.

The Project includes a County multi-use (hiking, equestrian, and mountain biking) trail and a system of community trails within the street right-of-way that can also be used as a bike path, as trails within the greenways (also considered bike paths), and as Class II Bicycle Lanes (PDFs 14-1 and 14-2, MM 14-1). The trail system would connect residential neighborhoods to commercial, employment, school, parks, civic, and institutional land uses. The trail system would connect through the use of underpasses beneath on-site roadways. By including a County multi-use (hiking, equestrian, and mountain biking) trail and a system

of community trails that reflect on-site mobility, connection to the regional trail system (i.e., PCT) and existing ecological resources, the Project is consistent with AVAP Goal M 10 and related Policies M 10.2 through 10.5. MM 14-1 would also require components of the Green Development Program to be implemented as part of the Project.

The physical impacts of the proposed recreational facilities are considered throughout this EIR as part of the overall impact footprint and construction plan for the Project. The development of these facilities, from preliminary earthwork and grading to construction to landscaping, would contribute to the environmental impacts of site development on the environment. As described through EIR Sections 5.1 through 5.21, the Project would result in environmental impacts that can be partially attributable to the creation of on-site recreational facilities. Some impacts would be less than significant, some would require mitigation, and some would be significant and unavoidable with the inclusion of mitigation.

Off-Site Recreational Facilities and Trails

As discussed under Threshold 14-1 above, the Project would not require the construction or expansion of off-site recreational facilities, and no environmental impacts would occur.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, are not, by themselves, population-generating land uses. As such, the off-site features would have no impact on existing or future recreational facilities and no mitigation is required.

Impact Summary: The development of on-site recreational facilities, from preliminary earthwork and grading to construction to landscaping, would contribute to the environmental impacts described through EIR Sections 5.1 through 5.21. The Project would result in environmental impacts that can be partially attributable to the creation of on-site recreational facilities. Some impacts would be less than significant, some would require mitigation, and some would be significant and unavoidable with the inclusion of mitigation. As discussed under Threshold 14-1, less than significant impacts to off-site recreational facilities and trails are anticipated. As a result, no construction or expansion of off-site federal, State, and County recreational facilities and trails are anticipated. Impacts would be less than significant.

Threshold 14-3 **Would the project interfere with regional open space connectivity?**

On-Site Impacts

Currently, there are no existing public parks or other recreation facilities on the Project site. However, several recreational facilities are proposed. As a result, the Project would facilitate regional open space connectivity.

The proposed on-site multi-use trail system is planned to link to the planned location of the County bikeway near the intersection of SR-138 and Quail Lake adjacent to the Project site. The County multi-use (hiking, equestrian, and mountain biking) trail would traverse the Project site just south of the SR-138 and connect with the proposed re-alignment of the PCT along 300th Street West (PDFs 14-1 and 14-2, MM 14-1), increasing regional trail connectivity. Regarding open space, of the 5,624 acres of designated Open Space, approximately 5,478 acres (44 percent of the total Project site) are intended to (1) remain in their original natural condition; (2) be restored; and/or (3) be enhanced by weed abatement, fencing, and native species planting, among other means. Of this amount, approximately 3,867 acres are designated as Los Angeles County Significant Ecological Area (SEA) 17 to be preserved within the Project site boundaries. Because the Project site is private property that did not previously result in recreational connectivity of open spaces, the presence of the proposed regional trail with equestrian access and facilities would also increase regional connectivity.

The open space areas that contain grasslands also have seasonal wildflower displays that would continue to be available for viewing from publicly accessible vantage points, including the proposed County multi-use (hiking, equestrian, and mountain biking) trail, and from within the Project site by future residents and visitors. Also, a Public Access Plan will be developed in connection with the development of the Ranch Wide Management Plan (RWMP) to ensure significant, but well-managed, public access into the Conservation Easement Area.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, are not, by themselves, population-generating land uses. As such, the off-site features would have no impact on existing recreational facilities and no mitigation is required.

