

TABLE 1. SUMMARY OF FACILITIES STANDARDS

Park/Facility Type	Acreage/Standard 1000 population *	Size	Approximate Service Radius
I. Parks			
Mini Park	0.5 acres*	1 up to 3 acres	1/3 mile max
Neighborhood Park	0.5 acres*	4 to 10± acres (4 acres = recommended minimum size for single park)	0.5 mile max.
Community Park	1.5 acres*	10 to 20± acres (20 acres = recommended minimum size for single park)	3 miles max.
City Park	1.5 acres*	20 to 40± acres (20 acres = recommended minimum size for single park)	Citywide
Specialized Park / Passive Open Space	6.0 acres*	25 to 100 acres (25 acres = recommended minimum size for open space)	City wide
TOTAL	10 acres / 1,000 residents *		City wide

* - Levels of Service match Table A-7 Parks & Recreation Impact Fee Calculation (2007)

II. City-Wide Facilities			
Administration Center		1 per entire city	Entire city
Aquatic Center		1 per 75,000	3 miles
Community Center		1 per 75,000	3 miles
Recreation Center		1 per 25,000	3 miles
Cultural Arts Center		1 per city	Entire city
Year Round Day Camp	On school grounds/park	1 per elementary school	½ mile, ideal
Senior Center		2 per city	1 per half city or 1 each side of Hwy 99
Sports Complex		1 to 3 per city	Entire city

TABLE 1. SUMMARY OF FACILITIES STANDARDS (continued)

III. Community Open Space as Conditioned by City Ordinance & Applicable Other regulations	6.0 Acres/1000 ⁽¹⁾	
Neighborhood Greenbelts	Planned in association with parks, parkways and buffers	By Benefit zone, PUD or Specific Plan area
Recreational Open Space	Planned in association with parks, parkways, storm water facilities and buffers	Entire city
Trails	Planned or as needed to provide trail linkages in conjunction with circulation and transportation plans	No Minimum Standard
Golf Course	Planned by private development	No Minimum Standard
Natural Preserves / Wetlands	Planned with city and county environmental review of flood plains, wetlands, agricultural land, and habitat areas including mitigation sites	Entire city
Corridors and medians	Planned with circulation and transportation plans	By Benefit zone, PUD or Specific Plan area

(1) For annexation areas, community open space in the city of Yuba City is dependent upon the Sutter County land use planning process. The city has inherited some open space acreage for meeting the needs of the population projections at buildout. The 6.0 acres per 1,000 residents ratio represents a minimum acreage the city should encourage the county to incorporate into current and future County General Plans within Yuba City Sphere of Influence Areas for future annexation areas.

TABLE 2. SUMMARY OF LONG TERM FACILITY NEEDS

	66,121 residents	130,000 residents	130,000 residents
Facility	Existing in 2008	Facility surplus (+) or deficit (-) compared to standards	Facilities at Build-Out
Tot lot/play area	27	+1	26
Shade structure	10	No min. standard	No min. standard
Tennis court (single)^	31	+5	26
Basketball court (full)#	41	+15	26
Basketball court (half)#	15	-9	26
Soccer field	3	-10	13
Softball field # #	5	-12	17
Youth baseball/Babe Ruth field + +	5	-12	17
Volleyball court	1	-7	8
Swimming pool*	3	-2	3
Water Spray Area+	3	-6	9
Community center/theater	0	1	1
Parks – all types	264.8	-255.5	520
Open Space	396.7	-383.3	780

- Includes basketball courts located at public schools

^ - Includes tennis courts located at private recreation sites and schools

* - All 3 pools are located at Gauche Aquatic Center

+ - 2 new water spray facilities are planned and included

- Includes 3 at BT site, 2 at high school sites

+ + - Includes 1 future at BT site, 2 near Peach Bowl, 2 near City Corporate yard sites

DESCRIPTION OF PARKS CLASSIFICATIONS

The current Yuba City Parks Facilities Plan (and City's General Plan Chapter 6) provides for four types of community active use parks: Neighborhood Parks, Community Parks and City Parks. The four park types adequately meet the range of needs from impromptu to competitive play, from informal relaxation and socializing to rehearsed performances and planned social events. All parks would typically have basic improvements such as pathways, drinking fountains, signs, and trash receptacles, as appropriate. In addition, a fifth category of Specialized Park / Passive Open Space is currently defined for Feather River open space lands and similar unique properties.

