

# YUBA CITY GENERAL PLAN



## Parks, Schools & Community Facilities

### 2008 Update Chapter 6

Adopted by the City Council on December 2, 2008 by  
Resolution No. 08-125

# 6

## Parks, Schools, & Community Facilities

This chapter presents Yuba City's long term program for the development and maintenance of parks, schools, and community facilities. As described in the key initiatives presented in Chapter 1, Introduction & Overview, these facilities are viewed as fundamental building blocks of neighborhoods and communities and comprise the backbone of the General Plan.

### 6.1 PARKS

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This General Plan chapter will serve as a guiding document for the implementation documents prepared by the City Parks & Recreation Department for planning and development of parks in Yuba City. Under this plan, Yuba City will be committed to creating parkland in Yuba City and maintaining a park system that meets citizens' recreational needs and contributes to the City's positive image. The presence of well-designed parks and community facilities is essential to the health and well-being of the City.

The City's new goal for a functional standard for public parkland is 5 acres per 1,000 residents, comprised of 1.5 acres each of community parks (those serving residents within a half-mile radius), and city parks, and two acres of special use or regional parkland and passive open space. The revised standard was adjusted downward from 10 acres per 1,000 residents as a result of the development impact fee rate study during 2007. The new standard is more achievable under this General Plan if the City is successful in securing the proposed public parkland.



### 2008 FACILITIES

In 2008, the Yuba City park and recreation system comprises 26 City-owned parks and recreational grounds, including a Senior Center, Town Square, and the Plumas Tower Plaza. Also in the Planning Area are two County parks and one park owned by Yuba City Unified School District with which the City has use and maintenance agreements. Private and/or nonprofit organizations manage two Little League fields and other recreational facilities.

Yuba City's parks range in size from the 0.1-acre Clark-Ainsley Mini Park to the 13-acre Blackburn-Talley Park. The City has a new aquatic center with slides, competition and a leisure pool, a three-field softball complex. Youth basketball and youth enrichment programs are dependent on the use of school facilities. The Yuba City Unified School District has four gymnasiums used by Parks and Recreation Department programs, two located at Yuba City High School and one each at Andros Karperos Middle School and Gray Avenue Middle School. Many of the schools have multi-purpose rooms for community use.

For the 57,030 residents living in the Planning Area in 2000, on average, there was 1.3 acres of public and non-profit improved parkland per 1,000 residents, as well as other city and county owned acreage intended for future park development. By 2006, this ratio had improved slightly to 1.69 acres of parkland per 1000 residents, based on 60,507 residents in 2006. This ratio is below the City's goal of 5 acres per 1,000 persons.

## **CLASSIFICATION AND STANDARDS**

The City provides its residents with several types of parks and facilities. Parks below are defined as land owned or leased by the City and used for public recreational purposes. Park types are classified as follows:

- *Community Park*: A larger park or facility developed to meet the park and recreational needs of those living or working within a half-mile radius. Community parks vary from 5 to 20 acres and having playing fields and community recreation facilities. The standard for this type of park is 1.5 acres per 1,000 residents of the City.
- *City Park*: A park having a wide range of improvements not usually found in community parks and designed to meet the recreational needs of the entire city population. A city park must be over 20 acres in size. Recreational facilities might include a nature area, golf course, zoo, or lawn and play areas. Structures, such as gymnasiums, community centers, and public or private educational institutions may also be permitted. Parks may also be themed, such as a park dedicated to the agricultural heritage of the area. The standard for this type of park is 1.5 acres per 1,000 residents of the City.
- *Specialized Recreation Area*: A recreation area or facility devoted to a very specific activity or use. A linear park, open space or trail is one example. Other parks with a mix of public and private passive and active space, such as parts of the Feather River Park, are also examples. Plazas and green space within commercial developments, such as in the Harter Specific Plan, also fall into this category. The standard for this type of park is 2.0 acres per 1,000 residents of the City.