Impact Summary: Currently, there are no existing public parks or other recreational facilities on the Project site. The Project is not located on existing lands dedicated as regional open space. The Project does not physically bisect regional open space, nor is it located between two areas designated as regional open space. With inclusion of features like the multi-use trail, with the continuance of open space areas, and with implementation of the Public Access Plan, the Project would not interfere with regional open space connectivity. In fact, the Project would facilitate regional open space connectivity. Impacts would be less than significant regarding regional open space connectivity.

Threshold 14-4 **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for parks?**

On-Site Impacts

As discussed in Section 5.14.2, Relevant Plans, Policies and Regulations, there are two County-level parkland standards applicable to the Project, the County Parkland Dedication Ordinance (i.e., Quimby Act) and the County General Plan local park standard. Both are included in the discussion of County parkland requirements. The County General Plan parkland standard is 4 acres of local parkland per 1,000 residents in the unincorporated areas, and 6 acres of regional parkland per 1,000 residents of the total population of Los Angeles County (incorporated and unincorporated). Preliminary parkland requirements for the Project have been calculated under the County Parkland Dedication Ordinance, as shown further below in Table 5.14-1, Quimby Act/Parkland Dedication Ordinance Requirement for the Centennial Project, representing full buildout; parkland standards have been calculated under the County's General Plan, as shown below in Table 5.14-2, General Plan Parkland Standard for the Centennial Project.

These parkland estimates are calculated using the County's park space obligation formula and associated average household sizes for PPA 48, defined in Section 21.24.340 of the County Code, which is adjusted annually on July 1st. Therefore, pursuant to the State CEQA Guidelines, the analysis of parkland obligation is based on the formula published in the County Code in effect at the time of Notice of Preparation (NOP) distribution (i.e., effective July 1, 2015) and subsequently updated July 1, 2016, rather than the estimated population calculated as part of the Project. As discussed further below, the parkland obligation, and the Project's credit against that obligation, would be determined for each future tract map based on the Parkland Dedication Ordinance formula in effect at that time.

Also, these are preliminary calculations of parkland requirements because tract maps have not yet been developed and therefore the number and balance of housing types (which drives the calculation of parkland requirements for the County) would be refined as tract maps are developed. However, the Applicant has consulted with County DPR, including the Director, regarding the Project's planned recreation features and their relationship with County parkland requirements under the Parkland Dedication Ordinance and the General Plan. As discussed further below, based on consultation with the County DPR, the types and amounts of recreation amenities proposed for the Project would meet and exceed Parkland Dedication Ordinance requirements and General Plan standards.

Preliminary Parkland Dedication Ordinance Requirement

As shown in Table 5.14-1, based on Quimby Act/County Parkland Dedication Ordinance requirements, the Project would have a preliminary parkland obligation of approximately 147 acres. The County's parkland obligation can be met several ways, including dedication of undeveloped land only; payment of in-lieu park fees based on the Representative Land Value (RLV) per acre defined in the Parkland Dedication Ordinance; dedicate a lesser acreage of parkland but developed with amenities of equal value to the park fee based on estimated park development costs; or do a combination of the above. The County provides Quimby Act/Parkland Dedication Ordinance "credit" for parkland based on the proposed use that is dedicated for public park purposes, and the development costs for public parks using the equivalent RLV acreage in effect when the tract map (including each park) is adopted. The

County makes a determination regarding both the acreage and condition (i.e., slope, cost of amenities) of public parkland considered acceptable as part of the tract map review process.

