

for Parks/Open Space Dev. Impact Fee  
Funding.

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Agenda Item No.  
November 24, 1992

TO: Honorable Mayor and City Council  
Attention: John P. Thompson, City Manager

FROM: Gregory J. Werner, Director of Community Development *GJW*

SUBJECT: RESOLUTION AMENDING THE PARKS AND RECREATION ELEMENT OF THE  
GENERAL PLAN TO REVISE THE PARKS RATIO STANDARDS AND MISCELLANEOUS  
OTHER CHANGES (GP-8-92)

DISCUSSION:

This City sponsored project proposes to amend the Parks and Recreation Element of the General Plan to revise the standards of park acreage provided per thousand residents, along with miscellaneous other changes. An amendment of this Element was approved by the Council in September of this year which provided for a range in the amount of acreage provided per thousand residents (i.e, 1.5-2.0 acres/1,000 residents for neighborhood parks and community parks; .85 to 1.0 acre/1,000 residents for City park). The ranges were previously chosen as the standard in order to provide for a level of flexibility in the total amount of existing and proposed parklands the City would have. The total amount of parkland would actually be a function of the total future population of the City.

When applying the standards to individual projects, however, this flexibility could create some uncertainty in the residential development process, which requires new development to provide for new park facilities. It is, therefore, more feasible to use a specific amount of required parkland as the standard for each category of park. The standard is proposed as follows:

- Neighborhood: 1.8 acres/1,000 residents for neighborhood parks
- Community: 1.7 acres/1,000 residents for community parks
- City: 1.0 acres/1,000 residents for City park
- Total: 4.5 acres/1,000 residents

Planning Commission Action:

The Planning Commission held a public hearing on the proposed General Plan amendment on November 3, 1992. The Planning Commission requested clarification that for neighborhood school parks, the required minimum six acres refers to the City owned portion of the park. Any acreage used jointly with an adjacent school site shall be in addition to the minimum six acres of City owned neighborhood school park site. A footnote was added to the Neighborhood Parks table to clarify this requirement. No one from the audience commented on the project. The Commission voted 5-0 to recommend that the City Council approve REA-38-92 and GP-8-92.

RECOMMENDATION:

1. By simple motion, approve the Environmental Assessment (REA-38-92), reaffirming a previous Negative Declaration, in accordance with the findings outlined in the staff report to the Planning Commission, dated November 3, 1992.
2. By simple motion, adopt the attached Resolution Amending the Parks and Recreation Element of the General Plan to Revise the Parks Ratio Standards and Miscellaneous Other Changes (GP-8-92), finding that the amendment will make the Parks and Recreation Element and the Comprehensive Parks, Recreation and Open Space Master Plan consistent with each other; that the amendment will not be detrimental to the public safety or welfare of the community; and that the amendment is consistent with the policies of the General Plan.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AMENDING THE PARKS AND RECREATION ELEMENT OF THE  
GENERAL PLAN TO REVISE THE PARKS RATIO STANDARDS AND  
MISCELLANEOUS OTHER CHANGES (GP-8-92)

WHEREAS, the City of Vacaville has adopted a General Plan in accordance with State law; and

WHEREAS, each element may be amended from time to time as the City Council deems fit, up to four times per year; and

WHEREAS, the Planning Commission of the City of Vacaville held a public hearing on November 3, 1992 and recommended that the City Council adopt General Plan Amendment (GP-8-92); and

WHEREAS, the City Council reaffirmed a previous Negative Declaration, finding that the no new environmental effects could occur as a result of this project;

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt General Plan Amendment (GP-8-92), consisting of the changes as shown in Exhibit A (Proposed Changes to the Parks and Recreation Element of the General Plan (GP-8-92):

I HEREBY CERTIFY that this resolution was passed at a regular meeting of the City Council of the City of Vacaville, held on November 24, 1992, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

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Kathleen M. Andronico, City Clerk

PROPOSED CHANGES TO THE PARKS AND RECREATION ELEMENT  
OF THE GENERAL PLAN (GP-8-92)

**Boldface** wording denotes revised or new text.

1. Page 2 - Community Parks paragraph - last two sentences. Change to read:

Community parks range in size from **10 to 40 acres**. Proposed community parks are programmed within the **25 acre** range.

2. Page 3 - first paragraph, change text to read:

Table 4-1 presents an inventory of the City's parks and recreational centers in **1992**.