The above listed parks generally require primarily flat land (functional acreage) that can be developed into sports fields, tennis courts, basketball courts, picnic areas and children's play areas, as well as grass areas for informal play. The 2008 existing park land based on field inventory applying the plan standards is shown and mapped on Table 6-2.

<i>Parkland Type</i>	<i>Acres</i>	<i>Percent of Total</i>
Specialized Recreation Area	189.9	68.98%
City Parks	0	0%
Community Parks	49.85	13.3%
Neighborhood / Mini Parks#	48.77	17.7%
<b>Total</b>	<b>288.25</b>	<b>100%</b>

#- Existing parks developed prior to 2008 standards.

## PARK DEMAND

The process for determining demand of parkland in Yuba City is based on the following components:

- Implementing the parkland standards for community parks, city parks, and specialized recreation areas; and
- Providing parkland to meet new demand by new residents in Yuba City.

As of the year 2008, 288.25 acres of public and private parkland service a population of 66,281 within the Urban Growth Boundary, resulting in 4.34 acres of parkland per 1,000 residents. In order to meet the requirement for 5 acres per 1,000 residents, there is a need for 651.1 acres in the system at general plan build out.

As discussed in Chapter 3: Land Use, the buildout of the General Plan Diagram would result in approximately 63,879 new residents in Yuba City added after 2006, to reach a total population of approximately 130,000. Using the standard of 5 acres per 1,000 residents, this new population would require 375.84 acres of new parkland. Considering the existing acreage plus needed in all types of open space, trails and parks for residents, 362.59 acres new parkland acres are needed, in just three categories. A summary is presented in Table 6-2.

**Table 6-2: Parkland Demand Summary, Plan Buildout**

Trails, Open Space & Specialized Recreation Sites	55.44
City Parks	195
Community Parks	112.15
<b>Total New Parkland Needed</b>	<b>362.59</b>

## PLANNED PARK SYSTEM & OPEN SPACE NETWORK

The Planned Park System and Open Space Network includes the following components:

- *New Parkland.* Existing and new park facilities are depicted on Figure 6-2, including Specialized Recreation Areas, City Parks, and Community Parks. The Feather River parkland areas, consistent with the Feather River Parkway Strategic Plan, have been divided into “City Park” and “Specialized Recreation Area” categories. Total acreages for newly planned parkland are presented in Table 6-3 and planned sites are mapped on Figure 6-3.
- *Joint School-Park Facilities.* The co-location of Park & School Facilities is depicted in Figure 6-1 to the extent that the concept exists today only in the form of existing school owned recreation land (included in inventory as park land) available for public use at existing school sites after school hours.

- *Open Space / Trail Network.* A proposed network of linear open space, including trails, bikeways, and pathways intended to link all parks and recreation facilities in a comprehensive network. The network is mapped on Figure 6-4.

**Table 6-3: 2008 Existing and Planned Parkland**

<i>Parkland Type</i>	<i>2008 Acres</i>	<i>Planned Acres</i>	<i>Total</i>	<i>Percent of Total System</i>	<i>Acres per 1,000 Residents<sup>1</sup></i>
Specialized Recreation Areas	189.9	55.44	245.34	38%	1.9 <sup>2</sup>
City Parks	0	195	195	30%	1.5
Community Parks	49.85	112.15	162	25%	1.24
Neighborhood / Mini Parks <sup>3</sup>	48.76	0	48.76	7%	0.375
<b>Total</b>	<b>288.25</b>	<b>362.59</b>	<b>651.10</b>	<b>100%</b>	<b>5</b>

<sup>1</sup> Assumes a buildout population of 130,000; data are rounded.

<sup>2</sup> Includes additional land in the Feather River Corridor toward the 2 acres per 1,000 residents ratio and assumes it will be organized, designed and used as a Specialized Recreation facility type.

<sup>3</sup> Assumes that existing Neighborhood / Mini Parks depicted in Figure 6-1 will remain under standards in effect prior to 2008. Any new parks of this type can be added as part of any new subdivision development as privately funded and privately maintained non-required parks not subject to impact fees or Quimby Act ratios. Any additional acreage in this category (if any) is not included in the existing or planned parkland totals in Table 6.3.