**TABLE 5.14-1
QUIMBY ACT/PARKLAND DEDICATION ORDINANCE REQUIREMENT
FOR THE CENTENNIAL PROJECT**

No. of Dwelling Units (U)	Average Household Size ^a	Estimated Population under Parkland Dedication Ordinance	Parkland Assessment Factor ^b	Obligation In Acres
14,098 Detached and Attached SF	2.52	35,527	0.003	106.58
2,643 MF (2 to 4 du/bldg)	3.80	10,043	0.003	30.13
2,592 MF (>5 du/bldg)	1.26	3,266	0.003	9.80
19,333 Total Units	N/A	47,708	N/A	146.51
SF: single family; MF: = multi-family; du: dwelling units; bldg: building Under the Quimby Act/County Parkland Dedication Ordinance, the County parkland obligation is calculated using the formula defined in the Parkland Dedication Ordinance ($X = 0.003 [U \times P]$). The park space obligation (X) is calculated by multiplying 0.003 (mathematically equivalent to 3 acres per 1,000 persons) by the number of dwelling units (U) times the average household size for each type of household defined for each Park Planning Area (P). ^a Based on <i>Los Angeles County Code</i> , Section 21.24.340 ^b Equivalent to 3 acres per 1,000 persons Source: <i>County of Los Angeles Code</i> , Section 21.24.340.				

As described in PDF 14-3 and required through implementation of MM 14-3, the Project includes approximately 163 acres of Park Overlay, which would include neighborhood parks, community parks, and community regional parks. Also, each public (i.e., County-owned and operated) park would be developed in accordance with schematic designs recommended by the County DPR and/or as approved by the Regional Planning Commission and/or the County Board of Supervisors as part of approval of each tentative tract map. The exact acreage to be credited for the construction and equipping of parks would be refined through estimates prepared for each park for each future tract map and continued review by County DPR as each tract map moves through the County's planning process, subsequent to the CEQA process (MM 14-4). Therefore, the Project is anticipated to meet, and substantially exceed, the preliminary Parkland Dedication Ordinance/Quimby Act requirement of approximately 147 acres when considering the total amount of Park Overlay (163 acres) combined with the RLV acreage equivalent for the cost of development of each park, which generally runs into multi-million dollar figures.

In compliance with the Parkland Dedication Ordinance, (1) the quantity of public parks shall be provided consistent with the conditions of approval defined by the County for each tract map and (2) parkland would be dedicated to the County in a developed condition, providing for acreage equivalency credit. The conditions of approval for each tract map would stipulate the timing of construction and dedication of each public park based on the number of residential units proposed in each tract map. As With implementation of PDF 14-3, and MMs 14-2 through 14-4, there would be less than significant impacts related to the County Parkland Dedication Ordinance/Quimby Act requirements.

Preliminary County General Plan Parkland Standard

As shown in Table 5.14-2 below, based on the County's General Plan standard of 4 acres of local parkland per 1,000 persons, the Project would have a preliminary requirement to provide approximately 195 acres of parkland. The County General Plan standard can be met with the same methods as the Parkland Dedication Ordinance, discussed above. In addition, the Project includes acreage for additional amenities beyond that which is required by the County General Plan standard (MM 14-5). There are proposed recreation amenities beyond public parks that could potentially be utilized to meet the General Plan standard. These include pocket parks (public and private); private commercial recreation facilities; private community recreation facilities (e.g., in multi-family complexes); and the County multi-use (hiking, equestrian, and mountain biking) trail.

**TABLE 5.14-2
GENERAL PLAN PARKLAND STANDARD FOR THE CENTENNIAL PROJECT**

No. of Dwelling Units (U)	Average Household Size^a	Estimated Population under Parkland Dedication Ordinance	Parkland Assessment Factor^b	Obligation In Acres
14,098 Detached and Attached SF	2.52	35,527	0.004	142.11
2,643 MF (2 to 4 du/bldg)	3.80	10,043	0.004	40.17
2,592 MF (>5 du/bldg)	1.26	3,266	0.004	13.06
19,333 Total Units	N/A	47,708	N/A	195.34
SF: single family; MF: multi-family; du: dwelling units; bldg.: building The proposed General Plan County parkland obligation is also calculated using the formula defined in the Parkland Dedication Ordinance as in Table 5.14-2 above, with the requirement for 4 acres per 1,000 persons for local parkland. ^a Based on <i>Los Angeles County Code</i> , Section 21.24.340 ^b Equivalent to 4 acres per 1,000 persons Source: <i>County of Los Angeles Code</i> , Section 21.24.340.				