Also, revise Table 4-1, Inventory of Parks and Recreation Centers, **1992**, as follows:

under Neighborhood Parks:

- change acreage for North Orchard park to **6.5**
- change acreage for Patwin to **8.0**
- change acreage for Southwood to **4.0**
- delete Stonegate, 6.0 acres
- add **City Hall, 1.5 acres**
- add **Well Site, 1.0 acre**
- change Total to **65.0 acres**

under Neighborhood School Parks:

- change Hemlock to **4.0**
- delete Jepson, 2.0 acres
- change Boulder Valley to **8.0** and add footnote "**a**"
- change Ridgeview to **3.0**
- replace Regency with **Cooper** and change acreage to **10.0** and add footnote "**a**"
- change Meadowlands to **11.5** and add footnote "**a**"
- change Cambridge to **8.0** and add footnote "**a**"
- delete Foxboro, 6.5 acres
- change Total to **63.0 acres**

under Note - delete word Fenced

3. Page 4 - Table 4-1 continued:

under Community Parks:

- change Nelson to **10.5**
- change Arlington to **13.0**
- change Community Center to **7.0**
- change Browns Street to **Cultural Center, 25.0 acres**
- change Total to **104.3 acres**

4. Page 5 - add new second paragraph to read:

The ultimate total parks acreage will be a function of total population of the City and the established City-wide standard for parkland area of 4.5 acres per thousand people. All new parks, however, shall meet the minimum park size standard.

Public Parks Distribution paragraph:

- first sentence - change text to read:

This standard establishes a Citywide standard of **4.5 acres** of public park per 1,000 residents of the population.

- change distribution list as follows:

Neighborhood Parks	1.8 acres/1,000
Community Park	1.7 acres/1,000
City park	1.0 acres/1,000
Total	4.5 acres/1,000

Park Size paragraph:

- change Community Park to **10-40 acres**
- change City park to **114 acres**

5. Page 6 - Neighborhood and Community Parks paragraph:

- change last two sentences to read:

At 114,000 projected residents, Vacaville will require a total of **167 acres** of new neighborhood (**77 acres**) and community parks (**90 acres**) in addition to the **232 acres** existing in 1992. A City Park with a minimum of **114 acres** also will be needed.

6. Page 7 - Table 4-2, Provision of Future Parks:

- change Future Park Need At **4.5 Acres/1,000 Residents**
- under Future Park Need, change Neighborhood to **205**, change Community to **194**, change City to **114**
- change Existing Acreage to **(1992)**
- under Existing Acreage, change Neighborhood to **128**, change Community to **104**
- under Net Acres Needed, change Neighborhood to **77**, change Community to **90**, change City to **114**
- under Acreage Proposed, change Neighborhood to **71**, change Community to **72**, change City to **138**
- first paragraph, last sentence, revise to read: A total of **71 acres** are planned.
- second paragraph, revise to read:

Two new Community Parks are planned. One of these park sites (Elmira/Leisure Town) is at the edge of the urban service area and will assist the City in maintaining a definable urban edge. The second proposed Community Park, Laguna Hills, will be located along the banks of Laguna Creek between the center of Vacaville and the new urban areas proposed for the Lagoon Valley. A total of **72 acres** are planned.

7. Page 8 - Table 4-3, Proposed Parks:

under Neighborhood:

- change Foxboro to **6.5**
- change Lower Lagoon Valley to **6**
- delete North Village, **6 acres**
- add Stonegate, **6 acres**

Neighborhood continued:

- add Ridgeview, 4 acres
- add Eleanor Nelson, 6 acres
- change Subtotal to 40.5

under Community:

- change Elmira to Elmira/Leisure Town
- add Community Center, 5 acres
- add Arlington, 5 acres
- add Wm Keating, 12 acres
- change Subtotal to 72

under City:

- change acreage to 138
- change TOTAL to 280.5

- add footnote to read: For neighborhood school parks, the required minimum six acres shall refer to the City owned portion of the park. Any acreage used jointly with an adjacent school site shall be in addition to the minimum six acres of City-owned neighborhood school park site.

8. Page 9 - under City Park, first paragraph, second sentence:

- revise to read: The General Plan establishes a standard for City Park acreage and designates 138 acres as City Park land on open space lands on the north side of Browns Valley Parkway near Nut Tree Airport.