## CITY PARKS / COMMUNITY PARKS

Two large-scale parks are proposed in the western portion of the planning area. One proposed park (Lincoln East) is located in the southern portion of the City and is intended to accommodate a range of active recreational activities. Proposed low/medium and medium/ high density residential developments surround the park. A second city park is planned in the northwestern urban area and slated for hosting active recreation. Final site size, design and programming will determine if the two large parks are City Parks or Community Parks.

## FEATHER RIVER PARK PROJECT

The Feather River marks the eastern edge of Yuba City. The Feather River Parkway Strategic Plan (2002) is a comprehensive strategic plan that was developed to establish a framework for improvements for lands on the western bank of the Feather River. The waterfront area of the Feather River has a large amount of undeveloped open space that is part of the flood plain and is visually inaccessible due to the existing levee; the plan presents a framework of uses for these areas. Proposed uses include a trail system, beaches, river viewing pavilions, boating facilities, and active recreational facilities, such as a golf course. The plan also addresses issues of waterfront accessibility, park space creation, and connections between the waterfront and Yuba City. The policies presented in this General Plan have been developed to ensure that the Feather River Parkway Strategic Plan will be implemented. A map of the planned facilities as part of the Feather

<sup>3</sup> Neighborhood Parks / Mini Parks was a park category required in the prior general plan. However, existing neighborhood park sites will remain in the city park system. Upon adoption, the 2008 Plan does require any new neighborhood parks to be built, owned or maintained by City.

River Parkway Strategic Plan is presented in Figure 6-4.

## **GUIDING POLICIES**

- 6.1-G-1 Create a hierarchy of new open spaces that accommodates a diverse range of recreational needs.
- 6.1-G-2 Develop new parkland to meet the 2008 park acreage standards for new residents.
- 6.1-G-3 Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.
- 6.1-G-4 Provide varied recreational opportunities accessible to all City residents.

*It is the City's goal to ensure that parks in Yuba City are easily accessible to its citizens, including the physically disabled, and to provide recreational equipment that people of all ages and abilities can use.*

## **IMPLEMENTING POLICIES**

### **General**

- 6.1-I-1 Establish and maintain a standard of 5 acres of public parks per 1,000 residents.

*Specific standards are as follows: Maintain the existing standard of 0.375 acres of Neighborhood / Mini Parks resulting from prior plan standards, together with the forward requirement upon adoption for:  
1.5 acres of Community Parks,  
1.5 acres of City Parks, and 2 acres of Specialized Recreation Area / Open Space / Trails per 1,000 residents.*

- 6.1-I-2 Establish minimum new site sizes of 5 to 20 acres for Community Parks and 20 acres for City Parks in Yuba City.
- 6.1-I-3 Require residential developers to either build required parks to meet Quimby Act ratio of 5.0 acres / 1000 or pay in-lieu fees in order to contribute to the City's park system.
- 6.1-I-4 Create a park dedication standard for new development in order to be consistent with and implement the Quimby Act.
- 6.1-I-5 Establish a program for tracking in-lieu fee contributions to the City's park system from developers.
- 6.1-I-6 Establish dedication and reservation requirements for the development of landscaped and dedicated open spaces, parkways, trail systems, and special community service facilities in new residential developments.

- 6.1-I-7 Cooperate with the Yuba City Unified School District to promote joint development and use of school sites located within the City and within the UGB.
- 6.1-I-8 Under review of the Parks & Recreation Department and Commission, prepare, recommend, adopt and implement a 20-year Parks and Community Facilities Master Plan, to be reviewed and updated periodically.
- 6.1-I-9 Require an appropriate level of maintenance service with respect to all parks, trails, open space and recreational facilities.

