

6.0 PARKS & RECREATION

6.1 Introduction

Parks, trails, and open space establish a framework of green space and recreation opportunities that are essential to developing vibrant, livable communities. Parks serve as the focal points that anchor neighborhoods. Multi-use trails provide connectivity between these vital public spaces and encourage walking and bicycling throughout the community. Collectively, these green spaces provide visual and physical relief from the built environment.

Recreation facilities must respond to and meet diverse needs and expectations. Residents visit parks to play, exercise, participate in community events, meet people, and to enjoy nature. The intent of this section is to establish development guidelines and requirements that support integration of recreation facilities at different levels throughout the Lincoln East Specific Plan (Specific Plan) area.

6.2 Specific Plan Parks and Recreation Features

The Yuba City General Plan and the City's Parks Master Plan establish a goal to provide 5 acres of public parkland per 1,000 residents. The City generally defines parkland types as follows:

Neighborhood Park: A park or playground at least 5 acres in size serving an area within about a ½-mile radius of the park.

Community Park: A park a minimum of 10 acres in size serving an area within radius of about 3 miles from the park.

City Park: A park of at least 20 acres in size serving the entire city population and providing a wide range of recreation opportunities not typically found in neighborhood or community parks.

Special Recreation Area: A recreation area that is devoted to a very specific activity or use. Linear parks, trails, plazas and green space are examples of such parkland.

The Lincoln East Specific Plan identifies approximately 82 acres of parkland. The mix of parkland is as follows:

- 20 Acres of Neighborhood Parks
- 32 Acres of City Parks
- 10 Acres of Community Parks
- 20 Acres of Joint Uses for the Community Park
- Proposed Multi-Use Trails

6.3 Parks and Recreation Goal and Objectives

The following goal and objectives establish the implementation framework for the Specific Plan's Parks and Recreation Concept:

Table 6-1 Parkland Requirements

Residential Land Use Designation	Population ¹	Park Standard ² 5/1,000 Population	Minimum Park Acreage Needs ³
LD-10K	886	5.0	4.4
LD	5,288	5.0	26.4
MD	3,220	5.0	16.1
HD	3,596	5.0	18.0
Total	12,990		65.0

Assumptions:

¹ Population is derived from Table 3-1 Land Use Concept Plan Statistics

² The park standards are derived from the adopted Parks Master Plan

³ Lincoln East Specific Provides 82 acres of parkland from neighborhood parks, community park, city park, and joint use areas.

Parks and Recreation Goal:

To ensure the provision of adequate park space, open space, and recreational facilities that meet the variety of needs of Plan Area residents and is consistent with the long-term park needs of Yuba City.

Parks and Recreation Objective-1

Provide adequate recreational facilities that are centrally located and linked throughout the Plan Area to encourage walking and bicycling activity.

Parks and Recreation Objective-2

Establish a network of trails and paths to promote pedestrian and bicycle circulation.

6.3.1 Parks and Recreation Policies

Parks and Recreation Policy-1

Park and recreational amenities shall be developed and operated in accordance with the standards and guidelines outlined in the Specific Plan, General Plan, Title 9 of the Yuba City Municipal Code, and the City’s Parks and Recreation Master Plan upon adoption. In instances where the Specific Plan and Title 9 are in conflict, the Specific Plan shall prevail.

Parks and Recreation Policy-2

Plan Area parks will include elements listed in Tables 6-2 and 6-3, and shall be consistent with the Yuba City Parks and Recreation Master Plan in place at the time of park design/development.

Parks and Recreation Policy-3

Land shall be reserved for parks as shown in Figure 6-1. Park sites should be located in the general location and have comparable acreages as established in Figure 6-1.

Parks and Recreation Policy-4

Park improvements shall be funded through Specific Plan fees as determined by the City.