9. Page 16 - Implementing Policy 4.6-II - revise paragraph to read:

Establish a Public Parks Distribution Standard of 4.5 acres of park for every 1,000 residents with 1.8 acres/1,000 residents of neighborhood park, 1.7 acres/1,000 residents of community park, and 1.0 acres/1,000 residents of city park.

Implementing Policy 4.6-I2 - revise as follows:

- under Community Parks, Typical Size, change to 10 to 40 acres

10. Revise maps (Figures 4-1 and 4-2) to reflect above changes, to extend creekways east of Leisure Town Road and to eliminate areas designated as preserve on Figure 4-2, which are not within City's sphere of influence.

- no other changes -

**TO:** Honorable Mayor and City Council  
Attention: John P. Thompson, City Manager

**FROM:** Jim Ball, Director of Community Services

**SUBJECT: APPROVAL OF THE COMPREHENSIVE PARKS, RECREATION,  
AND OPEN SPACE MASTER PLAN**

**DISCUSSION:**

On August 5, 1992, the Community Services Commission reviewed and accepted the Draft Parks, Recreation, and Open Space Master Plan (June 28, 1992 draft). On August 18, the Planning Commission reviewed the Master Plan.

The project was reviewed under the requirements of the California Environmental Quality Act (CEQA). The preparation of the Comprehensive Parks, Recreation and Open Space Master Plan implements Policy 4.6-14 of the Parks and Recreation Element of the 1990 General Plan (Chapter 4, Page 17). A General Plan Amendment (GP-4-92) has been processed to ensure consistency between the Master Plan and the General Plan. An Environmental Assessment Report has been prepared and is attached to this report, which has shown that there would be no new environmental impacts that were not considered under the previous EIR. Therefore, this project includes a recommendation to reaffirm the General Plan EIR.

The General Plan EIR identified potentially significant environmental impacts that would occur as a result of implementation of the Plan. These potential impacts would not be mitigated to a level of less-than-significant. As a result, a Statement of Overriding Considerations was adopted by the City Council with the General Plan EIR. The Statement is included within the Environmental Assessment Report.

The Parks, Recreation, and Open Space Master Plan evolved over a two year period that involved analysis of the existing system at a population of 63, 889. The process led to projecting the City's recreation needs out to the year 2010 at a population of 117,121. In order to meet the growth-imposed needs, the City Council adopted the recommended Park and Recreation Development Impact Fee. This fee will provide the funding for most of the Master Plan recommended improvements:

11 Neighborhood Parks (6 Acres Each)  
2 Community Parks (25 Acres Each)  
3 Additions to Existing Community Parks  
1 City Park (100+ Acres)  
1 Community Center  
4 Recreation Centers

14 Baseball/Softball Fields  
11 Multipurpose Fields (Football/Soccer)  
1 Municipal Pool (50 Meter)  
1 Lap Pool (25 Meter)  
1 Gym  
1 Senior Center

10 Tennis Courts  
3 Volleyball Courts  
10 Basketball Courts

Based on current development fee legislation (A.B. 1600) new development can only be charged for facilities that their projects create a need for. In some cases, such as an additional Senior Citizens Center, only a percentage of the cost (40%) can be charged to new development fees. The balance will have to come from other sources such as, grants, gifts and bequests, bond issues, development agreements, and public/private cooperative ventures involving concessionaires.

The Master Plan is a working document that provides policy guidelines for acquisition, facility development, operations, and maintenance. Each new residential development will be analyzed as to its impact and fulfillment of the Master Plan. Locations of facilities, public and emergency access, interaction with schools and open space, public safety, and cost will be used to measure the suitability of parks, recreation and open space development proposals. The Master Plan will also be evaluated every five years to update its effectiveness as current conditions and needs change.

**RECOMMENDATION:**

1. By simple motion, that the City Council approve Environmental Assessment (REA-32-92), reaffirming the General Plan Environmental Impact Report (EIR-2-90), in accordance with the California Environmental Quality Act, and in accordance with Findings A-D listed below; and that the City Council adopt the Statement of Overriding Considerations contained within the Environmental Assessment Report:
  - a. The Comprehensive Parks, Recreation and Open Space Master Plan, which is deemed to be a "Project" per CEQA, is an activity within the scope and analysis of the 1990 General Plan Environmental Impact Report.
  - b. Pursuant to Section 15168(c)(2) of the California Administrative Code (CEQA Guidelines), no new effects could occur and no new mitigation measures are required as a result of the Plan. Therefore, no further environmental assessment is required.
  - c. This report reflects the independent judgement of the Lead Agency, pursuant to Section 21082.1 of the Public Resources Code (CEQA).
  - d. As a part of the project approval, therefore, the reaffirmation of the previous EIR, by the adoption of Environmental Assessment (REA-32-92) with the attached Statement of Overriding Considerations, is appropriate.
2. By simple motion, that the City Council approve the Comprehensive Parks, Recreation, and Open Space Master Plan (as shown in Exhibit A and its attached "Errata" - Exhibit B).

