

## 4.13 RECREATION

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### INTRODUCTION

This section describes the existing recreational facilities within the City, identifies the regulatory framework with respect to regulations that address recreational facilities, and evaluates the significance of the potential changes to recreational facilities that could result from implementation of the Azusa TOD Specific Plan. In addition, to reduce impacts, mitigation measures are included when applicable.

#### 4.13.1 ENVIRONMENTAL SETTING

##### Park and Recreational Facilities

The City of Azusa Recreation and Family Services Department (Department) maintains the City parks and recreation facilities as well as the Azusa Senior Center. The Department's responsibilities include maintenance of the City parks and recreation facilities including the Community Garden, Senior Center, Woman's Club, and Memorial Park North Recreation Center. In addition, the Department maintains the parkway trees and coordinates after school programs including sports activities.<sup>1</sup>

The Parks and Facilities Division manages 14 City parks, the Memorial Park North Recreation Center, the San Gabriel Canyon Gateway Center, and the Azusa Bike Trail Head. **Table 4.13-1, City of Azusa Parks and Recreation Facilities**, includes the name, location, and size of the City parks and recreation facilities. Currently the Department maintains a total of 97.1 acres of parkland and a 0.9 mile bike trail head in the City.

**Figure 4.13-1, City of Azusa Parks and Recreation Facilities**, illustrates the location of the parks and recreation facilities included in **Table 4.13-1**, above. Various amenities are offered at each facility including picnic tables, playground equipment, benches, ball fields, ball courts, restrooms, and walking paths.

The Department has established a joint-use agreement with the Azusa Unified School District (AUSD), which includes the use of several school recreation facilities for after school programs organized by the Department. However, the school recreation facilities are not open to the general public during this time and/or any other time during or after school hours.<sup>2</sup>

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<sup>1</sup> City of Azusa Website, Park Locations ,<http://www.ci.azusa.ca.us/index.aspx?NID=264>, accessed February 25, 2015

<sup>2</sup> Azusa Recreation and Family Services Department, Director of Recreation and Family Services, Joe Jacobs, verbal correspondence February 26, 2015

**Table 4.13-1  
City of Azusa Parks and Recreation Facilities**

Name	Location	Acres/Miles
Alisal Park	661 East Boxwood Lane	2.1 acres
Azusa Bike Trail Head	San Gabriel Canyon Road/ North Ranch Road	0.9 miles
Canyon Park	1401 North San Gabriel Canyon Road	1.5 acres
Citrus Grove Park	Desert Willow Road/Gardenia Avenue	0.8 acres
Edwards Park	600 North Azusa Avenue	0.4 acres
Gladstone Park	414 South Pasadena Avenue	8 acres
Memorial Park Recreation Center	320 North Orange Place	20.2 acres
Northside Park	600 block of West 11 <sup>th</sup> Street	28.1 acres
Olive Hill Park	1238 MacNeil Drive	0.7 acres
Pioneer Park	1360 North Dalton Avenue	7.6 acres
Rancho Park	1357 MacNeil Drive	1.1 acres
Ridgewiew Park	1305 Vosburg Drive	1.6 acres
Name	Location	Acres/Miles
San Gabriel Canyon Gateway Center	1950 North San Gabriel Canyon Road	2.8 acres
Slauson Park	501 East Fifth Street	8.1 acres
Veteran's Freedom Park	213 East Foothill Boulevard	10.2 acres
Zacatecas Park	924 West 1 <sup>st</sup> Street	12.6 acres
<b>Total</b>		105.8 acres <sup>1</sup>

Sources: City of Azusa Parks and Recreation Department, <http://www.ci.azusa.ca.us/index.aspx?NID=264>, Accessed February 26, 2015

<sup>1</sup> Excludes the 0.9 miles Azusa Bike Trail Head

The City's park dedication standard is 3.5 acres per 1,000 persons.<sup>3</sup> According to the Department of Finance, the City's 2014 population was 48,385. To satisfy this parkland threshold, the City would need a total of 169.3 acres and thus is not meeting the standard with a deficit of 63.5 acres.<sup>4</sup> Several new parks are in the initial planning phases and will be included in the Rosedale planned community. Once completed, the parks would offer a variety of amenities and be accessible to the general public.<sup>5</sup>