Parks and Recreation Policy-5

A joint-use agreement should be explored between the City of Yuba City and the Yuba City Unified School District to establish provisions for joint-use of park facilities. This agreement should include provision of services, and details on financial, operational, and maintenance responsibilities.

Parks and Recreation Policy-6

Parks requirement shall comply with the 5 acres per 1,000 residents per adoption of the City’s updated Parks Master Plan and General Plan Amendment.

Parks and Recreation Policy-7

The minimum park size for a neighborhood park shall be five (5) acres in size. The minimum park size for a community park shall be 10 acres in size.

Parks and Recreation Policy-8

Park designs shall accommodate a variety of active and passive recreational features that meet the needs of residents of all ages, abilities and interests.

Parks and Recreation Policy-9

Parks shall be located to maximize access and visibility within a neighborhood to provide a focal point and landmark. Parks shall be located along public streets, open spaces, or public facilities to promote “eyes on the park.” Residential streets adjacent to park sites shall be single-loaded. Residential yards or other fenced interfaces adjacent to park sites are strongly discouraged.

Parks and Recreation Policy-10

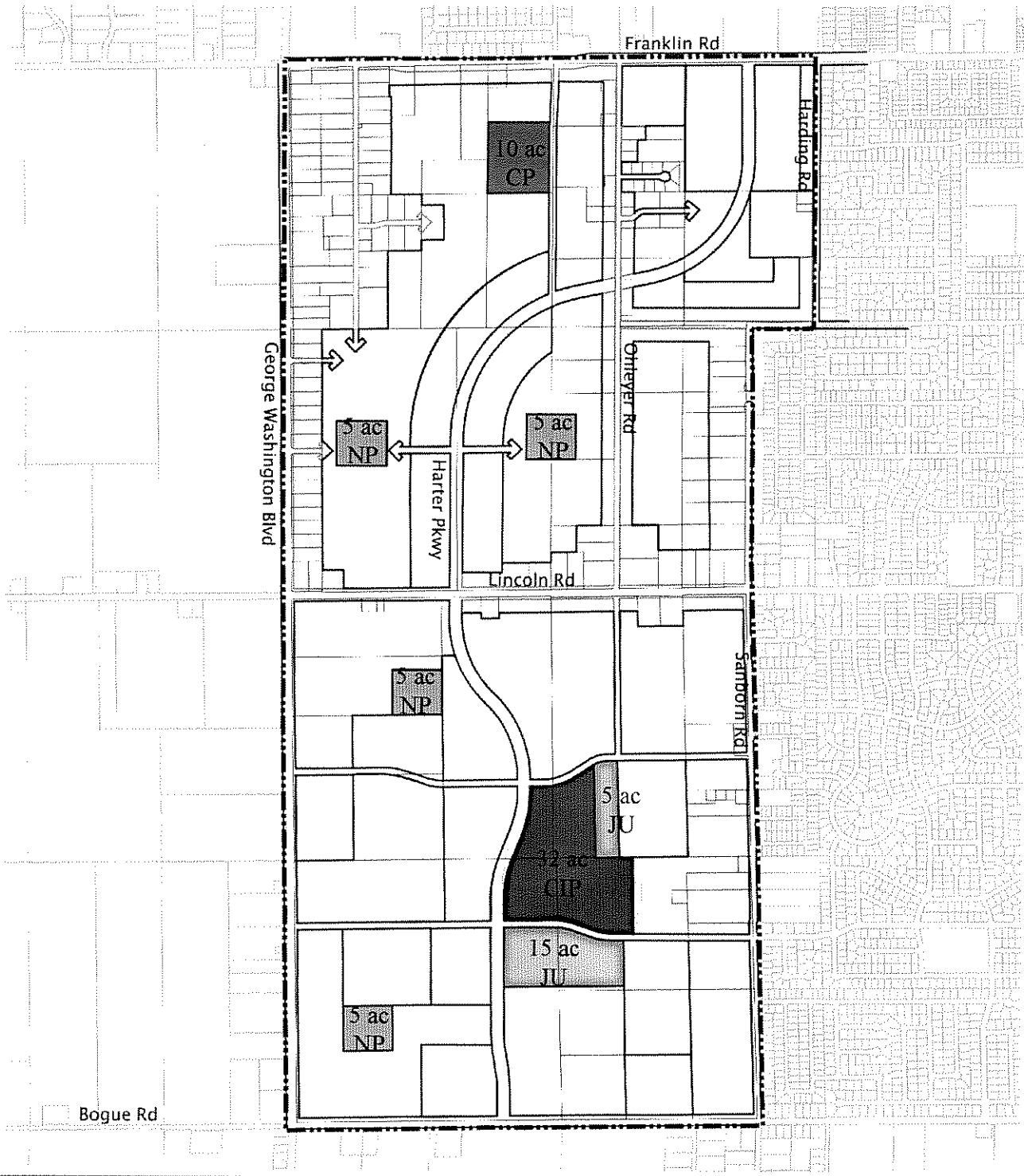
All parks shall be connected to surrounding uses through sidewalks or multi-use trails.