*OK'd by CC.*

Agenda Item No. 8d  
July 28, 1992

TO: Honorable Mayor and City Council  
Attn: John P. Thompson

FROM: David J. Van Kirk, Assistant City Manager

SUBJECT: **RESOLUTION AMENDING AND ADOPTING DEVELOPMENT IMPACT  
FEES FOR PARKS AND RECREATION PURPOSES**

**Discussion**

This fee was based on maintaining the existing service level for facilities as of January 1, 1992. In the case of Neighborhood Parks, we are planning for a slightly less standard than outlined in the General Plan. We feel that this is appropriate because of our combining of school and neighborhood park playfields. The attached resolution summarizes the Development Impact Fees for a single-family and multi-family residence. Detailed information on how the fee was developed is in the fee study report. The Environmental Assessment on this proposed fee is covered in Item 8a, the enabling fee ordinance.

**Recommendation**

By simple motion, that City Council approve the subject resolution.



**RESOLUTION NO. 1992-**

**RESOLUTION AMENDING AND ADOPTING DEVELOPMENT IMPACT FEES FOR  
PARK AND RECREATION PURPOSES**

**WHEREAS**, the City Council of the City of Vacaville has determined that development impact fees for Parks and Recreation are necessary to serve the demands for such areas that are reasonably related to new development; and

**WHEREAS**, a study has been prepared in accordance with the provisions of Government Code Section 66,000 et. seq. and Chapter 11 of the Vacaville Municipal Code, which study has analyzed the public facilities proposed to serve the demand from new development over planning period contemplated by the Vacaville General Plan and appropriate development forecasts as stated in said study; and

**WHEREAS**, said Parks and Recreation study proposes a fee and, in certain circumstances, a contingent fee to meet the demands for Parks and Recreation facilities.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Parks and Recreation study dated July 28, 1992, is incorporated herein as though set forth in full, and the provisions and findings contained therein are adopted by the City Council.

2. The City Council hereby adopts the Parks and Recreation Development Impact Fee applicable in the City of Vacaville as set forth below. Said fee shall become effective 60 days from the date of this resolution and shall be administered in accordance with the provisions of Chapter 11 of the Vacaville Municipal Code:

**Summary of Park and Recreation Development Impact Fee**

<u>Residential</u>	<u>Portion not Subject to Contingent Reimbursement</u>	<u>Portion Subject to Contingent Reimbursement</u>	<u>Total</u>
Single Family	\$2,591.00	\$159.00	\$2,750.00
Multi Family	\$1,783.00	\$109.00	\$1,892.00

3. Commencing January 1, 1993 and thereafter, the fee adopted or amended hereby shall be automatically adjusted to reflect annual changes in the Engineering News Record Index in accordance with the provisions of section 11.01.060 (B) of the Vacaville Municipal Code. Other than such automatic adjustment, the Park and Recreation Development Impact Fee shall not be changed, revised or amended except by action of the Vacaville City Council.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 28th day of July, 1992, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Kathleen M. Andronico, City Clerk

TO: Honorable Mayor and City Council  
Attention: John P. Thompson, City Manager

FROM: Gregory J. Werner, Director of Community Development *GJW*

SUBJECT: RESOLUTION AMENDING THE PARKS AND RECREATION ELEMENT OF THE GENERAL  
PLAN FOR CONSISTENCY WITH THE DRAFT COMPREHENSIVE PARKS, RECREATION  
AND OPEN SPACE MASTER PLAN (GP-4-92)

DISCUSSION:

This City sponsored project involves a request to amend the Parks and Recreation Element of the General Plan. The amendment includes removing a proposed 25-acre community park from the list of future parks, revising the ratio of park acreage provided per thousand residents and miscellaneous other changes to wording within the Element. The Parks and Recreation Element is being amended to ensure consistency between the General Plan and the Draft Comprehensive Parks, Recreation and Open Space Master Plan.