As shown in **Figure 4.13-1**, Veterans Freedom Park and Edwards Park are the only parks located within the specific plan area. Veterans Freedom Park, a 10.17-acre park, includes the City Hall complex, the library, the historical society museum, playground equipment, restrooms, gazebos, barbeques, picnic

<sup>3</sup> Azusa Recreation and Family Services Department, Director of Recreation and Family Services, Joe Jacobs, written correspondence April 5, 2015

<sup>4</sup>  $48,385/1,000=(48.385*3.5)=169.3$

<sup>5</sup> Azusa Recreation and Family Services Department, Director of Recreation and Family Services, Joe Jacobs, verbal correspondence February 26, 2015

tables, a walking path. Edwards Park is 0.4 acres and includes a turf area, swings, playground equipment, benches, and a drinking fountain.

The Angeles National Forest, including the San Gabriel Mountains (approximately 346,177 acres of the Angeles National Forest) was designated as a national monument in 2014 and is located directly north of the City. The Angeles National Forest offers various passive and active recreation activities including camping, hiking, swimming, fishing, skiing, and picnic areas and is located 3.5 miles north of the specific plan area.

#### 4.13.2 REGULATORY FRAMEWORK

##### Federal

There are no federal statutes related to recreation resources that would apply to the specific plan area.

