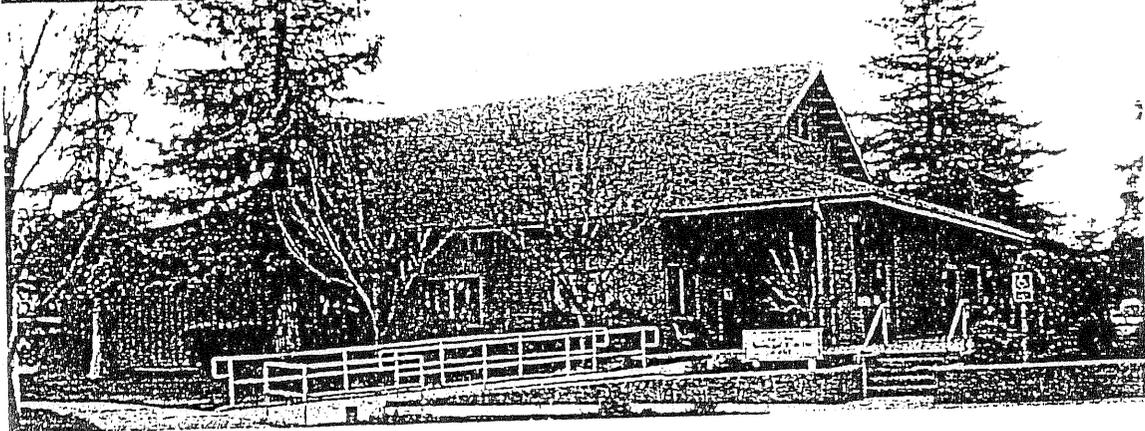
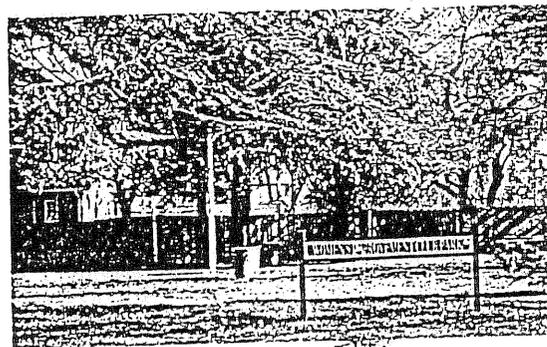
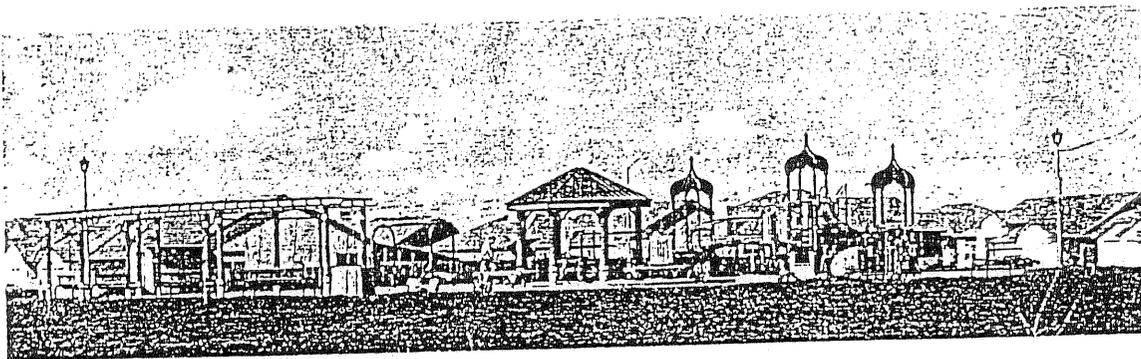


Dixon

Parks Master Plan



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1 INTRODUCTION

The City of Dixon enjoys a wonderful park system. The City's parks are diverse, ranging from the quaint Women's Improvement Club Park, to the burgeoning, sports-oriented Hall Memorial Park. The demand for park facilities is increasing as the community grows. In the late 1990's the City responded to the impact of residential growth with two new neighborhood parks and improvements to other recreation facilities. The City's Five Year Capital Improvement Program (CIP) and the Hall Park Master Plan include numerous future projects to satisfy the increased demand for recreation services that comes with growth. This Parks Master Plan is another step in the City of Dixon's program to provide its citizens a complete and varied park system. The Parks Master Plan emphasizes policies, standards and projects that will mitigate the impact of growth on park services. The time period covered by the Parks Master Plan corresponds with the 1993 General Plan which projects that all of the currently planned residential growth will be built out by the year 2010.

1.1 PURPOSE

The purpose of the Parks Master Plan is four-fold:

1. To provide a policy "bridge" between the City's General Plan and the CIP. The General Plan sets broad policies and standards for recreation. The CIP is a detailed budget and schedule for constructing specific parks and improvements. The Master Plan is the link between the two documents in which the City Council evaluates needs and sets policies to guide the preparation of the CIP and the planning for specific projects.
2. To recommend amendments to the General Plan that will facilitate coordination of General Plan policies for public facility development with the Parks Master Plan and the CIP.
3. To provide a detailed list of specific projects that are needed 1) to complete the park system and 2) to mitigate the impact of growth on recreation services.
4. To provide documentation for the calculation of impact mitigation fees.

1.2 RELATION TO THE GENERAL PLAN

This Master Plan is intended to implement the General Plan, with special emphasis on the Public Services and Facilities Element. As such, the Master Plan is consistent with the General Plan. The Parks Master Plan includes a number of recommendations to amend the General Plan, however, these changes are for coordination and clarification purposes and do not change the intent or direction of the General Plan. For conditions where policies or standards on a given issue are not provided by the Parks Master Plan, the standards of the General Plan would continue to apply.