*The maintenance and upkeep of parks, trails, open space and recreational facilities is necessary for the economic health of the community.*

- 6.1-I-10 Implement elements of the Feather River Parkway Strategic Plan in a manner consistent with the plans and programs put forth in that document and consistent with policies in the Open Space and Conservation Chapter (Chapter 8). Proposed actions include:
- Environmental Education as a top priority;
  - Improved pedestrian access to the riverfront;
  - Provide a mix of active- and non-active recreational and open space in those areas delineated in the Feather River Parkway Strategic Plan; and
  - Insure that the open spaces proposed in the Feather River Parkway Strategic Plan be designed in a manner flexible enough to accommodate a variety of activities.

### **City Parks**

- 6.1-I-11 As illustrated in Figure 6-3, locate and develop two large City parks in the western portion of the planning area to accommodate a variety of activities.
- 6.1-I-12 Evaluate feasibility and community interest in taking advantage of any proposed parks abutting agricultural fields to create an “Agricultural Heritage Park” marked by orchard rows and other local agricultural products.

*A successful model for this type of facility is the California Citrus Park located in Riverside, California. The park incorporates hands-on exhibits, working citrus farms, preserved orchards, a museum, and other cultural amenities.*

- 6.1-I-13 Allocate portion of new parks, adjacent to the proposed high school, for active recreational uses, such as sports fields.
- 6.1-I-14 Allocate portions of new parks for passive uses, including walking, strolling, picnicking, and unorganized field games.
- 6.1-I-15 Incorporate the following design characteristics into the creation of the new City parks:
- Park edges that provide subtle transitions from residential developments.
  - Visual permeability, created by leaving space between trees at park edges in order to create an open, landscaped, accessible environment.
  - Multi-purpose bike / pedestrian pathways along the edges and through the parks.

## **Community Parks**

6.1-I-16 Place community parks at the core of new neighborhoods.

6.1-I-17 As depicted in Figure 6-1 and 6-3, co-locate future community parks and school sites where possible.

6.1-I-18 Incorporate the following design characteristics into the creation of community parks:

- Permeability; so interior portions of the park can be easily viewed from the street;
- Lighting, in order to maintain safety;
- Pedestrian access, and adequate parking;
- Pathways leading from parks to local neighborhoods; and
- Appropriate landscaping for site context following water conservation principles.

## **Greenways, Pathways, and Trails**

6.1-I-19 Develop a unified and consistently signed and marked trail system throughout the City as a “Loop Trail” concept for a citywide trail network, including “rails-to-trails” programs, bikeways, pathways, sidewalks, and other trails.

*The non-motorized transportation network will connect new neighborhoods, existing neighborhoods, parks, community activity centers, and community facilities.*

6.1-I-20 On non-motorized portions of roadways, create a landscaped, signed environment and safe connections to destination points, using crosswalks, planting buffers, and pedestrian crossing signals as necessary.

