

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 04/03/25

Item description/summary:

Consider Reviewing and providing Staff comments for the DRAFT of Parks Master Plan

Olivehurst Public Utility District (OPUD) has due diligently been working with MTW and EPS to update our 20-year-old Parks Master Plan the last few years in order to conform to existing facilities and amenities that are required for new development parks while also looking at costs for the build- out the remaining undeveloped park dedications throughout the District. We ask the board to review the document and provide any feedback in order to make final updates in order to go to the board for Final approval and implementation.

Fiscal Analysis:

n/a

Employee Feedback

n/a

Sample Motion:

n/a

Prepared by: Swarnjit Boyal, Public Works Manager

EXHIBIT A – DRAFT PARKS MASTER PLAN

EXHIBIT B – DRAFT COST ESTIMATES



OPUD

Olivehurst Public Utility District

*"Our mission is to provide high quality services to enhance
our community's quality of life"*

Olivehurst Public Utility District

Plumas Lake Specific Plan Area/ North Arboga Study Area Park Master Plan

March, 2025

Update prepared by:



1.0 Park Planning Criteria and Standards

1.1 Introduction

The Master Plan provides guidance for the community and developers within the Olivehurst Public Utility District (OPUD) the basis for park design, types and standards, and cost data for planning purposes. The Parkland Approval Process is further explained in Section 1.2. For the purposes of this Master Plan, park service areas have been established using national standards based on the population served and reasonable travel distances for each category of park.

The OPUD recognizes that open space, parks, and recreation facilities is an essential element to the quality of life of the residents within the district. In August 2003, the District Board adopted the Plumas Lake Specific Plan Area Park Master Plan which provided the district with comprehensive recommendations for park planning criteria and standards, strategies for development and a park development fee program for the implementation of the Park Master Plan within the Plumas Lake Specific Plan Area. As the residential growth continued in the district, but outside of the boundaries of the Plumas Lake Specific Plan Area, the need to update the 2003 Park Master Plan to include other residential growth areas became a necessity. The Plumas Lake Specific Plan Area / North Arboga Study Area: Park Master Plan was published on June 16, 2005, and is the basis for the September 2024 Update.

The purpose of the 2005 Park Master Plan Update was to combine the Plumas Lake Specific Plan Area and the North Arboga Study Area, which is adjacent to the northeast boundary of the PLSP Area, into a comprehensive park planning area and to establish a new PLSP/NASA park development fee program. Included in the updated Park Master Plan are the current land development conditions within the Plumas Lake Specific Plan Area, the land use development proposed within the North Arboga Study Area, the addition of a community center building to the park development costs and updated construction costs for the implementation of the plan in order to determine the PLSP/NASA park development fee program. Refer to Map 1 for the PLSP/NASA boundaries. The park development fee program, established with the Park Master Plan has been revised with this Update to reflect the impact of inflation from 2005 to present day, 2024.

The preceding 2003 Specific Plan, 2005 Master Plan plus the 2024 Update provide a comprehensive planning approach for the continued development of a park system that will meet the recreational needs of the community.

The National Recreation and Park Association (NRPA) are cited as the starting point for developing the park system within the PLSP/NASA area and continue to serve in this capacity. Due to the absence of community-specific input National standards were used in the preparation of the Park Master Plan document and are the basis of the recommended planning criteria and standards regarding the recreation needs and desired level of services for the community. Park and recreation planning continue to be a dynamic process requiring community involvement.

The Park Master Plan recognizes the neighborhood park as the core of the park system and is planned in conjunction with the schools to provide a focus for recreation for each neighborhood. Mini parks and community parks will supplement the neighborhood parks by providing a variety of recreation facilities for community needs and to provide the desired level of services.

1.2 Park Acreage Standard

The National Recreation and Park Association recommends that communities have a park system composed of park and open space lands totaling between 5 to 10 acres of developed lands for every 1,000 persons in population. The national standard varies from community to community-

A standard of 5 acres per 1,000 persons in population has been considered adequate by the OPUD as for providing traditional active/passive recreation acreage and is the standard for parkland dedication within OPUD. The parkland dedication standard of 5 acres per 1,000 persons in population is consistent with the Plumas Lake Specific Plan adopted by the Yuba County Board of Supervisors (Resolution 1993-160, September 21, 1993) and the Yuba County Parkland Dedication Ordinance 11.15.661.

Parkland Dedication.

The dedication of parkland and/or the payment of in-lieu fees (or the combination thereof) is required per the Yuba County Parkland Dedication Ordinance for the purpose of developing recreational facilities (including the acquisition of land) to serve the recreation needs of the community.