1.3 ORGANIZATION

This introduction is followed by housing and population projections to the year 2010. These projections provide the basis for determining the need for parkland. The demographic data also points to the type of facilities and services that should be offered in Dixon's parks. The main body of the Master Plan is Section 3, Park Policies, Projects and Standards. Section 3 assesses the need for additional parkland and relates planned parks and improvement projects to the needs of existing and future residents. Specific policies and level of service standards are set for park facilities. The level of service standards are used to measure the need for various projects and for determining the portion of project costs that should be paid by new development. The final section sets policies for implementing the Master Plan.

2 THE PLANNING CONTEXT

The City of Dixon is gradually transitioning from its origins as a small, agriculturally oriented village to a more suburban commuter community with a broadening economic base. The population has grown from 7,541 in 1980 to an estimated 15,100 in 1999. This growth has been fueled by the community's attractiveness as a small town and the relatively low cost of housing in Dixon compared to other San Francisco Bay Area communities. In 1986, the voters of Dixon passed Measure "B," which limits the annual growth in residential units to three percent. Measure "B" is designed to achieve an 80% to 20% balance of single-family to multi-family housing units. Dixon is a managed growth community with most of its recent development attributable to relatively affordable family housing. This development pattern – a community of families – is a principle factor shaping the Parks Master Plan.

2.1 GENERAL PLAN PARK AND RECREATION POLICIES

The City Council's principle policy statements on park development are contained in eight policies of the General Plan Public Services and Facilities Element. These policies can be summarized as follows:

1. *Diversity* – the park and recreation program is to offer a range of facility types and sizes to address the diverse needs of the community.
2. *Quality* – neighborhood and community parks will be high quality; this quality will be maintained for existing and future residents.
3. *Convenience* – facilities will be located for easy access, with emphasis on young, elderly and handicapped pedestrians.
4. *Equity* – facilities will be equitably distributed throughout the City.
5. *Neighborhood services* – local recreation facilities will be provided to each neighborhood area in general proportion to the citywide distribution.
6. *Community-wide facilities* – facilities designed for use by the entire community, as distinguished from neighborhood facilities, will be provided.
7. *Parkland standard* – the City will maintain a ratio of at least 5 acres of parkland for each 1000 residents.
8. *Mitigation* – the City will require new residential development to dedicate land and pay fees to mitigate the impact of development on recreation facilities. Land and fees acquired in this manner will be used for park facilities to maintain the 5 acres per 1000 persons standard.

Since adoption of the General Plan in 1993, the City has implemented these policies through the Capital Improvement Plan (CIP) and in the development review process. This Master Plan strengthens General Plan implementation by documenting the need for projects in the light of General Plan policies. Further, the Master Plan sets policies and standards against which projects can be measured to document that they are consistent with and implement the General Plan.

2.2 PROJECTIONS

Demand Variables

A key decision in determining park needs and assigning the responsibility for facility cost is the selection of a demand variable. It is not practical to measure and assign the demand for park development to particular users. For example, a person's use of the park system will vary as they age, as their children grow and if the individual becomes disabled. Therefore, it is appropriate to use total population as the demand variable that correlates most closely with the distribution of demand for park services. At the same time, demographics, particularly age characteristics, should be considered in the design of the overall park system.

Population and Housing Projections

The small town atmosphere and the relative affordability of housing in Dixon was a principle factor in the community's growth through the 1990's. The development pattern over the past decade closely followed the mandate of Measure "B," with the result that the city achieved an 80/20 ratio of single family to multi-family housing.

	Population	Housing-		
		Total	Single Family Detached	Multi-Family ³
1990 ¹	10401	3555	2649	906
1999 ²	15110	5091	4145	946

¹ Source: U.S. Census

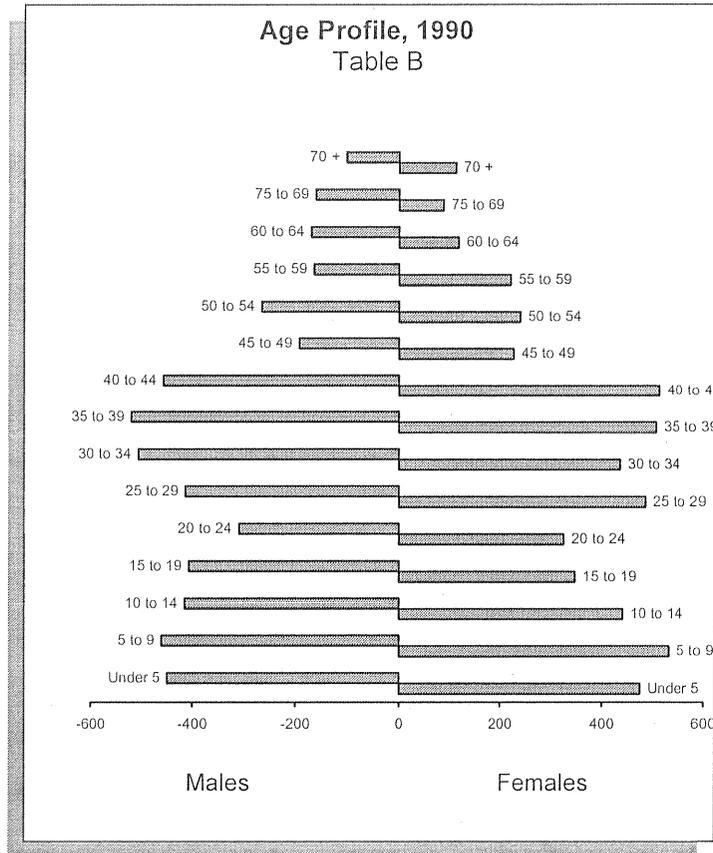
² Source: California Department of Finance

³ Includes mobile homes

The age profile for 1990 (**Table B**) depicts a family-oriented community. Factors supporting this conclusion are the relatively high proportion of children from under 5 to 10 years old, and the large number of adults in the child-raising age groups. The significant number of women from 20 to 34 suggests continuing increases in the number of children from local births as well as move-ins. The 1990 age profile reflects a housing market that is attractive and affordable to couples raising families. Although more recent age data is not available, the continuing growth in residential development through the 1990's, especially the emphasis on single-family housing, shows that Dixon's character as a family-oriented community has continued since the last census.