Planning Commission Action:

The Planning Commission held a public hearing on the proposed General Plan amendment on August 18, 1992. No one from the audience commented on the project. The Commission voted 7-0 to recommend that the City Council approve EA-29-92 and GP-4-92.

RECOMMENDATION:

1. By simple motion, approve the Environmental Assessment (EA-29-92) proposing that a Negative Declaration be adopted in accordance with the findings outlined in the attached staff report, dated August 18, 1992.
2. By simple motion, adopt the attached Resolution Amending the Parks and Recreation Element of the General Plan for Consistency with the Draft Comprehensive Parks, Recreation and Open Space Master Plan (GP-4-92), finding that the amendment is consistent with the policies of the General Plan.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION AMENDING THE PARKS AND RECREATION ELEMENT OF THE GENERAL PLAN  
FOR CONSISTENCY WITH THE DRAFT COMPREHENSIVE PARKS, RECREATION  
AND OPEN SPACE MASTER PLAN  
(GP-4-92)**

WHEREAS, the City of Vacaville has adopted a General Plan in accordance with State law; and

WHEREAS, each element may be amended from time to time as the City Council deems fit, up to four times per year; and

WHEREAS, the Planning Commission of the City of Vacaville held a public hearing on August 18, 1992 and recommended that the City Council adopt General Plan Amendment (GP-4-92); and

WHEREAS, the City Council of the City of Vacaville held a public hearing on September 8, 1992 and found that the General Plan Amendment will not be detrimental to the public safety or welfare of the community; and

WHEREAS, the City Council adopted a Negative Declaration (EA-29-92), finding that the amendment will have no significant negative environmental impacts.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt General Plan Amendment (GP-4-92), consisting of the changes as shown in Exhibit A:

I HEREBY CERTIFY that this resolution was passed at a regular meeting of the City Council of the City of Vacaville, held on September 8, 1992, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

\_\_\_\_\_  
Kathleen M. Andronico, City Clerk

Attachments: Exhibit A - Proposed Changes to the Parks and Recreation  
Element of the General Plan

**PROPOSED CHANGES TO THE PARKS AND RECREATION ELEMENT  
OF THE GENERAL PLAN**

**Boldface wording denotes changed text.**

1. Page 1 - add first paragraph to read: The population base has been adjusted to reflect the most recent projections. The 1992-2010 Comprehensive Annexation Plan, which includes the most recent projections, gives a population range of 106,000 to 122,000, based upon 1990 Census information and upon buildout of the General Plan. Using the high end of the range (or "worst case") and deducting a projected CMF (California Medical Facility) population of 8,000, leaves a City population of approximately 114,000 residents. This population figure has been used in the amendment to this Element only in order to determine the revised standards of park acreage per 1,000 residents.
  
2. Page 2 - Community Parks: A park designed to **generally** serve a portion of the City's population living within a **1 to 2 mile service area**.
  
3. Page 3 - Table 4-1:
  - change the name of "Valley Oak Park" to "**Arculus C. Hawkins Park**"
  - add **undeveloped** after "Foxboro" at the bottom of the Neighborhood School Parks list

Page 4 - Table 4-1:

  - add **Boulder Valley, Meadowlands and Alamo School** to Recreation Center list as **after school program**
  - change "Foxboro" to "**Arlington**" under Community Parks
  - add **Cultural Arts Center** under Recreation Centers and add **Performing Arts (500 seats), Community Center Library** under "**Type**"
  - add **Laguna Hills (75 acres)** to Urban Open Space list
  - add the word **ridge** to Old Rocky (75 acres)
  - add **Lagoon Valley (362 acres)** to Urban Open Space list
  - change Urban Open Space total to **930.8**
  
4. Page 5 - Public Parks Distribution:
  - change Neighborhood Park ratio to **1.5 - 2.0 acres/1,000**
  - change Community Park ratio to **1.5 - 2.0 acres/1,000**
  - change City Park ratio to **.85 - 1.0 acres/1,000**
  - change Total to **4.0 - 4.5 acres/1,000**
  - change Park Size, Community Park to **13-40 acres**
  - change Service Area, Community Park to **1.0-2.0 miles**
  
5. Page 6 - 4.4 Future Needs:
  - change projected residents to **114,000**
  - third sentence - change 128 acres to **between 54 and 168 acres**; delete (78 acres) and (50 acres)
  