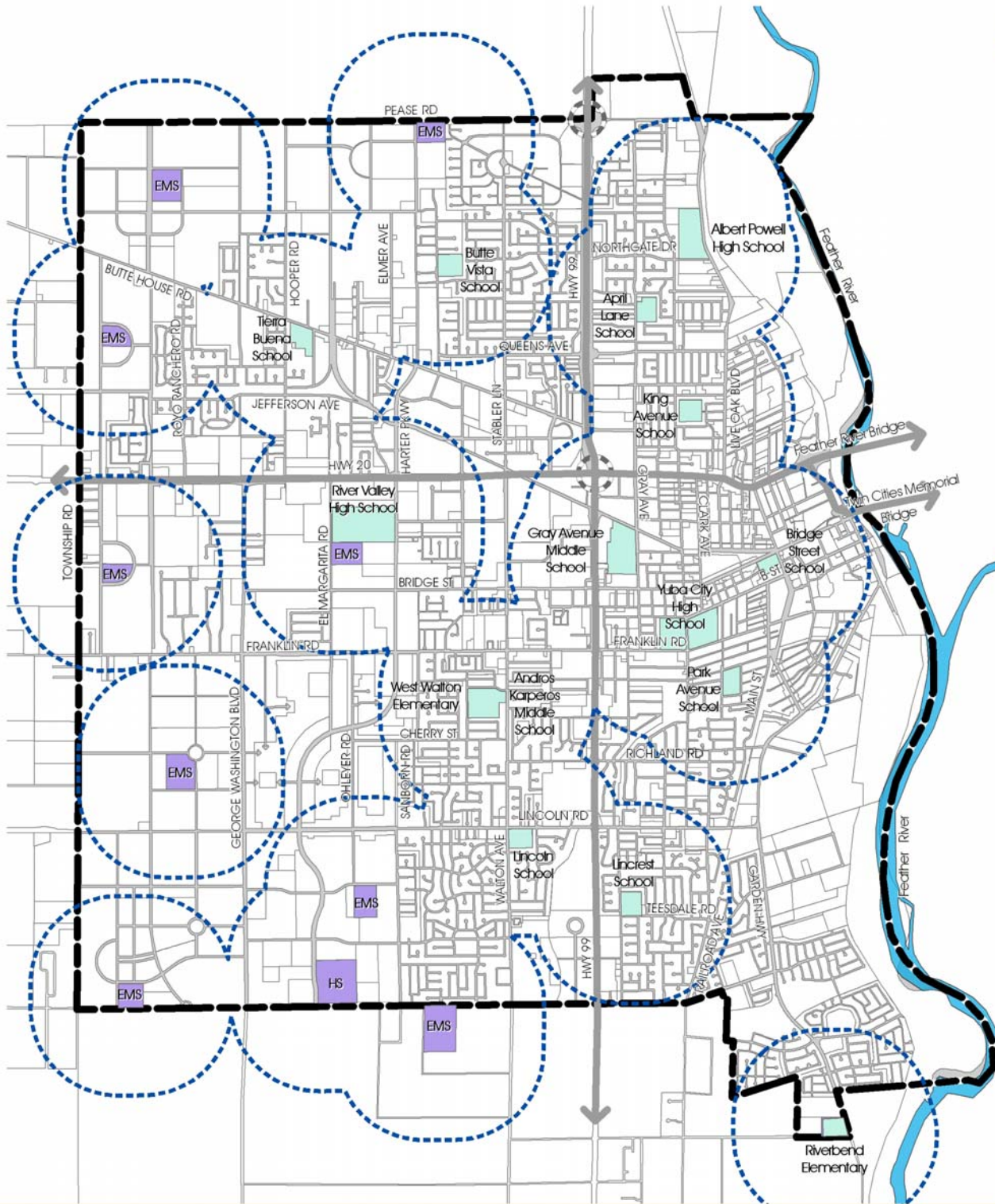
## **Water Conservation – All Parks, Open Spaces, Recreation Facilities and Trails**

6.1-I-21 Plan and design major improvements to existing parks, all new parks sites and all new recreation facilities as well as open space sites and trails sites consistent with state and regional mandates to reduce water consumption. The water conservation efforts include, but are not limited to the following measures and best practices: drought tolerant plants, native plants that do not require supplemental water, xeriscape design approach for sites, water use demonstration gardens, rain gardens, bioswales, subsurface low-volume / low-pressure irrigation systems that reduce water use where appropriate, soil amendments to reduce irrigation need, limited sizes of irrigated turf areas in parks except for active recreation play surface areas, low flow fixtures and equipment, flow sensing systems to detect water leaks and stop water losses, safe play surfaces that do not require water to maintain, etc.