The age profile suggests the following park needs:

- informal play areas in neighborhoods for younger children;
- neighborhood parks for family-oriented leisure activities;
- organized sports facilities for older children and teens;
- organized sports facilities for adults;
- facilities for the special needs of the growing number of senior citizens in the community;
- cultural facilities for all ages.



In early 2000 only two areas remained for residential development to reach “build-out” under the urban development policies of the 1993 General Plan: Southpark and Southwest Dixon. City staff has determined that approximately 158 infill units can be built outside the two principle remaining growth areas.

	Population	Housing	
		Single Family Detached	Multi-Family
January 1999 ¹	15,110	4145	946
1999 Construction ²	279	84	4
Infill	158	126	32
Southpark Plan	2,501	676	131
Southwest Plan	3,785	1122	99
2010 Projections	21,833	6143	1366

¹ Source: California Department of Finance

² Source: City of Dixon Community Development Department

Southpark is a 210-acre area at the southeast edge of the city limits. The approved Southpark Plan would permit up to 807 residential units. The Southwest Dixon Plan covers 469 acres and projects 1221 homes. Since January 1999, the date of the last population and housing estimate, 88 residential building permits

have been issued. The estimated numbers of persons per household is 3.1 based on 1999 California Department of Finance estimates. Housing and population projections to the year 2010, the time period projected for build out under the 1993 General Plan, are shown in **Table C**. The projections will be used to measure the need for additional land and facilities to implement General Plan park and recreation policies.

3 PARK POLICIES, PROJECTS AND STANDARDS

The City of Dixon maintains a system of neighborhood and community parks to support a range of recreational programs. Neighborhood parks are designed to provide open space and basic recreational facilities for the residents who live in the vicinity of the park. Community parks provide for organized sports and major facilities used for people from all areas of the community. Community parks offer facilities such as swimming pools, Little League fields and community centers. Community parks also provide neighborhood park services to nearby areas.

Residential development directly impacts the delivery of neighborhood and community park services by adding to the demand and reducing the availability of parks for people already living in the community. The City of Dixon mitigates this impact by requiring residential developers to dedicate land for parks (or to pay a fee equivalent to the value of the land dedication) and to pay fees for the improvement of parklands. The following section analyzes the need for additional parkland and facilities to accommodate projected growth. Level of service standards, which are implicit in the projects the City has planned to date, are recommended along with policies and programs that provide a link between General Plan policies and the needed projects.

3.1 Land for Parks

The General Plan sets a level of service standard for the amount of land needed to meet the community's overall service needs in Public Services and Facilities Policy 23:

“The City shall maintain a ratio of at least 5 acres of parkland for each 1000 Dixon residents.”

Existing and planned parks with corresponding acreage data are listed in **Table D**. Completion of the planned park facilities would achieve the 5 acres per 1000 persons ratio specified by Policy 23. Land for the two planned neighborhood parks and the planned community park has not yet been acquired. The land for these facilities will be secured as a condition of development in the Southpark and Southwest areas.

Existing and Planned Parklands Table D	
	Acreage
Existing Facilities	
Neighborhood Parks	
Patwin	4.93
Conejo	3.61
Community Parks	
Hall Memorial	52.30 ¹
Northwest	22.53
Other Parks	
Women's Improvement Club	.65
Linear park	1.75 ²
<i>Subtotal, Existing Facilities</i>	<i>85.77</i>
Planned Facilities	
Neighborhood Parks	
Southpark Neighborhood	5.0
Southwest Neighborhood	3.0
Southwest Community	4.6
Community Parks	
Southwest community	15.4
<i>Subtotal, Planned Facilities</i>	<i>28.0</i>
Total Acreage at Build Out	113.74
Projected Population at Build Out	21,833
Acres per 1000 persons	5.2

Notes: 1. Excludes land set aside for owl habitat.
2. Does not include 3.5 acre pathway.

Policy 23 supports implementation of the Quimby Act, the California law that permits cities to require dedication of land for park or recreational purposes at a ratio of up to 5 acres per 1000 residents as a condition of subdivision approval. Other relevant requirements of Quimby include:

- The City must have an ordinance setting out the requirement to dedicate land or pay fees in-lieu of land dedication.
- The ordinance must include definite standards for determining the proportion of the subdivision to be dedicated and the amount of fee to be paid.
- The land or fees are to be used only for developing new parks or rehabilitating existing park or recreational facilities to serve the subdivision.
- The amount and location of land to be dedicated must bear a reasonable relationship to the use of the park and recreational facilities by the future residents of the subdivision.
- The City must have a general plan or specific plan containing policies and standards for park and recreational facilities in accordance with definite principles and standards.
- The City must develop a schedule specifying how, when and where it will use the land or fees or both to develop park or recreational facilities.

The policies, standards and recommended actions in the Parks Master Plan provide the policies, standards and principles required by Quimby. This Master Plan also demonstrates the “reasonable relationship” between the amount and location of land required for dedication and the use of facilities by future residents. The City’s Parkland Dedication Ordinance (Municipal Code, Section 10.22, current; Section 10.16, proposed) complies with the Quimby Act. The ordinance should be updated to include the current land dedication ratio and to reflect current data on the average number of persons per dwelling unit.