Parks and Recreation Policy-11

All park safety and maintenance standards shall comply with City of Yuba City and Americans with Disabilities Act (ADA) standards.

Parks and Recreation Policy-12

All parks and open space improvements shall be designed by a licensed landscape architect, as required by state law.



- Proposed City Park-32 acres (CIP)
- Proposed Joint Use Facilities Area-20 ac
- Proposed Community Park-10 acres (CP)
- Proposed Neighborhood Park-20 acres (NP)

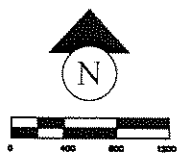


FIGURE 6-1 PARK & RECREATION DIAGRAM

Parks and Recreation Policy-13

Parks shall be designed and landscaped for easy maintenance, water efficiency, shade, and to accommodate a variety of recreational uses.

Parks and Recreation Policy-14

Furniture and structures within parks shall be selected based on durability, vandal resistance, and long term maintenance, as approved by the City.

Parks and Recreation Policy-15

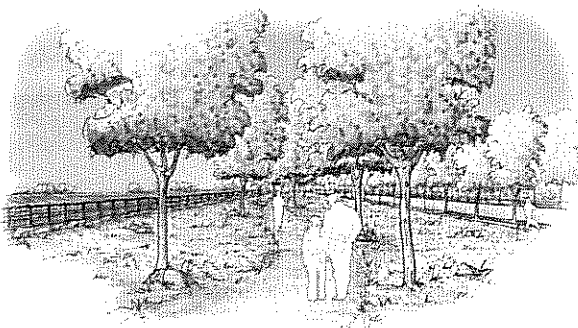
Native plants shall be utilized where feasible.

Parks and Recreation Policy-16

Drainage basins/corridors may be co-located with parks subject to the following limitations: no portion of a drainage basin may be counted toward the required park area for neighborhood parks; when located in conjunction with the Community or City Park, and subject to City approval, the portion of the drainage basin that is subject to inundation only in a 100-year storm event (the uppermost tier) may receive partial credit (1/2 to 1) toward meeting the required park area. Drainage basins subject to inundation in storms less severe than a 100-year storm event shall not be counted toward the park requirement.

Parks and Recreation Policy-17

A City Park is proposed as the central focal point of the Specific Plan. Access to the City Park, as well as, neighborhood and community parks will be connected to neighborhoods via multi-use trails which will be provided throughout the Plan Area.



Illustrative of Multi-Use Trail

Parks and Recreation Policy-18

A City Park Master Plan shall be prepared by the City or a consultant of the City's choosing to be paid for by first owner/developer with land depicted as City Park to submit a tentative subdivision map or tentative parcel map to the City for processing. Completion of this master plan shall be part of the "conditions of approval" for the first tentative subdivision or parcel map.