In 2008, the City can clarify Mini-Parks (below) as an existing category type similar to Neighborhood Parks. Active Sports Complex facilities guidelines (page 9) are defined for consideration to possibly add.

The level of service ratios from the 2007 impact fee rate study are consistent with Tables 1 & 2.

Background information is attached for two applicable state regulations (Quimby Act of 1974 & AB1600) providing the basis for levels of service ratios as Attachment 1.

Mini-Park Recommended Standards

- Size:**
- Up to three acres each.
- Acreage ratio:**
- 0.50 acres per thousand population.
- Service radius:**
- Approximately 1/3 mile or within easy walking distance for a parent with a tot or an elderly person.
 - Primarily found in eastern portion of city –already developed and City maintained
- Site character:**
- Good visual access from surrounding homes or from street.
 - 75% level site area.
 - 100% of 75% site area located out of the flood plain or wetland.
 - Minimum dimension 100 feet on one side.
- Existing Facilities:**
- Tot lot with adjacent sitting area.
 - Picnic table(s) with tree shading.
 - Multi-use sports court or half basketball court.
 - Larger mini-parks can provide tennis, basketball, or sand volleyball.
 - Open grass field.
 - Water Spray area.
 - Remain owned and maintained by City
- Future Facilities:**
- Same as Existing Facilities
 - Not financed or maintained by City
- Parking:**
- No off-street parking provided, except perhaps one maintenance/emergency vehicle space.
- Lighting:**
- No lighting unless required for security at paths.
- Restrooms:**
- None provided.

Neighborhood Parks Recommended Standards

- Size:**
- 3 to 10 acres is the ideal and should be sought. Parks over three acres with typical neighborhood park characteristics, and preferably adjacent to a school are classified neighborhood parks.
 - Examples: Happy Park, Hollytree Park, Shanghai Park, Kingwood & Regency Parks
- Acreage ratio:**
- 0.50 acres per thousand population.
- Service radius:**
- Approximately 0.5 mile.
 - Within easy reach of a child on a bicycle.
 - User should not be required to cross any major streets.
 - Primarily located in western portion of city serving new development.
- Site character:**
- Often adjacent to school open space/play fields.
 - 80% level area and without use restrictions.
 - Some unique natural quality such as view, existing mature trees, or land form desirable.
 - Two to three public street frontages.
 - Minimum dimension of the shortest street side is 200 feet.
 - Good visual access from the street.
- Existing Facilities:**
- Tot lot and children's play areas with adjacent seating.
 - Family picnic areas with shade shelter or shade trees.
 - Turf space large enough for pick-up or organized softball game, Tball or recreational soccer.
 - Court games—tennis, half court basketball, turf or sand volleyball, handball.
 - Free play area.
 - Storage area or structure.
 - Water Spray area.
 - Add shade structures at picnic areas (Happy Park, Hollytree & Shanghai).
- Proposed Facilities:**
- Same as Existing Facilities (above)
 - Add shade structures at picnic areas
 - City or developer funded to build, City maintained
- Parking:**
- Provide on-site only when necessary or required by use of neighborhood demand. Especially important with facilities such as ball fields or other uses that may attract large numbers of people.
- Lighting:**
- Security lighting, only; no sports facility lighting.
- Restrooms:**
- Currently not providing restrooms at exiting sites, and no plans to add restrooms due to the service radius

Community Park Recommended Standards

- Size:**
- 10 acres to 20 ± acres in one park is ideal.
 - Each community park could have a somewhat different acreage depending on its size at buildout of the area it serves within the city. Recommended minimum functional size for new parks is 20 acres.
- Acreage ratio:**
- 1.5 acres per thousand population.
- Service area:**
- Three mile radius.
- Site character:**
- Contiguous, useable shape.
 - 75% without use restrictions.
 - An aesthetic, natural, or scenic amenity present on the site or adjacent to the site is desirable (creek, canal, landmark tree, historic building, etc.).
 - Good pedestrian and vehicle access from adjacent neighborhoods.
 - Access to trail system, bus route or sidewalk network is desirable.
 - Located on a minor collector street or arterial and not directly adjacent to homes, if possible.
- Existing Facilities**
- Group picnic areas to accommodate large and small groups, all shaded, some with all-weather shelters.
 - Large outdoor shelter for picnic use, group use, and programming.
 - Storage/maintenance service facility.
 - A mix of youth and adult ball fields (softball, skinned infield ball fields, and soccer fields) to equal a minimum of 4 fields (per 30 acre park), lighted to meet demand.
 - Basketball half courts.
 - Lighted tennis courts and other sports facilities to meet demand.
 - High quality play areas for preschool and other children, separated, with a variety of play experiences and adjacent sitting area.
 - Water play, as appropriate.
 - Drinking fountains.
 - Aquatic center (Example: Gauche Aquatic Park) or water spray area.
 - Clearly defined park entry with identifiable theme.
 - Possible community center/recreation facility.
 - Restroom/concession building.
- Proposed Facilities**
- Same as Existing Facilities (above)
 - City or developer funded to build, City maintained
- Parking:**
- Required off-street to meet city codes and ITE manual standards for parking facility size, layout and design.
- Lighting:**
- Security lighting as required and sports facility lighting approved as appropriate. Lighting levels to meet IES standards.
- Restrooms:**
- Restroom required; may be provided as part of a community or recreation facility.