3.1.1 PARKLAND NEEDS

Based on the projected General Plan build out population of 21,833 people by the year 2010 and the existing park land inventory of 85.77 acres, at least 25 additional acres must be acquired to mitigate the impact of growth and comply with the General Plan service standard of 5 acres of park land per 1000 persons. The Parks Master Plan recommends acquisition and development of 28 additional acres reflecting policy commitments in the Southpark Plan and the Southwest Dixon Plan as discussed below.

Recommendations

Land dedication policy:

- Continue to apply the Parkland Dedication Ordinance to acquire land for parks and recreational facilities according to the standards in the General Plan and the Parks Master Plan.

Actions

- Amend General Plan Public Services and Facilities policies to establish role of the Park Master Plan in setting policies standards and principles for parkland acquisition and development.
- Require the dedication of 28 acres of appropriately located land for neighborhood parks in the Southpark and Southwest Dixon areas and for a community park in Southwest as a condition of development in order to mitigate the impact of growth on existing park facilities.
- Update the Parkland Dedication Ordinance.

3.2 Neighborhood Park Services

The City of Dixon currently provides neighborhood recreation facilities at four parks:

- **Patwin Neighborhood Park** is located on West H Street between Pheasant Run Drive and Brians Way. The park is completely surrounded by residential development and is designed to meet the basic recreation and open space needs of nearby residents. Features include a large children's play area, group picnic area, fitness apparatus and a basketball half court. The park includes extensive turf and landscaped areas.
- **Conejo Neighborhood Park** is bordered by Gill, Deck and Fulmor Drives and by Wiegand Way. This park is also surrounded by homes and is designed primarily to serve nearby residents. Features include a children's play area, gazebo, picnic areas, turf and landscaping.
- **Hall Memorial Park** is a community park with facilities designed to meet the needs of the entire community as well as neighborhood park amenities for residents within walking distance. The park is located on Mayes Street between South 4th and 5th Streets. At least 3.0 acres of neighborhood park facilities are provided including picnic areas, two children's play areas, open turf and play areas and walking paths.

- **Northwest Park** is the city's second community park, also providing neighborhood park facilities. Located at the intersection of West H and North Lincoln Streets, Northwest Park is surrounded by residential development. Park facilities geared to the neighborhood include at least 4.0 acres including picnic areas, a basketball court, two children's play areas, turf landscaping walking paths and barbecue pits.

The City also plans to build three additional parks over the next ten years to mitigate the impact of growth on existing facilities and to meet the needs of future residents in the Southpark and Southwest areas:

- **Southwest Community Park** will include areas and facilities designed to meet the surrounding neighborhood's recreation needs. Major community-wide amenities, such as a swimming pool, will be the principle features of this park and are discussed in later sections of the Park Master Plan.
- **Southwest Neighborhood Park** is planned as a neighborhood park to service the existing neighborhoods in the south central area of the city that are currently more than one-half mile for any park facility as well as the two growth areas.
- **Southpark Neighborhood Park** would be built to serve the planned Southpark neighborhood.

The City of Dixon plans and operates neighborhood park facilities based on a service radius of one-half mile, which is set by the General Plan. **Table E** summarizes service areas for existing and planned neighborhood park facilities. Service areas are shown on Map 3-1.

Neighborhood Park Services Table E	
Neighborhood Park Facilities	Acreage
Existing Facilities	
Conejo	3.6
Hall Memorial	3.0
Northwest	4.0
Patwin	4.9
Planned Facilities	
Southpark Neighborhood	5.0
Southwest Neighborhood	3.0
Southwest Community	4.6
Total Acres	28.1
Population, 2010	21,833
Acres/1000 Persons	1.2

One-half mile is a reasonable service area standard for neighborhood parks:

- It is commonly used as a standard in California cities.
- It is comparable to the distance elementary age children walk to school.
- It would provide neighborhood park services to all residential neighborhoods at build out under the 1993 General Plan.

Neighborhood Park Facility Needs

The analysis of parkland needs in the preceding section documents the need for an additional 25 acres of parkland to maintain the minimum level of service standard of 5 acres per 1000 persons as required by the General Plan. The Parks Master Plan recommends that 28 acres of parkland be acquired and improved as specified in the South Park Plan and the Southwest Dixon Plan. Based on a location service standard of neighborhood park facilities within one-half mile of every residence, three additional parks must be built to accommodate growth planned for the Southpark and Southwest areas. The one-half mile service area measurements depicted on Map 3-1 demonstrate this need.

Recommendations

Neighborhood Park Policies

- Neighborhood park services are provided at designated neighborhood parks and in community parks. Neighborhood park services and facilities are designed to provide informal outdoor recreation and leisure opportunities for all age groups within easy walking distance of homes.
- Typical neighborhood park services include children's play areas, picnic tables and barbecues, small scale sports facilities such as basketball half courts, and turf and landscape areas for strolling and informal sports.
- The level of service standard for neighborhood parks is:
 - Level of service – 1.2 acres per 1000 persons
 - Service area – one-half mile
 - Minimum size – 3 acres

Actions

- Amend the Public Services and Facilities Element of the General Plan to set the level of service standard for neighborhood park services at 1.2 acres per 1000 persons.
- Construct a neighborhood park of at least 3 acres in the Southwest planning area.
- Construct a neighborhood park of at least 5 acres in the Southpark planning area.
- Construct at least 4.6 acres of neighborhood park facilities in the Southwest community park.