Figure 6-1



LEGEND:

- Existing School
- Proposed School
- 1/2 Mile Radius
- Planning Area

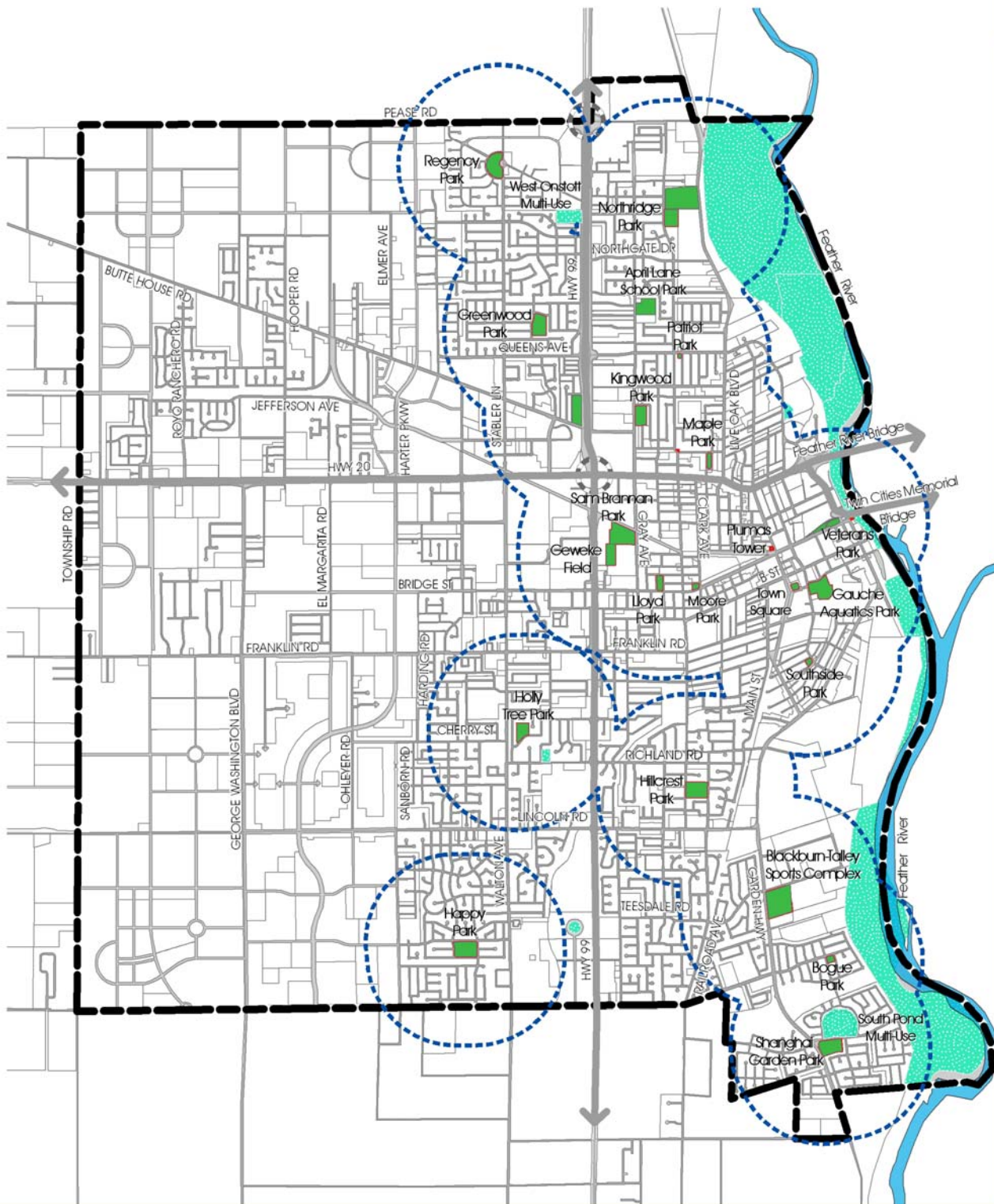
0 0.5 1 Miles

Recreation Opportunity  
at School Site

DRAFT 09/26/08



Figure 6-2



LEGEND:



Existing Park Facilities



Specialized Recreation Areas



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Existing Park Plan

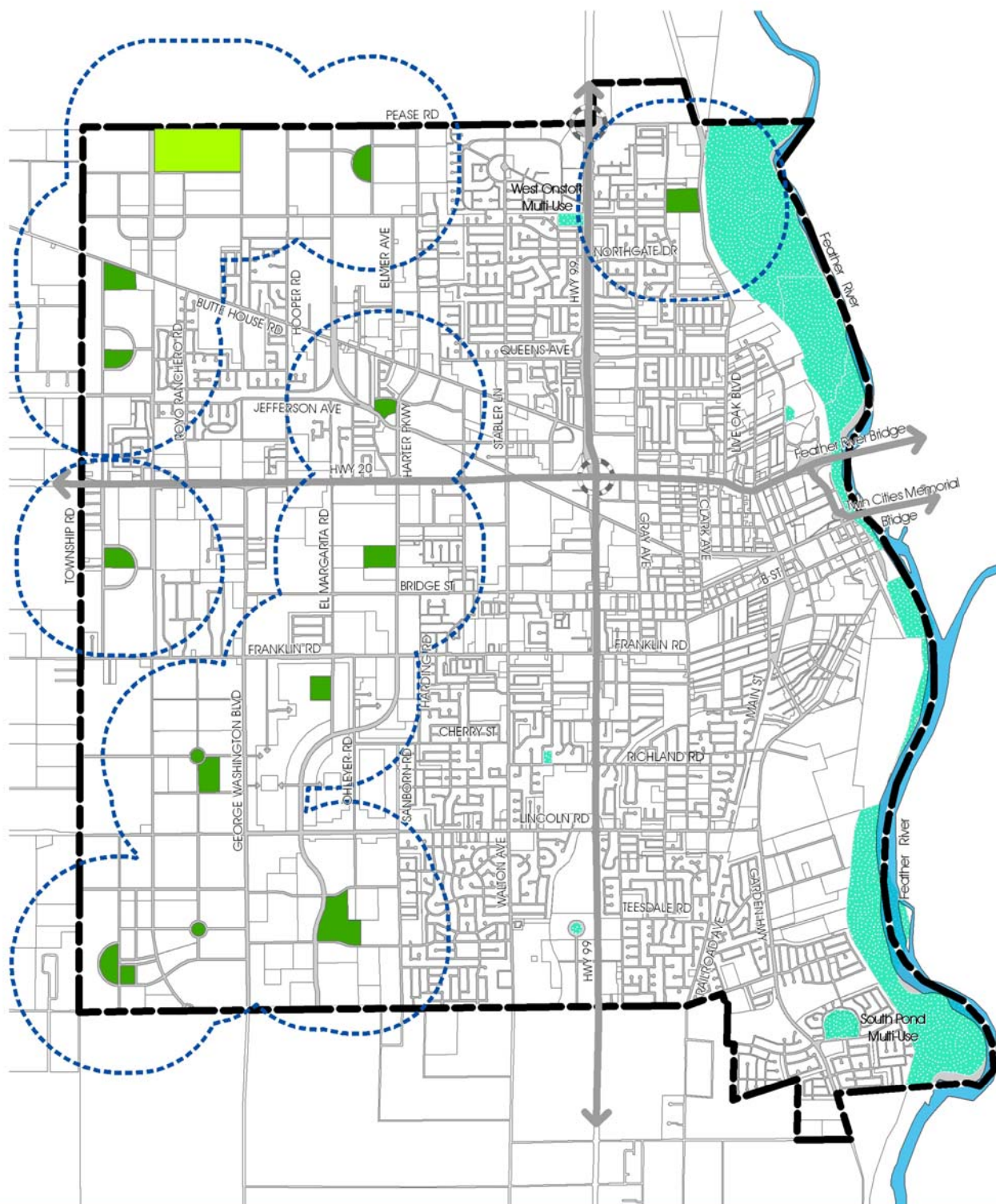




PARKS AND RECREATION MASTER PLAN



Figure 6-3



LEGEND:



Future Community Parks  
1/2 Mile Radius



Future City Parks  
1/2 Mile Radius



Specialized Recreation Areas

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Future Parks

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