City Park Recommended Standards

- Size:**
- 20 to 40 acres in one park is ideal.
 - Each city park could have a somewhat different acreage depending on its size at buildout of the area it serves within the city. Recommended minimum functional size for new parks is 20 acres.
- Acreage ratio:**
- 1.5 acres per thousand population.
- Service area:**
- Citywide
- Site character:**
- Contiguous, useable shape.
 - 90% without use restrictions.
 - An aesthetic, natural, or scenic amenity present on the site or adjacent to the site is desirable (creek, canal, landmark tree, historic building, etc.).
 - Good pedestrian and vehicle access from adjacent neighborhoods.
 - Access to trail system, bus route or sidewalk network is desirable.
 - Located on a minor collector street or arterial and not directly adjacent to homes, if possible.
- Existing Facilities**
- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
 - Large outdoor shelter for picnic use, group use, and programming.
 - Storage/maintenance service facility.
 - A mix of youth and adult ball fields (softball, skinned ball fields, and soccer fields) to equal a minimum of 4 fields (per 30 acre park), lighted to meet demand.
 - Basketball half courts.
 - Lighted tennis courts and other sports facilities to meet demand.
 - High quality play areas for preschool and other children, separated, with a variety of play experiences and adjacent sitting area.
 - Water play, as appropriate.
 - Drinking fountains.
 - Aquatic center future location or water spray area.
 - Clearly defined park entry with identifiable theme.
 - Possible community center/recreation facility.
 - Restroom/concession building.
- Proposed Facilities:**
- Same as Existing Facilities (above)
 - Add shade structures at picnic areas
 - City or developer funded to build, City maintained
- Parking:**
- Required off-street to meet city codes and ITE manual standards for parking facility size, layout and design.
- Lighting:**
- Security lighting as required and sports facility lighting approved as appropriate. Lighting levels to meet IES standards.
- Restrooms:**
- Restroom required; may be provided as part of a community or recreation facility.

Specialized Park / Passive Open Space Recommended Standards

- Size:**
- 25 to 100+ acres in one site is ideal.
 - Recommended minimum functional size is 25 acres for new sites.
- Acreage ratio:**
- 6.0 acres per thousand population.
- Service area:**
- City wide
- Site character:**
- Contiguous or linear shape.
 - 20% without use restrictions.
 - An aesthetic, natural, or scenic amenity present on the site or adjacent to the site is required (river, creek, rock outcropping, landmark tree, land form, historic building, etc.) Example: Feather River front open space corridor
 - Good pedestrian and vehicle access from adjacent neighborhoods.
 - Access to or forms a major part of a regional trail system.
 - Connected to a bus route or sidewalk network is desirable.
 - Located on a minor collector street or arterial and not directly adjacent to homes, if possible.
- Facilities**
- Group picnic areas to accommodate large and small groups, all shaded, some with shelters.
 - Large outdoor shelter for picnic use, group use, and programming.
 - Special purpose area (boat launch, radio controlled airplanes flying, equestrian, golf course, etc.)
 - Multi-use trail plus soft surface trails
 - Interpretative kiosk and signage
 - Drinking fountains.
 - Restroom building or a restroom enclosure for portable restroom units.
- Parking:**
- Required off-street to meet city codes and ITE manual standards for parking facility size, layout and design.
- Lighting:**
- Security lighting as required as approved and as appropriate. Lighting levels to meet IES standards for designed use areas.
- Restrooms:**
- Restroom required; may be provided.