3.3 Community Park Services

Community parks are designed to meet the need for large-scale recreation facilities designed to serve the entire community. Community parks are typically twenty acres or larger. These parks offer facilities that require large areas including playing fields for organized sports, such as Little League and adult soccer. Community parks also provide specialized facilities, such as swimming pools, which, because of costs, are most efficiently operated at centralized locations. Cultural features, including community centers, are typically located at community parks, which serve as central gathering places. Because of the large size of community parks, they are an important open space element in built-up areas. Finally, community parks in suburban settings like Dixon should be designed to include neighborhood park services for the immediately surrounding area. Many community park users come to the park by car, and community parks are designed accordingly.

3.3.1 Community Park Inventory

The City of Dixon currently operates two community parks. A third community park is planned for the Southwest area to accommodate build out of the General Plan. Community parks include:

- **Hall Memorial Park** is 52.3 acres of which approximately 19.4 acres are undeveloped. This park is a true community center. The May Fair grounds border the park at the southwest corner, and City Hall is located on the north edge of the park. The Senior/Multi-Use Center, which functions as a community center, is located on the grounds, as is the City swim center. All Dixon Little League games, Dixon Girls Softball, all adult softball games and tennis are played at Hall Park. Large areas of the park are in turf and landscaping with benches and picnic facilities and other amenities for informal recreation and leisure. Hall Park serves as a neighborhood park for homes within a half-mile radius. Planned improvements include additional Little League and soccer fields, a roller hockey/soccer arena and a skate park.
- **Northwest Park** is approximately 22.5 acres and is essentially fully developed. The most notable feature of this park is the large soccer fields. Most, but not all, organized soccer games are played at Northwest Park. Other facilities at the park are a group picnic area, play equipment areas and a basketball court. Areas of Northwest Park provide neighborhood park services to residents within a half-mile radius.
- **Southwest Community Park** is planned for 20 acres in the Southwest Dixon Plan area. Planned facilities include a community center, a community swimming pool, multi-purpose fields, tennis courts and landscaped passive use areas. Southwest Community Park will provide neighborhood park services to nearby residents.

3.3.2 Community Park Facilities Analysis

This section analyzes the need for the community park facilities that have been included in the City of Dixon's Capitol Improvement Program. Level of service standards are provided for each facility type to assist with setting rates for growth impact mitigation fees. Existing and planned community park facilities are listed in Table F on the following page.

Dedicated Soccer Fields

The demand for soccer fields, particularly for the youth leagues, exceeds supply. Portions of the demand for children's soccer can be met on multi-purpose fields (see below). The draft Hall Park Master Plan includes 3 additional acres for a dedicated soccer field (fully improved to game standards) at Hall Park. This project would complete the City's soccer facilities development program to build out of the General Plan.

Recommended service level: 0.412 acres per 1000 persons.

Multi-Purpose Fields

Multi-purpose fields are expansive, flat, turfed areas of community parks that can be programmed for organized sports activities such as children's soccer and is available for informal sports such as weekend "pick up" games. Multi-purpose fields can be used for different sports from season-to-season. For example, a multi-use field can be designed to accommodate three softball fields in the summer months, with easy conversion to an adult soccer field in the fall season. The flexibility of multi-purpose fields increases the number of sports enthusiasts who can be served. When fully developed, Dixon's community parks will have 12.95 acres of multi-purpose fields.

Recommended service level: .593 acres per 1000 persons.

Passive Use Areas

Passive use areas may be flat or gently rolling, turfed with an occasional tree, or densely landscaped. Passive use areas are available for leisure non-sport activities (flying kites), strolling, picnicking and as an open space visual "relief valve" in built-up areas of the community. Passive use areas are also decorative landscape features. They are the open spaces that link together the more formally developed areas of community parks. There are no well recognized standards for how much passive area acreage should be in a community park. Effective and aesthetically pleasing passive use areas are simply the result of good park design. The Capital Improvement Plan has scheduled approximately 6.5 acres of passive use area to be added to Hall Park. Southwest Community Park will have slightly more than 7 acres of passive use area. When fully developed, Dixon's community parks will have approximately 33 acres of passive use areas.

Recommended service level: 1.540 acres per 1,000 persons.

Community Park Facilities
Existing and Planned
Table F

Community Park	Dedicated Soccer Fields	Multi-purpose Fields	Passive Use Areas	Roller Hockey/Soccer Arena	Community Centers	Skate Park	Youth Baseball	Swim Facilities	Tennis Courts	Total
Hall										
Existing		6.20	10.10		.40		9.70	.60	1.30	
Planned	3.00		6.50	.75		.50	10.10	.15		
Park Subtotal										49.30
Northwest										
Existing	6.00	2.75	9.78							
Planned										
Park Subtotal										18.53
Southwest										
Planned		4.00	7.25		1.75 ¹			1.75 ¹	.65	
Park Subtotal										15.40
Total at Build Out	9.00	12.95	33.63	.75	1.15	.50	19.80	1.50	1.95	83.23

Note: Includes one acre of parking

Roller Hockey/Soccer Arena

Roller hockey is a new sport popular with teens and young adults. This sport is very appropriate for the age profile of the Dixon population. A roller hockey arena requires a paved surface, low sidewalls and may be covered and lighted. The arena can also be configured for indoor soccer. The facility itself is typically 220 feet by 100 feet and requires three quarters of an acre of land area. A roller hockey/soccer arena is included in the 1998 –2003 Capital Improvement Program for construction in Hall Memorial Park. This arena will add diversity to community-wide recreation programs.

Recommended service level:

- A single arena is planned to serve the community at build out.
- The numerical service level ratio is .034 acres per 1000 persons.