6. Page 7 - Table 4-2 Provision of Future Parks:
  - change Neighborhood Acreage Proposed to **62**
  - change Community Acreage Proposed to **50**
  - change City Acreage Proposed to **100+**
  - eliminate footnote "b"
  - change Future Park Need at **4.0-4.5 Acres**
  - change Neighborhood and Community acreages to **171-228** each
  - change City acreage to **85-114**
  - change Net Acres Needed: Neighborhood - **41-98**; Community - **13-70**; City - **85 - 114**

- first paragraph, third sentence - change 11 to 10 and change six to 5
- first paragraph, last sentence - change 68 acres to 62
- second paragraph, second sentence should read: **One of these park sites (Elmira/Leisure Town is at the edge of the urban service area...**
- second paragraph, third sentence should read: **The second proposed Community Park...**
- second paragraph, last sentence - change 65 acres to 50 acres

7. Page 8 - Table 4-3 Proposed Parks

- under Neighborhood, change "Arts Center" to "Foxboro" - 6 acres
- change Lower Lagoon Valley to 8 acres
- under Neighborhood School, delete "Hawkins," 6 acres, and change subtotal to 30
- under Community, delete "Noonan Reservoir," 25 acres
- under Community change "Elmira" and "Laguna Hills" acreages to 25 and change subtotal to 50
- under City change "Browns Valley Park" to "City Park" and change acreage to 100+
- change Total to 212

8. Page 9 - City Park

- first paragraph - change second sentence to read: The General Plan establishes a standard for City Park acreage and designates 100+ acres as City Park land on open space lands on the north side of Browns Valley Parkway near Nut Tree Airport.
- first paragraph - delete last sentence

9. Page 9 - Urban Open Space

- delete entire second paragraph, add new second and third paragraphs to read:

Urban Open Space is a series of designated areas of natural landscape such as ridges, streams, hillsides, canyons and scenic buffer areas, that are essentially undeveloped and in public and private ownership, and which include lands that are controlled, owned or leased by the City of Vacaville for open space purposes. Urban Open Space places significant undeveloped areas under preservation in order to protect their natural visual qualities. Open space lands may be used for passive recreational activities that do not require substantial facilities or improvements, or, secondarily, for agriculture offering passive open space benefits.

It is also important to stress that Open Space may possess attributes that call for the preservation of property for the purposes of maintaining a "view." Properties in this category may not be available for public access. This "existence value" may reflect a public desire for viewshed protection or other benefits, such as soil and watershed protection, as well as rangeland fire protection.

- existing third paragraph becomes fourth paragraph
- add new fifth and sixth paragraphs to read:

Within the General Plan, the City has developed policies dealing with four broad areas as required by the State General Plan Guidelines. Three of these areas are Open Space for the Preservation of Natural Resources, Open Space for Outdoor Recreation and Open Space for Public Health and Safety. The General Plan also identifies one of the values of Open Space as a visual resource. This is consistent with public opinion surveys regarding these lands, which strongly identified a desire to use open space as a buffer to growth pressures from new development.

Within each of these categories of open space is the implied distinction of permanent versus transitional uses. In the permanent category are those lands dedicated to passive uses such as airport clear zones, lands designated as hazard zones or lands developed for passive recreational uses such as trails or parklands. Lands which may be considered transitional are those currently

lying fallow with future development potential, or those lands in agricultural use. Lands in agriculture, even those currently under Williamson Act contracts, are subject to development pressure and should be considered candidates for future conversion of use.

10. Page 10 - Trails:
  - under Hiking/Equestrian - change last sentence to read: Hiking/equestrian trails are located in the Vaca Mountain Foothills and along the ridges of **Browns Valley, Lagoon Valley and the Alamo Drive ridge lines.**
  - under Creekway - change first sentence to read: A multipurpose path for pedestrians and bicyclists, **emergency vehicles and City creek maintenance vehicles** build alongside Vacaville's major creekways.
11. Page 12 - Table 4-4 Proposed Trails System
  - under Section 1, Status - change Proposed to **Existing**
12. Page 13 - Table 4-4
  - under Section 20, Features - change North-South Link to **City Park Access**
13. Page 16 - Implementing Policies, Policy 4.6-11
  - change paragraph to read: Establish a Public Parks Distribution Standard of **4.0-4.5** acres of park for every 1,000 residents with **1.5-2.0** acres/1,000 residents of neighborhood park, **1.5-2.0** acres/1,000 residents of community park, and **.85-1.0** acres/1,000 of city park.
14. Page 16 - Implementing Policies, Policy 4.6-12
  - change Community Parks, Typical Size to **13-40** acres
  - change Community Parks, Service Area to **1.0-2.0** miles
15. Figure 4-1 - remove Noonan Reservoir Park from map