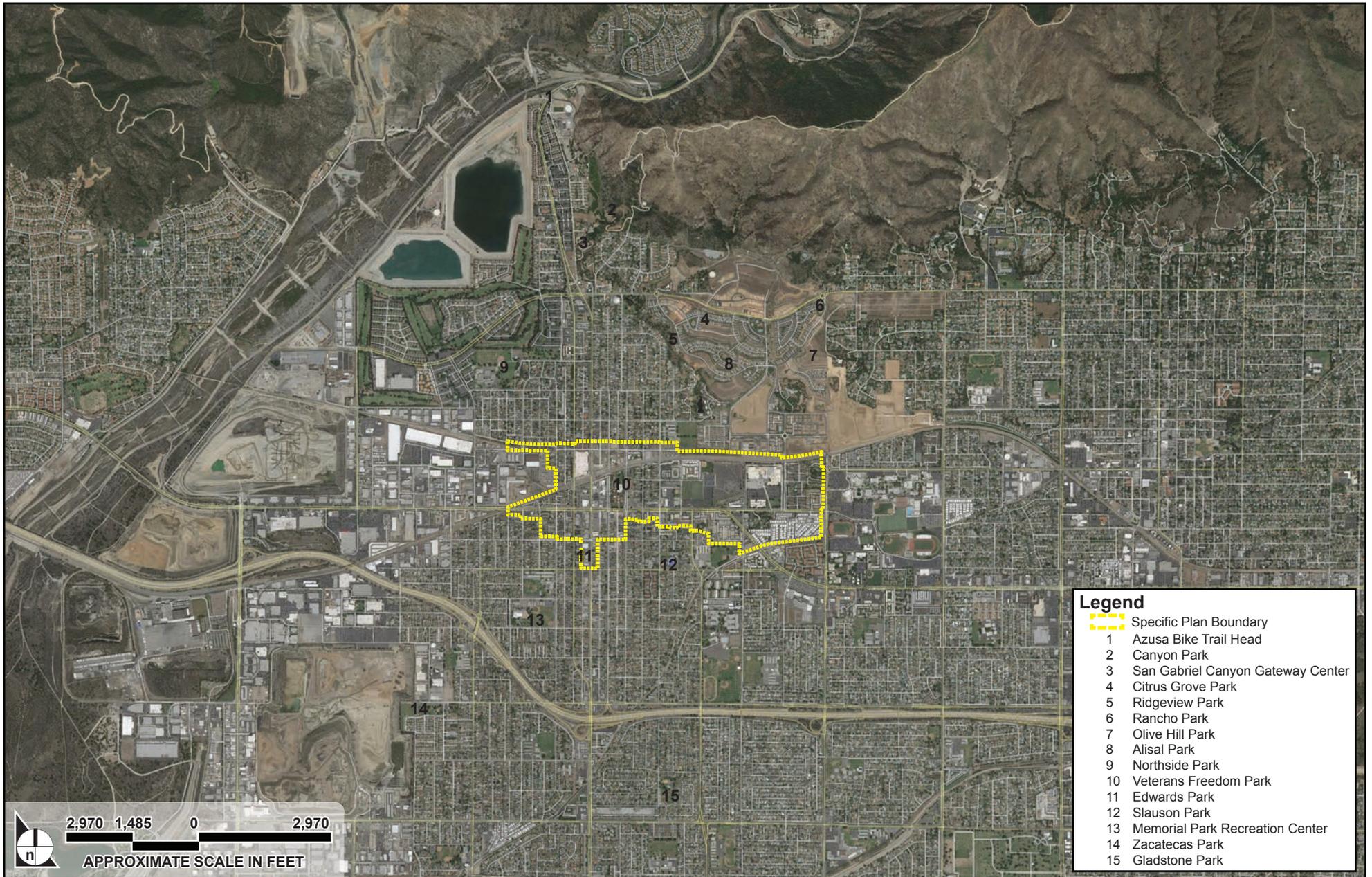
##### State

##### *Mitigation Fee Act*

The California Mitigation Fee Act, Government Code sections 66000, et seq., allows cities to establish fees which will be imposed upon development projects for the purpose of mitigating the impact that the development projects have upon the City's ability to provide specified public facilities. In order to comply with the Mitigation Fee Act the City must follow four primary requirements: (1) Make certain determinations regarding the purpose and use of a fee and establish a nexus or connection between a development project or class of project and the public improvement being financed with the fee; (2) Segregate fee revenue from the General Fund in order to avoid commingling of capital facilities fees and general funds; (3) For fees that have been in the possession of the City for five years or more and for which the dollars have not been spent or committed to a project the City must make findings each fiscal year describing the continuing need for the money; and (4) Refund any fees with interest for developer deposits for which the findings noted above cannot be made. The City has adopted a park fee of \$150 per bedroom, which is adjusted periodically (Azusa Municipal Code Chapter 66 Section 5).<sup>6</sup>

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<sup>6</sup> Azusa Recreation and Family Services Department, Director of Recreation and Family Services, Joe Jacobs, verbal correspondence February 26, 2015



SOURCE: Google Inc, February 2015, Imagery date, April 2014

FIGURE 4.13-1

# City of Azusa Parks and Recreation Facilities

## Local

### *City of Azusa Recreation, Parks, Green Space and Family Services Master Plan*

The Recreation, Parks, Green Space and Family Services Master Plan (Master Plan) is a road map, setting out priorities for parks and recreation programs and facilities. It is intended to provide a guide for orderly development and/or management of recreation and community services, programs, and facilities for the City. Parkland guidelines included in the Master Plan suggest that the City maintain a minimum of 3.5 parkland acres per 1,000 residents and 1.5 acres of school playground per 1,000 residents. According to the Azusa Recreation and Family Services Department the school playground standard included in the Master Plan is no longer applicable as school playgrounds and recreation areas are not open to the public.<sup>7</sup>

### *City of Azusa General Plan*

The City's General Plan is primarily a policy document that sets goals concerning the community and gives direction to growth and development. In addition, it outlines the programs that were developed to accomplish the goals and policies of the General Plan. City policies pertaining to park and recreation facilities are included in Chapter 5, Natural Environment, of the City's General Plan. Park and recreation policies relevant to the project include:

Policy 3.1	Design neighborhood park features and facilities that are responsive to the park users and neighborhood residents.
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### *City of Azusa Municipal Code Section 14-7 Park and Recreation Development Fees*