Community Centers (revised per Resolution No. 02-086 attached)

Currently the Senior/Multi-Use Center at Hall Memorial Park serves as a community center. The Center includes an assembly hall, arts and crafts room, social room and kitchen. At 5,700 square feet, the Multi-Use Center is not large enough and does not have the appropriate facilities to meet the leisure, recreation and cultural needs of the existing population. This deficiency will be exacerbated by the impact of continuing growth. Expansion of the facility is not considered feasible because the area around the center is already developed.

The Southwest Dixon Plan includes a concept plan and supporting policies for construction of a 15,000 square foot community center that would service all Dixon residents at build out. Planned facilities will be suitable for community meetings, indoor recreation classes, art and musical events, party rentals. Final plans may also include a gym and stage. A parking lot and site improvements would be part of the Southwest Community Park in which the community center will be located.

The Hall Memorial Park Senior/Multi-Use Center and the Southwest Community Center are judged by the Recreation and Community Services Department and the City Council to be adequate to serve the city population at build out in the year 2010.

Recommended service level:

- The 20,700 combined square footage of the Senior/Multi-use Center and the planned Southwest Dixon Community Center is deemed adequate to meet the needs of the projected 2010 build out population.
- The numerical service level ratio is 948 square feet per 1000 persons.

Skate Park

A broad range age groups enjoy roller-skating. In recent years this has increased with the growing popularity of in-line skating and skate boarding. The skate park planned for Hall Memorial will consist of a concrete paved skating area, and space for benches for changing and watching the skaters. Surrounding passive use areas will provide a landscape backdrop, and nearby parking will support the facility.

Recommended service level:

- The approximately ½ acre skating area planned for Hall Memorial Park will add diversity to the City’s recreation program. This component of the City’s overall recreation program will be limited to the planned skate park at Hall Memorial to meet the community’s needs through build out in the year 2010.
- The numerical service level ratio for skate park facilities is 997.6 square feet per 1000 persons.

Youth Baseball

The City of Dixon has a strong baseball program for young people, ranging from T-ball for the youngest grade school kids to senior competition for older teens and young adults. The Dixon Little League’s program (distinguished from informal pick-up games) is centered at Hall Memorial Park. Existing and planned youth baseball facilities are listed in Table F.

The community’s Little League program is burgeoning as children move up through grade school and more families move to the city. The City will meet the growing demand for Little League play space with a planned “wagon-wheel” complex of four fields and a concession facility.

The circular design uses park space efficiently and puts concession and restroom services in the center of the complex. Upgrading Hall Memorial Park to meet this need will require moving and redeveloping various existing facilities including the senior field. Areas of the park that are currently vacant will be developed as well. On completion, youth baseball facilities at Hall Park will have been more than doubled to serve the entire community at build out of the General Plan in 2010.

Youth Baseball Program Hall Memorial Park <i>Existing and Planned Facilities</i> Table F		
	Existing	Planned Additional
T-ball fields	2	
A-minor/B-minor fields ¹	3	
Majors field	1	
Senior Field ²	<1>	1
Dedicated Little League fields		4
Restroom/concessionaire	1	1
Acres	9.7	10.1

- Notes: 1. Two of the minor fields will be replaced by Little League fields.
 2. The existing senior field will be replaced with a new senior field.

Recommended service level:

- The 20-acre complex of youth baseball facilities planned for Hall Memorial Park is needed to serve the city's planned build out population at the year 2010.
- The numerical service level standard for youth baseball services is .906 acres per 1000 persons.

Swim Facilities

The City of Dixon Park and Community Services Department operates a 6 lane, 25-yard pool at Hall Park. Dixon's hot summer climate and the community's young age profile make this small pool very popular for classes, recreation and competitive swimming. However, with its limited capacity, the swim facility is not able to meet the needs of a growing community. Two projects have been planned by the City Council to mitigate the impact of growth on the aquatic program and provide adequate service for the planned build out population:

- A **Toddler Pool** at Hall Memorial Park for wading and lessons for non-swimming youngsters. The existing facility is not adequate for the smallest children and requires extra supervision under the existing over-crowded conditions. The toddler pool will be approximately 1,100 square feet and will be integrated into the existing pool facility.
- A **Community Pool** at Southwest Community Park, adjacent to the planned community center. This will be an 8-lane, 25-yard pool. The pool will be L-shaped to provide a diving area or recreational aquatic play area; it will total approximately 6,400 square feet. An auxiliary building including dressing areas, showers, restrooms, office space and mechanical equipment will be at least 3,800 square feet. The community pool will share parking facilities with the Southwest Community Center.

Recommended Service level:

- The combined resources of the Hall Memorial Park swimming pool and wading pool and the planned Southwest Dixon community pool are needed to provide adequate aquatic services for the City's planned build out population at the year 2010.
- The numerical level of service for swim facilities is 508 square feet of pool area per 1000 persons.

Tennis Courts

The City of Dixon has six public tennis courts, all located at Hall Memorial Park. The demand for court time is expected to increase with continuing residential growth. This need can be met by the construction of three additional tennis courts at Southwest Dixon Community Park or at Patwin Park.

Recommended service level:

- Based on the current demand for existing tennis courts, the planned total of 9 courts will provide an adequate level of service for the city's population at build out in the year 2010.
- The numerical level of service for tennis courts is approximately one court per 2500 persons or .089 acres per 1000 persons.

Recommendations

Community Park Policies

- Community parks provide large-scale recreation facilities and services that cannot be provided at neighborhood parks.
- Typical community park services include swim pools, multipurpose/soccer/softball fields, Little League facilities and community centers.
- The level of service standard for community parks is
 - Level of service – 3.8 acres per 1000 persons
 - Service area – citywide
 - Minimum size – 15 acres

Actions

- Construct the improvement projects listed in this Master Plan for Hall Memorial Park
- Construct a community park of at least 20 acres in the Southwest Dixon Specific Plan Area
- Amend the Public Services and Facilities Element of the General Plan to set a level of service standard for community parks at 3.8 acres per 1000 persons.
- Amend the Public Services and Facilities Element to include the definition of community parks described in the Community Park Policies above.