VACAVILLE COMMUNITY DEVELOPMENT DEPARTMENT  
ADVANCED PLANNING DIVISION STAFF REPORT

Agenda Item No. H.2  
August 18, 1992

Staff Contact:  
Mabel Bialik

TO: PLANNING COMMISSION

TITLE: PARKS AND RECREATION ELEMENT TO THE 1990 GENERAL PLAN

SUBJECT: General Plan Amendment (GP-4-92)  
Environmental Assessment (EA-29-92)

APPLICANT: City of Vacaville

LOCATION: City-wide

PROJECT DESCRIPTION:

This application involves a City-initiated request to amend the Parks and Recreation Element of the 1990 Vacaville General Plan. The amendment includes removing a proposed 25-acre community park from the list of future parks, revising the ratio of park acreage provided per thousand residents and miscellaneous other changes to wording within the Element.

ENVIRONMENTAL ASSESSMENT:

The project has been reviewed under the requirements of the California Environmental Quality Act (CEQA). An Environmental Assessment Report, or Initial Study (EA-29-92), was prepared for the project. Based upon this report, it has been determined that the project will not have a significant impact on the environment. Therefore, it is recommended that a Negative Declaration be adopted. The Environmental Assessment Report has been included as an attachment to this staff report (see Attachment A).

ANALYSIS:

Background:

The Community Services Department has prepared a draft Comprehensive Parks, Recreation, and Open Space Master Plan, which outlines the City's plans and policies toward providing park and recreation facilities, and for maintaining and protecting open space areas from development. The Plan identifies the need for future recreational opportunities, identifies potential park sites and funding mechanisms and identifies policies and programs toward meeting the Master Plan goals.

The Master Plan was presented to the Community Services Commission on August 5, 1992. The Community Services Commission is the parks and recreation services review body and makes an advisory recommendation to the City Council on the Parks Master Plan. The Community Services Commission recommended that the City Council approve the Master Plan with no changes to the draft report.

The Master Plan was also briefly presented to the Planning Commission on July 21, 1992. At that time, it was explained that a General Plan amendment would be forthcoming to ensure consistency between the two planning documents. The Master Plan is a more detailed, in-depth report of the City's parks and open space programs and policies than the Parks and Recreation Element. At the time the General Plan was prepared, a general program of park needs was identified. Since the adoption of the General Plan, the Master Plan, in compliance with Policy 4.6-14 of the General Plan, has been under preparation. The Master Plan identifies in much more detail an assessment of existing and future parks and needs. The Master Plan also provides an action plan for funding and acquisition and a schedule for development and maintenance of facilities.

The City Council will take a final action on both the General Plan amendment and on approving the Parks Master Plan. The Planning Commission makes a recommendation to the City Council on the General Plan amendment and its accompanying environmental assessment.



Proposed Changes:

Attached to this staff report is a list of the changes that are proposed to the Parks & Recreation Element of the General Plan (see Attachment B). Also attached is the Parks and Recreation Element of the General Plan, indicating where the changes are proposed (see Attachment C). Most of the changes are minor and refer to new park names, revised acreage subtotals and other minor changes in wording which by themselves would not necessarily require that the General Plan be amended.

The primary change concerns the deletion of Noonan Reservoir Park, a 25-acre Community Park, from the list of proposed parks, and the reduction in acreage of the City Park from 170 acres to 100+ acres. The analysis done for the Master Plan has shown that Noonan Park is not the best use of funding due to the location and inadequate access associated with the site. The proposed park site is located adjacent to the Fairfield/Vacaville water treatment plant/water storage reservoir at the southern end of Vanden Road. This area currently is outside of the City limits but is within the City's sphere of influence and long-term growth area. However, the City would not have full access to the property because of restrictions (agreed to by the Cities of Vacaville and Fairfield) on using the water from the reservoir for recreational purposes. Although one community park is proposed to be eliminated, the park would have had inadequate access to potential recreation areas by the public and would not have been the most cost effective use of public funds. Other parks could benefit by the redirection of funds away from a future facility with limited potential usage.