The City has adopted a Quimby Act ordinance (Municipal Code Section 14-7) that requires residential developers to pay a park and recreation fee based on the number of bedrooms included in each dwelling unit. Under the City's ordinance a \$150.00 fee is required for each bedroom in a single or multi-family unit, while the fee for mobile home units is a flat fee of \$150.00 regardless of the number of bedrooms. Single and multi-family dwelling units which include four bedrooms or more are required to pay a flat fee of \$600.00.<sup>8</sup> According to the Azusa Recreation and Family Services Department, in lieu of paying the Quimby Act, fee developers can dedicate 3.5 acres per 1,000 residents for parkland use.<sup>9</sup>

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<sup>7</sup> Azusa Recreation and Family Services Department, Director of Recreation and Family Services, Joe Jacobs, verbal correspondence February 26, 2015

<sup>8</sup> Azusa Municipal Code, Section 14-7 Park and Recreation Redevelopment Fees

<sup>9</sup> Azusa Recreation and Family Services Department, Recreation Superintendent-Parks, Roy Chavez, verbal correspondence March 26, 2015

### 4.13.3 ENVIRONMENTAL IMPACTS

#### Thresholds of Significance

The following thresholds for determining the significance of impacts related to recreational resources are contained in the environmental checklist form contained in Appendix G of the most recent update of the *State CEQA Statutes and Guidelines*. Adoption and/or implementation of the project could result in significant adverse impacts to recreational resources, if any of the following could occur:

**Threshold REC-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?**

**Threshold REC-2**      **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?**

#### Impacts Analysis

**Threshold REC-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?**

#### *Construction*

Construction activities associated with buildout of the project would not impact the existing parks and recreation facilities or increase the permanent population in the specific plan area. Thus, no impacts to the existing parks and recreation facilities would occur during construction.

#### *Operation*

Buildout of the project would include the construction of 840 multi-family residential units. With the addition of these multi-family units, the residential population is expected to grow by 2,915 residents.<sup>10, 11</sup> As shown in **Table 4.13-1**, the Department maintains 105.8 acres of public parkland

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<sup>10</sup> Buildout of the Azusa TOD Specific Plan area would include 840 multi-family residential units. The average number of persons per household in the City of Azusa in 2014 was 3.47 persons (3.47\*840=2,915). This population generation factor (3.47 persons/household) provides a conservative analysis as it includes all types of housing units including; single-family detached, single-family attached, multi-family units and mobile homes.

<sup>11</sup> California Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014, City of Azusa Persons per Household.

throughout the City. Currently, Veterans Freedom Park, a 10.2-acre park, and Edwards Park, a 0.4-acre park, are the only parks located in the specific plan area. As the City is 9.6 square miles it is likely that residents living in the specific plan area would use Veterans Freedom Park and Edwards Park, as well as the City's other park venues and the recreation areas within the Angeles National Forest. As discussed above an additional 63.5 acres of parkland is needed to meet the City's parkland requirements at current population levels. Based on an anticipated population increase in the specific plan area of 2,915 residents an additional 10.2 acres of parkland would be necessary, increasing the citywide deficiency in parkland acreage to 73.7 acres.<sup>12</sup> However, it is important to note that additional parks are in the initial planning phase. The development of these parks would decrease the overall park deficiency in the City.

In addition, the Specific Plan (Section 3.0 Mobility, Complete Streets, and Streetscape Improvements) includes design measures and policies for paseos, plazas, and public spaces to be incorporated in the specific plan area. While these improvements would not increase the total parkland acreage located in the specific plan area, these uses would provide additional areas within the specific plan area that could be used for passive recreation activities. Paseos would include landscaping and public art and provide pedestrian walkways between alleys and primary roadways, while public plazas would provide opportunities for interaction between residents. In addition to these permanent improvements, the Specific Plan includes policies to create temporary recreational spaces and activities such as street closures for community events, farmer's markets, and/or parades. Although these temporary recreational spaces would not increase the total parkland acreage throughout the specific plan area, they would add to the existing number of recreational activities offered in the City.