Sports Complex Recommended Standards (Possible 2008 Addition to for O & M Guidelines)

- Site Size:**
- Minimum 30 – 40 acres, level land, but each facility must be sized to meet city-wide needs. Two to three parks located throughout the city can meet the needs at maximum buildout.
- Service zone:**
- ½ to 1/3 city.
- Access/location:**
- Located on a major collector street or arterial with bus route and not adjacent to homes; locate to serve two or more of the community's needs.
 - Industrial or business parks and possibly portions of utility easements are appropriate site locations.
- Proposed Facility size:**
- The majority of playing fields should meet regulation standards for competitive play for each sport. The sports park should be sized to meet the balance of the NRPA standard defined for unmet sports field and city-wide sports facility need.
- Proposed Features:**
- Sport fields to meet the community needs for adult softball and soccer (men's, women's and coed), youth baseball and soccer, football, and other field activities (lacrosse, football, etc.).
 - Practice field and warm-up needs must be considered.
 - Tournament and regular competition needs would be included.
 - Possible location for skate parks or other specialized active use facilities (rock climbing wall, BMX, etc.).
 - Concession stand or a restaurant operation with indoor event venue hosting capability (birthday parties, post tournament award events, etc.) restrooms, tot lots, picnic areas and walkways.
 - Other sports facilities such as lighted tennis courts or sand volleyball courts may be included if space and demand enables.
 - A sports complex in a park could be the best site location for a second aquatic center attraction which would produce revenue.
- Parking:**
- Required off-street to meet city codes and ITE manual standards for parking facility size, layout and design.
- Lighting:**
- As appropriate.
- Staff:**
- One full-time supervisor year round, one part-time/full-time equivalent recreation coordinator. Staff needs will be based on actual on-site facilities. These future positions will be partially funded through user fees.

Background Information About Supplementing the Quimby Act with Park Development Fees

- The California State Legislature enacted the **Quimby Act** in 1974 as part of the Subdivision Map Act (contained in Govt. Code Sec. 66477). It allows counties (on behalf of local park districts) and cities to require the dedication of land, the payment of fees in lieu of land dedication, or a combination of both by developers of residential construction projects for the purpose of providing parks and recreation facilities of benefit to the expected residents of those projects. The required dedication of land or payment of in lieu fees for parks is called an exaction. Non-residential development and residential subdivisions with lot sizes averaging more than 2 acres are exempt from the Quimby Act.
- The Quimby Act sets a minimum standard for exactions based on a ratio of 3.0 acres of parks per 1,000 residents and a maximum standard for exactions based on a ratio of 5.0 acres of parks per 1,000 residents.
- Within the range of 3.0 to 5.0 acres of parks per 1,000 residents, Quimby Act land dedications or fee payments are based on the status quo ratio of existing park acreage to population served by the park agency.
- The California State Legislature enacted the **Mitigation Fee Act** in 1987 by approving bill AB1600. This Act (contained in Govt. Code Sec 66000, et al) allows counties and cities to impose development fees for the purpose of mitigating the impacts of new development on the adequacy of infrastructure and other public facilities including parks. It requires local governments imposing such fees to identify the purpose of the fee and its use in funding additional facilities, as well as to demonstrate that the fee is reasonably related to the impacts of the type of development, the need for the facilities to be funded, and the cost of providing facilities to mitigate the impacts.
- The analysis to demonstrate the relationship of a proposed fee with the needs and costs of mitigating the facilities impacts of various kinds of development is called a **fee nexus study**.
- Development fees enacted pursuant to Mitigation Fee Act for the purpose of funding parks can be imposed on development that is not subject to Quimby exactions including non-residential and large-lot agricultural-residential development if the nexus has been established.
- Some cities and counties have enacted park development fees under the Mitigation Fee Act for the purpose of supplementing the property dedications and in lieu fee revenues received from Quimby exactions on new development. Often the Quimby exactions are assumed to provide land for park sites while park development fees will pay for installation of park utilities, landscaping, and recreational facilities improvements in the parks. Some of the district fee proposals include share funding of gymnasium/community center facilities and aquatic center facilities.
- Even the combination of Quimby and Mitigation fee proceeds is often insufficient to finance all of the facilities that a park agency may include in its facilities master plan. Other funding mechanisms that park agencies may use to provide additional facilities financing resources include Mello-Roos Community Facilities Districts, Landscaping & Lighting Assessment Districts, Facilities Benefit Assessments, the pursuit of grants, State park bonds, gifts, etc.