The removal of Noonan Park and the reduction in acreage of the City Park affects the distribution standard of parks acreage per thousand residents. This change also affects the size and service area standards for community parks. These changes bring the total amount of proposed park acreage to 212.

The new total for proposed park acreage plus the existing park inventory of 288 gives a total of 499 acres of future plus existing park acreage. The population base has been adjusted within the Parks and Recreation Element to reflect the most recent projections. The 1992-2010 Comprehensive Annexation Plan, which includes the most recent projections, gives a 2010 population range of 106,000 to 122,000, based upon 1990 Census information and upon buildout of the General Plan. Using the high end of the range (or "worst case") and deducting a projected CMF (California Medical Facility) population of 8,000, leaves a City population of approximately 114,000 residents. Therefore, with a projected population at buildout of 114,000, the following standards of park acreage per 1,000 residents would apply:

Neighborhood (191 acres, existing and proposed): 1.7 acres/1,000 (existing standard is 2/1,000)  
Community (208 acres, existing and proposed): 1.8 acres/1,000 (existing standard is 2/1,000)  
City (100+ acres, existing and proposed): .87 acres/1,000 (existing standard is 1/1,000)

Total: 4.3 acres/1,000 (existing standard is 5/1,000).

Because the City's 2010 population is a projection, the total population will fluctuate so that at any one time the above existing standards may not be adhered to exactly. It is therefore recommended that a range be used for these standards in the following manner:

Neighborhood: 1.5 to 2.0 acres/1,000  
Community: 1.5 to 2.0 acres/1,000  
City: .85 to 1.0 acre/1,000  
Total: 4.0 to 4.5 acres/1,000

The California Subdivision Map Act allows cities to require park land dedication (or fees in lieu of) with the approval of a tentative or parcel map. The Map Act (Chapter 4, Article 3, Section 66477(b)) provides for a maximum amount of 3 acres per thousand residents (or in some cases it may be as high as 5 acres), but has no minimum amount. The reduction in Community Park acreage also changes the service area radius from 1 - 1.5 miles to 1 to 2 miles.

Concurrent with the preparation of the various master plans, including the Comprehensive Parks, Recreation, and Open Space Master Plan, the City has been reviewing its development related fees. This comprehensive review of the fees is required by Assembly Bill (AB) 1600. Generally, the City can only charge new development fees which are directly related to the cost to provide services associated with new development. The standards in the 1990 General Plan are at a slightly higher ratio than what is now allowed under AB 1600. Therefore, a revision to the standards is necessary.

The proposed amendments are the result of facility location and name changes, consolidation of facilities based on realistic funding constraints and compliance with AB 1600. The Master Plan itself is tied to the projected 2010 population, the fees that can be generated by new development and by growth and the necessary recreational facilities and program demand.

**RECOMMENDATION:**

The General Plan amendment will serve to make the Parks and Recreation Element of the General Plan and the Draft Comprehensive Parks, Recreation and Open Space Master Plan consistent with each other. It is, therefore, recommended that the Planning Commission take the following actions:

- I. That the Planning Commission recommend that the City Council approve Environmental Assessment (EA-29-92) adopting the Negative Declaration as adequately addressing the impacts of the project in accordance with the California Environmental Quality Act (CEQA), based on the following findings:
  - A. The project does not have the potential to degrade the environment, substantially reduce the habitat of an endangered fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
  - B. The project would not achieve short-term environmental goals to the detriment or disadvantage of long-term environmental goals.
  - C. The project does not have impacts which are limited individually but which could be considerable if viewed cumulatively.
  - D. The project does not have environmental effects which would cause substantial adverse impacts on human beings, either directly or indirectly.
  - E. This analysis reflects the independent judgment of the City of Vacaville, acting as Lead Agency for this project.
- II. That the Planning Commission recommend to the City Council that General Plan amendment (GP-4-92) be approved with the following findings:
  - A. That the General Plan amendment will make the Parks & Recreation Element and the Comprehensive Parks, Recreation, and Open Space Master Plan consistent with each other.
  - B. That the General Plan amendment will not be detrimental to the public safety or welfare of the community.

**ATTACHMENTS:**

- Attachment A - Environmental Assessment Report and Initial Study Checklist
- Attachment B - List of Proposed Changes
- Attachment C - Parks and Recreation Element Mark-up