3.4 Other Park Facilities

Two facilities - the Women's Improvement Club Park and the Linear Path - are unique to the overall park system. As one-of-a-kind facilities they do not lend themselves as well to the analysis of community needs and level of service standards that are emphasized in this Master Plan.

- Women's Improvement Club Park is Dixon's oldest park. It is located on .65 acre in downtown Dixon on North First Street at East C Street. The park has large, mature trees, and the public library is at the south side of the park. The Women's Improvement Club Park is home to festivals and activities such as Lambtown, the Christmas Tree Lighting, and Movies in the Park. Women's Improvement Club Park provides open space relief in the built up downtown environment. It is a valuable cultural and historic resource that helps to define the community's character.
- The Linear Path is 5.2 acres in area, extending from Regency Parkway to North Lincoln Street. The path consists of 3,800 linear feet of 10-foot wide pathway over a Solano Irrigation District pipeline easement (totaling 3.5 acres) and a 1.7-acre park area at the North Lincoln Street end of the path. Ultimately, the Linear Path will connect residential areas of the neighborhood to a school that is planned at the path's midway point. Pedestrians, bicyclists and in-line skaters use the path for recreation and getting from one point to another in the neighborhood. The path includes landscaping, par course stations and benches. The open space terminus at North Lincoln Street is turfed. The portions of the Linear Path in the SID easement are not considered part of the park because of its primary use as a path and its limited recreation value.

Recommendations

Special Park Facilities Policies

- Continue to maintain the Women's Improvement Club Park as an important historic, cultural, recreation and open space resource.
- Continue to maintain and operate the Linear Path as a neighborhood amenity.

4 Implementing the Parks Master Plan

The Park Master Plan evaluates the need for parks based on the general standard of at least 5 acres for every 1000 persons as required by the Public Services and Facilities Element of the General Plan. Service standards for specific types of recreation facilities have been deduced from existing facilities and projects contained in the approved Capital Improvement Plan. Based on this analysis, an additional 28 acres of land must be acquired and developed for parks to mitigate the impact of residential growth projected by the 1993 General Plan. Also, undeveloped acreage in Hall Memorial Park must be improved with projects described in this Master Plan to provide the level of service mandated by the General Plan. The principle means for implementing the Park Master Plan will be the development review process, the Capital Improvement Plan and the impact mitigation ordinances, especially the Park Dedication and the Park Improvement Fee ordinances. Each of these implementation tools is discussed below, beginning with the role of the Park Master Plan.

4.1 Role of the Master Plan

The Master Plan is the “bridge” between the General Plan and the programs that implement the Public Services and Facilities policies. The Master Plan assesses the need for specific facilities and establishes policies to guide the development of the park system. The Master Plan also sets level of service standards, which are used to evaluate the adequacy of facilities and to calculate mitigation fees and land dedication requirements. The Master Plan should be reviewed and updated by the Parks and Recreation Commission and the City Council at public hearings at least once every five years. Adoption by the Council makes the Park Master Plan official policy, which is implemented by staff, the Planning Commission and the City Council in designing park facilities and in the expenditure of capital funds. The updating process allows the City to reassess needs and make periodic adjustments between updates of the General Plan.

Recommendations

General Plan Public Services and Facilities Element

- Amend the General Plan to include the following policy:

“Prepare a Park Master Plan to guide park planning and expenditures for parkland acquisition and development. The Park Master Plan shall assess park and facility needs, set facility level of service standards, and list specific projects to provide a range of programs to meet the needs of the diverse age and interest groups of the community. The Park Master Plan shall be updated at least every five years.”

4.2 Five Year Capital Improvement Plan

The Five Year Capital Improvement Plan documents the improvements needed to accommodate residential growth and, in some cases, to improve existing services. The Capital Improvement Plan establishes a schedule for each needed facility based on its existing capacity or level of service and growth projections. The schedule includes a general list of projects needed through General Plan build out and a detailed list of public improvements to be started within five years along with a corresponding a five-year budget.

Recommendations

Capital Improvement Plan Policies

- Park and recreation improvements in the Capital Improvement Plan shall be consistent with the Parks Master Plan.

Actions

- Update the Five Year Capital Improvement Plan annually to reflect the Park Master Plan level of service standards and ongoing residential development.

4.3 Development Review

The remaining lands available for residential development are in the Southwest Dixon and the Southpark areas. A community park and a neighborhood park will be developed in Southwest, and a neighborhood park is planned for Southpark. It is anticipated that the Southwest and Southpark plans will be revised in the near term and that zoning for both areas will be adjusted accordingly. After these changes are in place, the principle vehicle for evaluating development proposals for these areas will be the subdivision review process. Careful attention should be given to park location and access during the subdivision review process to avoid conflicts with future neighbors and to assure the best delivery of park services. The level of service standards for community and neighborhood parks set in this Parks Master Plan must be followed.

Recommendations

Development Review Policy:

- The level of service standards for community and neighborhood parks and facilities shall be applied by City staff and the Planning Commission in the review of subdivisions and other development applications for the Southwest and Southpark planning areas.

Actions

- Require dedication of adequate land appropriately located for the Southwest community and neighborhood parks and for the Southpark neighborhood park.
- If judged appropriate at the time development applications are first proposed for the Southwest and Southpark areas, prepare concept plans for the parks scheduled for development in these areas. The purpose of this planning will be to assist City staff, the Planning Commission and the developer to coordinate their planning to achieve the most appropriate park and subdivision designs.