The General Plan local parkland standard (approximately 195 acres) would be met by the 163 acres of Park Overlay combined with the other recreation amenities to be provided on-site. While the precise acreage of recreational amenities beyond the public parks dedicated to the County would not be quantified until each tract map is being processed, for instance the 163 acres of Park Overlay and the approximate 46 acres of Recreation Centers, private pocket parks, and a Regional Trail equates to approximately 209 acres of recreation features that could be credited against the General Plan standard. Therefore, it is anticipated the Project would also meet and exceed the General Plan local parkland standard.

Regarding the County's regional park standard of 6 acres per 1,000 residents of Los Angeles County, the approximate 163-acre Park Overlay would include County-owned and operated community regional parks, among other public park types. As discussed in Section 5.14.2, Environmental Setting, the County General Plan reports a deficit of 244 acres of local parks and a surplus of 1,573 acres of regional parks in the Antelope Valley Planning Area (i.e. PPA 48) (LACDRP 2017). The estimated population shown in Table 5.14-2 (47,708 persons) equates to a regional parkland demand of approximately 286 acres, which could be met by PPA 48's existing surplus parkland (1,573) by more than five times. However, the Project

would include community regional parks that would be dedicated to the County of Los Angeles in a developed condition, which would contribute to the County's need for regional parks and recreational amenities commensurate with the population in the region. As discussed previously, based on consultation with the County DPR, the types and amounts of recreation amenities proposed in the Project would meet and exceed General Plan standards.

In summary, the Project will provide public and private recreational amenities that meet the acreage requirements of the General Plan parkland standard and each tract map submitted for the County DPR's review and clearance will have a table with a breakdown of acreage per lot for the categories of parkland to be credited against both the Parkland Dedication Ordinance/Quimby Act requirement and the General Plan standard. With implementation of PDFs 14-1 through 14-4, MMs 14-1 through 14-3, and MM 14-5, there would be a less than significant impact related to the County General Plan standard.

Off-Site Impacts

The off-site Project features, including intersections with SR-138, utility connections, water wells, and California Aqueduct crossings, are not, by themselves, population-generating land uses and, as such would have no County parkland requirements. The off-site features would have no direct or indirect impacts to recreational facilities, nor would they include the construction of recreational facilities. There would be no impact related to the need for additional recreational facilities and no mitigation is required.

Impact Summary: The Project would provide abundant and varied on-site recreational amenities, including County parks, in an area that currently has little local parkland. The Project includes 163 acres of Park Overlay, which includes developed public (i.e., County-owned and operated) parks that would meet and exceed the County's Parkland Dedication Ordinance requirement of approximately 147 acres when considering both acreage and equivalent RVL acreage for construction and equipping of each park. The General Plan parkland standard would be met by the public parks combined with the other recreation amenities to be provided on site, including public and private pocket parks, private commercial recreation facilities, private community recreational facilities (e.g., in multi-family complexes), and the County multi-use (hiking, equestrian, and mountain biking) trail. The exact acreages to be credited towards the Parkland Dedication Ordinance/Quimby Act requirements and General Plan standards would be refined through continued review by County DPR as each tract map moves through the County's planning process, and after the CEQA process is completed. With implementation of PDFs 14-1 through 14-4 and MMs 14-1 through 14-5, there would be a less than significant impact.

5.14.4 MITIGATION MEASURES

MM 14-1 The Project shall implement the following components of the Green Development Program to provide healthy outdoor parks and recreational resources on the Project site:

- Provide a functional system of community trails, greenway trails, and natural corridors to serve as recreational opportunities and as alternative means of transportation to reduce vehicular traffic.
- Provide “complete streets” throughout the community to provide alternative modes of transport (walking, biking, low-speed vehicles (LSVs) such as neighborhood electric scooters, bikes and other low-speed electric vehicles (NEVs).
- Incorporate sidewalks (separated by a parkway from streets) and trees to be the main street elements to create a walking environment, promoting pedestrian activity.
- Provide Class I – IV bike lanes throughout the Project to ensure a variety of alternative transportation options.
- Provide permanently anchored bicycle racks within 200 feet of visitors’ entrance of nonresidential buildings, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of two-bike capacity rack.
- For new nonresidential buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking spaces at a rate of 5 percent of tenant parking being added, with a minimum of one space.
- For residential buildings, provide permanently anchored bicycle racks within 100 feet of the visitor’s entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack.
- Nonresidential buildings within the Business Park and Commercial areas with 75,000 or more square feet of gross floor area shall provide locker rooms and shower facilities.
- For multifamily buildings, provide on-site bicycle parking for at least one bicycle per every two dwelling units.
- Include planned green space, which are integrated pockets of open space (including greenways, tree stands, hillsides, and community parks) with minimal developed amenities. Planned green space reduces evapotranspiration; allows natural percolation of runoff from adjacent lands; reduces the heat island effect; and adds aesthetic value to a site. Planned green space can provide habitat as well as linkages to other habitat areas.

MM 14-2 The Project Applicant/Developer shall implement the Parks and Recreation Plan as set forth in Chapter 3.12 of the *Centennial Specific Plan* to provide visually appropriate parks and recreational amenities to the Project site.

MM 14-3 The Project Applicant/Developer shall construct 163 acres of parks consistent with the Park Overlay requirements of the *Centennial Specific Plan*, which includes acreage to meet the County's Parkland Dedication Ordinance requirements. In addition, the Project Applicant/Developer will fund the cost of constructing and equipping the public parks within the Project, pursuant to a park Development Agreement, a statutory Development Agreement pursuant to Section 65864 et seq. of the *California Government Code*, or other condition of approval.

For purposes of this measure, and as applied to all future Tentative Maps, the County shall deem all parks that are 3.0 acres or more in size as public parks, so long as each park site meets County standards for site suitability. The Project shall provide public parks to be developed in accordance with the schematic designs approved by the County.

Neighborhood and community parks shall contain various types of improvements that may include, but not be limited to, parking lot, walkways, plazas and other forms of hardscape, shade trellis, security lighting, trash enclosures, locking gates, fencing, open turf sports fields, basketball courts, multi-purpose ballfields, tennis courts, children's play areas, picnic areas (picnic tables with pads), shade structures/pavilions, restrooms with drinking fountains, recreation building, office and storage space/service yards, trees, landscaping (including plant material, grading, drainage, and irrigation), and park entry monuments.

MM 14-4 The Project shall provide public parkland in compliance with the County of Los Angeles Parkland Dedication Ordinance/Quimby Act, with all acreage figures stated as "net" (three percent slope, maximum). Additionally, public parks shall be dedicated to the County in a developed condition, in accordance with the schematic designs recommended by the County and/or as approved by the Regional Planning Commission and/or the County Board of Supervisors as part of approval of each tract map as each phase of development occurs throughout the Project site with amenities consistent with County-approved plans. Developed public parks shall also be credited with an equivalency acreage correlating with the current Representative Land Value for the applicable Park Planning Area (currently Park Planning Area 48). All public parks must comply with County's Park Design Guidelines and Standards, Public Parks.

MM 14-5 The Project shall provide public and private recreation amenities that equate to the acreage requirements of the County of Los Angeles General Plan local parkland standard (4 acres for every 1,000 persons in the unincorporated County). For purposes of monitoring compliance with the General Plan

standard, whenever either a Tentative Map or a Final Map is submitted for the County's review and clearance, those maps shall have a table that provides a breakdown of acreage per lot for the following categories: (1) Public Park acreage (maximum slope 3 percent or less), ; (2) Public Park Acreage Equivalency (which shall be based upon estimated Public Park Improvement Values derived from Total Project Cost Estimates required at the time of map clearance and the Parkland Dedication Ordinance/Quimby Ordinance in effect at the time the map is submitted); (3) Private Park acreage, including pocket parks; (4) Greenway and County multi-use (hiking, equestrian, and mountain biking) trail acreage; (5) Community Recreation Facility acreage; and (6) Private Recreation Facility acreage.

5.14.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With incorporation of PDFs and MMs described above, the Project's impacts on parks and recreation would be less than significant.

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