Parks and Recreation Policy-19

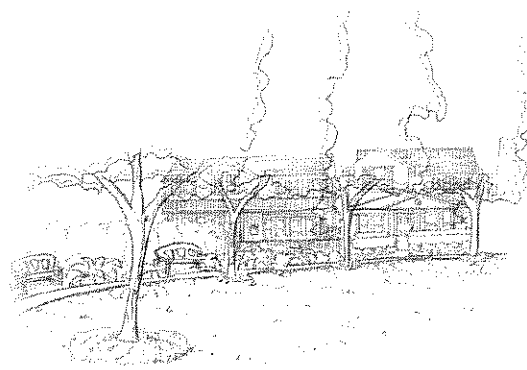
Residential units shall either front-on or side-lot towards parks. Open street edges are the preferred treatment along park sites. Residential units that are proposed to back onto parks shall be avoided unless approved by the Community Development and Parks and Recreation Director. Residential units which back onto parklands shall incorporate pathways to promote connectivity to the park site.

Parks and Recreation Policy-20

Appropriate lighting should be installed along multi-use trails to enhance safety and add aesthetic value. Lighting plans shall be submitted as a part of the improvement plans to exhibit appropriate lighting along trails.

Parks and Recreation Policy-21

Dual use detention basins shall not exceed a slope of 5:1 for tiering purposes.



Sketch of a park with passive recreation

6.4 City Parks

The City Park is located south of Lincoln Road along Harter Parkway and is approximately 32 acres in size. City Parks are unique in that they contain a wide variety of uses not typically found in smaller Community and Neighborhood parks and are intended to serve a larger population. City Parks are also intended to be a focal point for residents within the Plan Area. Pedestrian connections will link the City Park to surrounding neighborhoods providing bicycle and pedestrian access to the park. City Parks provide a variety of active and passive recreational opportunities (refer to Table 6-2) and may also serve a dual role of providing areas for stormwater drainage through the inclusion of a drainage basin. Slopes for the drainage basin shall not exceed a slope of 5:1. Only the portion of the detention basin subject to inundation during a 100-year storm event may receive partial park credit (1/2 to 1) toward meeting the required park area.

6.5 Community Parks

One Community Park is sited within the Plan Area (refer to Figure 6-1). The park is located along the proposed extension of El Margarita Road. Community parks, similar to City Parks, may contain activities not usually found in neighborhood parks, as well as being a focal point for surrounding residents. Several pedestrian connections will link the parks to surrounding neighborhoods and provide pedestrian and bicycle access to the parks. This type of park provides active and passive recreational opportunities (refer to Table 6-3). Only the portion of the detention basin subject to inundation during a 100-year storm event may receive partial park credit (1/2 to 1) toward meeting the required park area.