Residential development constructed under the Azusa TOD Specific Plan would be required to pay the current City's park developer fee (currently the Quimby Act Fee) at the time of project construction in accordance with the City's Municipal Code Article 1 Section 14-7.<sup>13</sup> The City has determined these fees are adequate to offset the impact of residential units on existing parks. The fees collected would be used for acquisition, development, and improvement of public parks and recreation facilities throughout the City. In lieu of paying the fees associated with residential development, project applicants/developers would have the option to dedicate land to be used for public parkland. As stated above, project applicants/developers would be required to dedicate 3.5 acres per 1,000 residents. Although the City has identified there is a deficit of parkland within the City, the project includes provisions for public open space that would help to relieve the burden on existing parks. Further, as new development is proposed, project applicants/developers would be required to pay fees or dedicate parkland to satisfy their

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<sup>12</sup> Based on 3.5 acres/1,000 standard:  $(2,915/1,000=2.9)*3.5= 10.2$

<sup>13</sup> The 2015 park developer fee for single and multi-family units is \$150.00 per bedroom and \$600.00 for four bedrooms or more. For mobile home units the fee is \$150.00 per unit.

obligation to the City. As such, buildout of the Azusa TOD Specific Plan would not result in the overuse of existing parks such that substantial physical deterioration would occur or be accelerated. Therefore, impacts to existing park and recreation facilities would be less than significant.

### *Level of Significance Before Mitigation*

Impacts would be less than significant.

### *Mitigation Measures*

No mitigation measures are required.

### *Level of Significance After Mitigation*

Impacts would be less than significant.

**Threshold REC-2      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?**

Construction and operation of additional park and recreation facilities could impact aesthetics (including night lighting), air quality, cultural resources, geology, land use, noise, transportation, utilities, and other environmental issues. Future development projects would be subject to review under the California Environmental Quality Act (CEQA) and would be required to mitigate any significant environmental impacts, as feasible. It is anticipated that the Azusa TOD Specific Plan would result in the demand for new park and recreation facilities and that such facilities would have the potential to physically affect the surrounding environment. As discussed above, Section 3.0 of the Specific Plan incorporates policies encouraging the development of paseos, plazas, and public spaces which could be used for recreation use. The environmental effects that could result from the construction of the proposed recreational facilities (including impacts to adjacent properties and exposure of sensitive receptors to pollutant concentrations) would be reduced to less than significant levels through construction-related mitigation measures identified throughout this EIR in **Section 4.2 Air Quality and Section 4.10 Noise**, and measures identified in the Azusa TOD Specific Plan. Therefore, the project would not result in adverse physical effects on the environment from construction or expansion of additional recreational facilities.

### *Level of Significance Before Mitigation*

Impacts would be potentially significant.

### *Mitigation Measures*

Implement mitigation measures **AQ-1** and **NOISE-1** and **NOISE-3**.

### *Level of Significance After Mitigation*

With implementation of mitigation measures **AQ-1** and **NOISE-1** and **NOISE-3** impacts would be less than significant.

#### **4.13.4 CUMULATIVE EFFECTS**

Buildout of the Azusa TOD Specific Plan and related projects would result in population growth in the Specific Plan area that would result in increased usage of the City's parks and recreation facilities. Similar to residential projects included in the Azusa TOD Specific Plan, related residential projects would be required to provide parkland acreage or pay the City's park developer fee. Revenue generated from the park developer fee could be used towards the development and construction of new park and recreation facilities and maintenance or expansion of current facilities. As stated above, future development would be subject to CEQA evaluation, including reducing significant impacts to a less than significant level when possible. Thus implementation of the project would not result in cumulatively considerable impacts to the City's park and recreation facilities. No mitigation is required.

### *Level of Significance Before Mitigation*

Impacts would be less than significant.

### *Mitigation Measures*

No mitigation measures are required.

### *Level of Significance After Mitigation*

Impacts would be less than significant.