4.4 Park Dedication Ordinance

The City's Parkland Dedication Ordinance (Municipal Code section 10.22, current; section 10.16 proposed), adopted under the authority of the State of California Quimby Act, requires dedication of land and/or payment of fees in lieu of land for park purposes. This ordinance is the principle means for acquiring new parkland. The decision whether to accept land, fees or a combination is made during subdivision review. Projected growth due to development from 2000 to build out at the year 2010 is 6,723 people. At the level of service standard set by the General Plan, this could result in the dedication of another 34 acres, which, if added to the existing park system, would exceed the planned inventory of approximately 113.7 acres of parkland at General Plan build out. The Park Dedication Ordinance should be administered to assure that the planned inventory is not exceeded.

Recommendations

Park Dedication Policy

- Continue to apply the Parkland Dedication Ordinance to acquire parklands and fees in-lieu of land to the level of service standards specified by the General Plan and the Park Master Plan.

Actions

- In the Southwest and Southpark planning areas require dedication of land and payment of fees in ratios that will not cause the citywide park system to exceed the planned inventory of parkland at General Plan build out.

4.5 Park Improvement Fee

The City of Dixon has established a Park Improvement Fee, collected on all residential building permits, to finance the cost of park improvements needed to mitigate the impact of growth on recreation facilities. All of the parks and recreation facilities planned for development or improvement in the Parks Master Plan are potentially eligible for funding with Park

Improvement Fees at some level. The State of California Mitigation Fee Act governs the Park Improvement Fee ordinance. This law requires that cities imposing a fee as a condition of development approval do the following:

- *Benefit relationship* - Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- *Impact relationship* - Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
- *Proportionality relationship* - Determine whether there is a reasonable relationship between the specific amount of the fee and the cost of the specific project on which the fee is imposed.

The Parks Master Plan provides the basis for making the required findings. The *benefit relationship* is documented by establishing the projects for which fees will be collected and demonstrating that the facilities will be available to satisfy the needs of the residents who will live in the development that pays the fees. The benefit relationship is demonstrated in part by the service area standard that is set by the Parks Master Plan for each facility type. The *impact relationship* is shown by the growth projections and the analysis of facility needs to accommodate the growth. The facility needs are measured against the level of service standards set by the Master Plan. The *proportionality relationship* is determined by application of the level of service standards.

The Park Improvement Fee should be set so that a proportional share of the cost of facilities listed in the Master Plan for construction are paid for by projected residential development.

Recommendations

Park Improvement Fee Policies

- Continue to collect the Park Improvement Fee on new residential development and apply revenues to the cost of new and expanded park facilities consistent with the California Mitigation Fee Act. Update the fee structure annually to reflect changes in costs.

Actions

- Update the Park Improvement Fee rate based on data in the Parks Master Plan.

Attachment "A"

Proposed Revision to the Parks Master Plan

Community Centers:

Currently the Senior/Multi-Use Center at Hall Memorial Park serves as a community center. The Center includes an assembly hall, arts and crafts room, social room, and kitchen. At 5,700 square feet, the Multi-Use Center is not large enough and does not have the appropriate facilities to meet the leisure, recreational, and cultural needs of the existing population. This deficiency will be exacerbated by the impact of continuing growth. Expansion of the facility is not considered feasible because the area around the center is already developed.

The construction of an additional 15,000 square feet of indoor facility space is deemed necessary to meet the needs of the projected 2010 build out population. Construction of a 10,000 square foot community center in Southwest Dixon would serve the Dixon residents at build-out. Planned facilities will be suitable for community meetings, indoor recreation classes and sports, and party rentals. Parking lot and site improvements would be part of the Southwest Community Park in which the community center will be located.

A joint venture project with the Dixon Unified School District to construct a minimum 5,000 square foot performing arts center will meet the cultural arts needs of the community. The facility may be larger to accommodate additional needs of the School District.

The Hall Memorial Park Senior/Multi-Use Center, the Southwest Community Center and the joint venture Performing Arts Center are judged by the Parks & Recreation Commission and the City Council to be adequate to serve the city population at build out in the year 2010.

- The 20,700 combined square footage of the three facilities is deemed adequate to meet the needs of the projected 2010 build out population.
- The numerical service level ratio is 948 square feet per 1000 persons.

RESOLUTION NO.: 02 - 086
DATE: MAY 28 2002

RESOLUTION NO. 02 - 086

RESOLUTION AMENDING THE PARKS MASTER PLAN RELATING TO
COMMUNITY CENTERS

WHEREAS, The Parks Master Plan adopted in March of 2000 includes plans for a 15,000 square foot community center in the planned Southwest Development; and

WHEREAS, the Parks Master Plan describes this facility as serving the leisure, recreational, and cultural arts needs of the community; and

WHEREAS, the Parks & Recreation Commission recommends splitting out the cultural arts functions of this facility and redirecting the resources to a joint venture performing arts facility with the Dixon Unified School District.

THEREFORE BE IT RESOLVED, that the City Council of the City of Dixon approves the amendment to the Park Master Plan relating to Community Centers to read as in Attachment "A" attached hereto.

BE IT FURTHER RESOLVED, that this activity is found to be categorically exempt from CEQA as described in the City Guidelines section 02 "Exemptions".

PASSED AND ADOPTED THIS 28th DAY OF MAY 2002 BY THE
FOLLOWING VOTE:

AYES: Disney, Ferrero, Supriano, Vega, Courville

NOES: None

ABSENT: None

ABSTAIN: N
None

ATTEST:

Ann M. Beaman
CITY CLERK

Mary Ann Courville
MAYOR