6.6 Neighborhood Parks

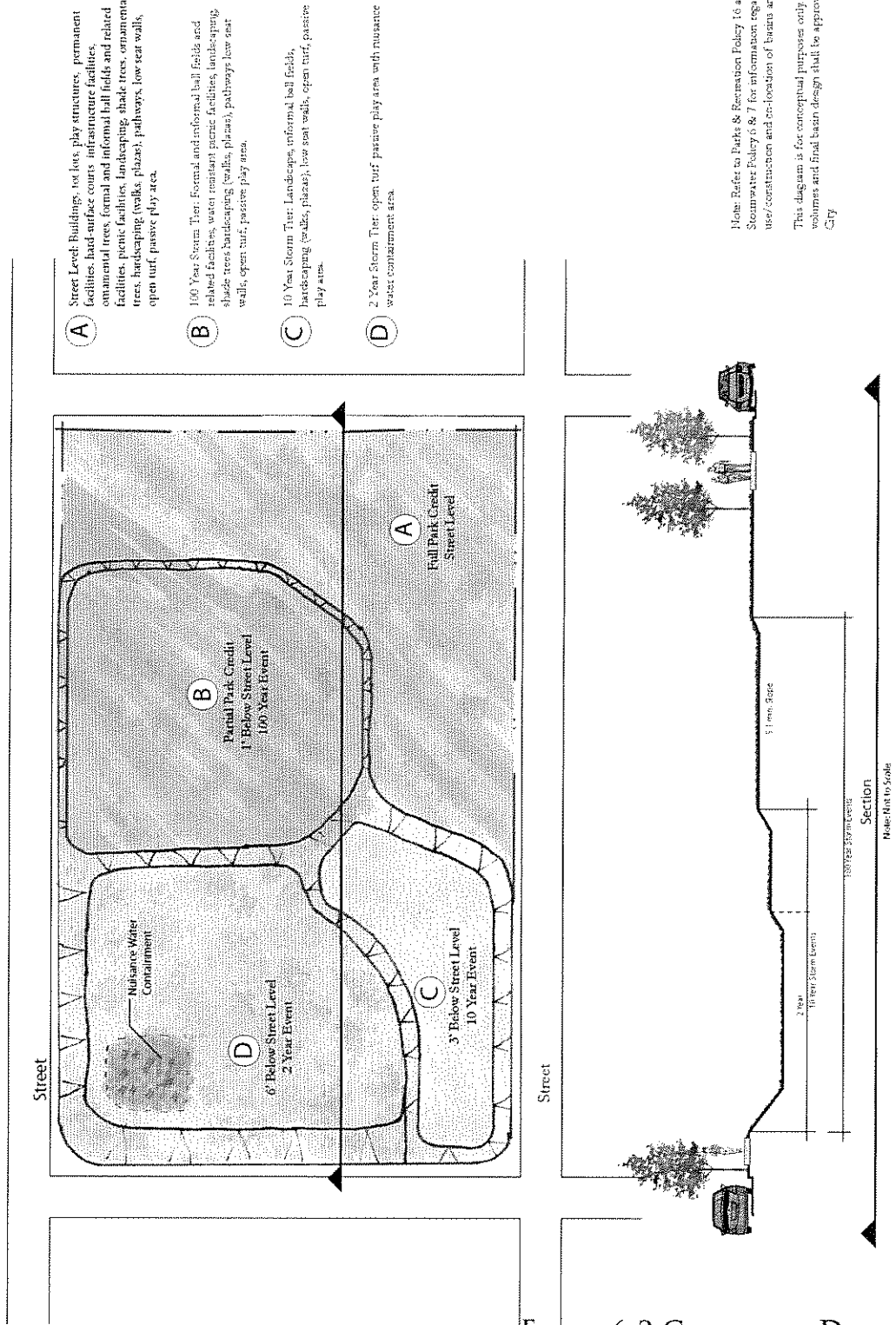
Neighborhood parks play an important role in the community as they not only provide passive and active recreational amenities, but also serve as primary focal points in the neighborhood. Neighborhood parks serve to strengthen the identity and sense of community within neighborhoods.

A total of 20 acres of neighborhood parks are proposed within the Plan Area. Neighborhood parks within the Specific Plan Area are a minimum of 5 acres in size. A neighborhood park may increase in size to accommodate a dual use detention basin. These parks are designed to serve the needs of residents living within a 1/2 mile radius of proposed park sites and serve as focal points of the community. Located in strategic areas visible and convenient to all residents, these parks are connected to residential neighborhoods through sidewalks or multi-use trails. Neighborhood parks may be active or passive in nature. Off-street parking shall be minimized within neighborhood parks or not provided, when possible. The final design and characteristics contained in neighborhood parks will depend on the characteristics of the surrounding neighborhood.

Neighborhood parks may serve a dual purpose by providing both recreation and stormwater drainage capacity in areas determined to be appropriate. Slopes for detention basins shall not exceed a maximum slope of 5:1. Detention basins may use tiering in their design, based on a 2, 10, and 100 year storm events. During a two year storm, the deepest basin (6 feet below street level) would be expected to be filled; during a 10 year storm, the two deepest basins (6 feet and 3 feet below street level) would be expected to be filled; and during a 100 year storm, all three basins (6 feet, 3 feet, and 1 foot below street level) would be inundated (refer to Figure 6.2). No portion of a detention basin co-located with a neighborhood park shall receive park credit. Details regarding the provision of stormwater detention basins on park sites are detailed in Chapter 8, Public Facilities and Services.

Pocket Parks

Pocket parks are small open space areas that are located in residential neighborhoods. These parks, up to 3 acres in size, may be strategically located in neighborhoods, and provide recreational opportunities within a short walking distance from residential units. Pocket parks may provide areas for passive recreation, including play areas for small children, seating areas, and picnic areas. If a development proposes a pocket park, the location should be identified in a tentative map or subdivision map.



Note: Refer to Parks & Recreation Policy 16 and Stormwater Policy 6 & 7 for information regarding use/construction and re-location of basins and parks.

This diagram is for conceptual purposes only. Quantities, volumes and final basin design shall be approved by the City.

FIGURE 6-2 CONCEPTUAL DRAINAGE BASIN

Table 6-2 City Park Basic Elements	
Park Size	<input type="checkbox"/> 20-40 net acres
Service Area	<input type="checkbox"/> Citywide
Location	<input type="checkbox"/> Proposed along Harter Parkway, south of Lincoln Road
Potential Design Elements	<input type="checkbox"/> A multi-purpose building/community center for social gatherings, recreation programs, etc. <input type="checkbox"/> Perimeter walking and jogging paths <input type="checkbox"/> Lighted baseball / softball fields (both youth and adult) <input type="checkbox"/> Basketball / tennis courts <input type="checkbox"/> Grass turf area for soccer fields <input type="checkbox"/> Community pool / swimming complex <input type="checkbox"/> Aquatic center / areas for water play (as appropriate) <input type="checkbox"/> Frisbee golf course <input type="checkbox"/> Group picnic areas with barbecue pits and large shade structures <input type="checkbox"/> Individual and small group picnic areas with tables and individual barbeques <input type="checkbox"/> Seating areas shall be adjacent to play areas and picnic areas <input type="checkbox"/> Trees and structures to provide shade as appropriate in play areas, picnic areas, and seating areas <input type="checkbox"/> Potential on-site parking areas <input type="checkbox"/> Storage / maintenance service facility <input type="checkbox"/> Passive open space area <input type="checkbox"/> Dog park <input type="checkbox"/> Separate play areas and equipment for children <input type="checkbox"/> Permanent restroom structures / concession building <input type="checkbox"/> Drinking fountains <input type="checkbox"/> Trash receptacles <input type="checkbox"/> Any use permitted in Neighborhood Parks

**Table 6-3
Community Park Basic Elements**

Park Size	<input type="checkbox"/> 10 to 20 net acres
Service Area	<input type="checkbox"/> 1/2 mile
Location	<input type="checkbox"/> Proposed along El Margarita Road
Potential Design Elements	<input type="checkbox"/> Children's play equipment, tot lots <input type="checkbox"/> Seating areas shall be adjacent to play areas, as well as group picnic areas <input type="checkbox"/> Small group and individual picnic areas with tables and individual barbeques <input type="checkbox"/> Youth and adult ball fields (softball, skinned infield ball fields, soccer fields) <input type="checkbox"/> Multi-purpose courts, basketball half courts, tennis courts (may be lighted) <input type="checkbox"/> Trees and structures to provide shade as appropriate in play areas, picnic areas, and seating areas <input type="checkbox"/> Storage / maintenance service facility <input type="checkbox"/> Water play, aquatic center as appropriate <input type="checkbox"/> Community center / recreation facility <input type="checkbox"/> Restrooms / concession building <input type="checkbox"/> Open turf areas <input type="checkbox"/> Drinking fountains <input type="checkbox"/> Small open turf areas for non-organized field play <input type="checkbox"/> Walking paths <input type="checkbox"/> Trash receptacles

6.7 Multi-Use Trails

Proposed multi-use trails are located throughout the Plan Area. These trails shall connect residential units to neighborhood focal points, such as parks and schools. The locations of proposed multi-use trails are generalized and should be sited within the vicinity of parks and other neighborhood activity centers to provide connections. Locations of multi-use trails will be detailed through the use of tentative maps and improvement plans. Connection points to surrounding residences shall occur at local streets and through day-lighted cul-de-sacs.

Multi-use trails shall be a minimum of 10 feet wide (refer to Figure 6-2). Multi-use trails are recommended to serve as maintenance roads within parks. Trails may be composed of concrete, porous pavement, or other material as determined by the City. Trails shall include landscaping elements including shade trees along portions of the trail. Exact size and location of trails will be determined through tentative maps or development agreements.

6.8 Joint-Use Parks and Schools

There are two proposed school sites that directly adjoin the southern City Park, a K-8 school along a proposed minor collector and a high school along the southern Plan

Area boundary at Bogue Road. This provision will allow for shared use of facilities that are developed adjacent to school property that will be made available for use by the community at large, allowing for maximized use of these facilities through the establishment of a joint-use agreement. The joint-use of facilities capitalizes on existing resources, prevents unnecessary duplication of services already being provided, and helps to preserve other valuable land in the community. The school district benefits as well because recreational facilities will be larger than typical schoolyard amenities, as well as allowing the financial responsibilities of operation and maintenance to be shared. Under the agreement, school recreation facilities may be made available to the community as a whole after school hours.

To establish a joint-use of facilities, the City of Yuba City and the Yuba City Unified School District are encouraged to enter into a joint-use agreement. This agreement will detail the policies for joint-use. Additionally, details regarding provision of services, as well as financial, operational, and maintenance responsibilities will be established in this agreement.

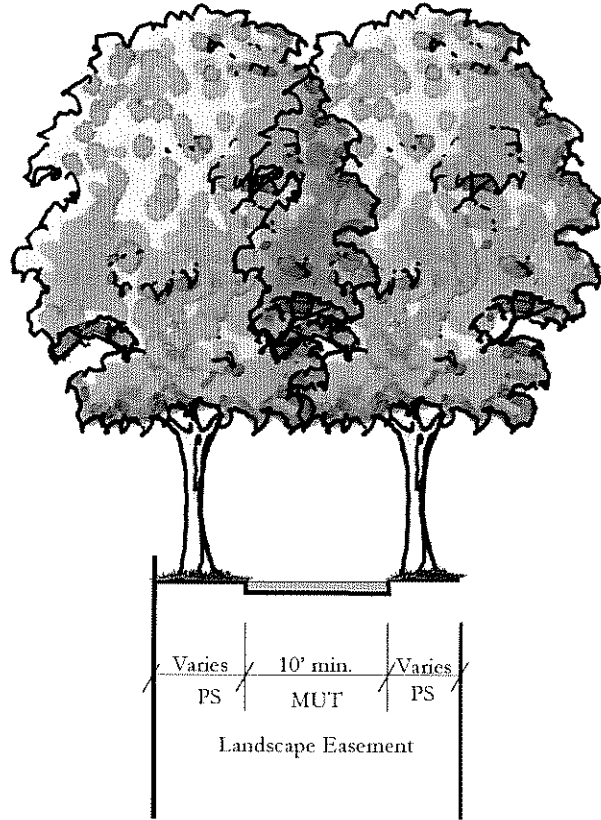


Figure 6-3 Conceptual Multi-Use Trail Next to Local Street Segment

Planting Strip (PS)

Varies

Multi Use Trail (MUT)

10 feet min.