The parkland dedication standard of 5 acres per 1,000 population is allocated to the three park categories (mini, neighborhood and community parks) as indicated in Table 1- Parkland Dedication Matrix.

Table 1 - Parkland Dedication Matrix

Type	Dedication Requirement
Mini Park	0.5 acres per 1,000
Neighborhood Park	3.2 acres per 1,000
Community Park	1.3 acres per 1,000
	Total = 5.0 acres per 1,000

Neighborhood parks serve as the core facility for the park system, the mini parks and community parks will supplement the variety of recreational facilities for community needs and contribute to the desired level of services. The neighborhood and mini park dedication requirements totaling 3.7 acres per 1,000 population allows for the remaining 1.3 acres per 1,000 population be allocated for community park dedication and/or in-lieu fees. It is these 1.3 acres of park credit and/or in-lieu fees that will be allocated for the dedication and/or purchase of the lands required for community park development.

The determination of accepting parkland dedication, in-lieu fees, or combination thereof, shall be made by the OPUD Board of Directors prior to the final acceptance of the tentative map or parcel map. In-lieu fees shall be determined as the Fair Market Value (FMV) per Dwelling Unit (DU) as defined in the Yuba County Parkland Dedication Ordinance.

Based on the 2025 projected total population of 39,684 for the Plumas Lake Specific Plan Area, the park dedication matrix, as outlined in Table 2 – PLSP Area Parkland Dedication Allocation Total, indicates a total parkland dedication of 178.18 acres. Economic Planning Systems (EPS) estimated the current population by analyzing the total number of developed residential units and assuming an average of 3.15 persons per household (PPH) for each unit. This same PPH assumption is applied to estimate the population of remaining approved units yet to be constructed. Additionally, EPS developed growth projections for currently vacant, developable parcels within the OPUD service area, which are incorporated into the overall projected population estimate.

Table 2 – PLSP Area Parkland Dedication Allocation Total

Type	Dedicated Parkland
Mini Parks	19.84 acres
Neighborhood Parks	126.99 acres
Community Parks	51.59 acres
	Total = 198.42 acres

Within the North Arboga Study Area, based upon a projected population of 18,425, the park dedication matrix should be applied as indicated in Table 3 – NASA Parkland Dedication Allocation Total, for a total parkland dedication of 29.26 acres.

Table 3 – NASA Parkland Dedication Allocation Total

Type	Dedicated Parkland
Mini Parks	9.21 acres
Neighborhood Parks	58.97 acres
Community Parks	23.96 acres
	Total = 92.14 acres

Traditional Parklands

Traditional parklands typically provide a variety of active/passive facilities, such as sports fields, multi-use turf, hard court areas, children play areas, and picnic areas. This type of parkland is categorized into a hierarchy of park types: mini, neighborhood and community parks and is granted full parkland dedication credit towards meeting the 5 acres per 1,000 persons in population standard. Definitions of each park type are included in Section 1.3 – Park Category Description and Recommended Size.

Non-Traditional Parklands

Non-traditional parklands refer to open space areas such as natural feature preserves, oak woodlands, riparian areas, detention basins and greenbelts. Lands which are set aside for the preservation of significant environmental, cultural, and/or historical resources are also included in this definition. The existing natural site features or designated use for the land may make providing active recreation facilities infeasible, but the land may have value for passive recreation, interpretation, and preservation. Where this occurs, it would be appropriate for adjacent landscape or buffer areas to include walking/hiking trails, interpretive signage indicating the nature of the significant resource, its history, value and condition, preservation requirements, plant and wildlife species, restoration methods and other related information.

Where possible within natural special use areas, viewing and sitting areas, walking trails and picnic tables should be incorporated into the site design. This type of parkland may be granted partial parkland dedication credit in meeting the 5 acres per 1,000 population standards if they provide some form of recreational value. Recreational value is defined as a measure of public accessibility and the potential for development of recreational improvements. This may include bike paths adjacent to greenbelts, sports field/open turf within a detention basin, interpretive signage, and picnicking within a natural feature preserve, etc. A credit ratio of 5:1 may be granted for the non-traditional parklands, only after the active (traditional) recreation needs of the community have been met.

The partial credit ratio of 5:1 means that for every 5 acres of accepted, non-traditional parkland a one acre of park credit may be granted towards the 5 acres per 1,000 population standards. The ability to receive credit and the amount of credit granted is determined by the OPUD Board of Directors on a case-by-case basis dependent upon recreational value, public accessibility, and potential benefit to the community of the land or improvements. Park credit for non-traditional parkland is only considered and granted by the OPUD Board prior to tentative map approval by Yuba County.

Parkland Approval Process

The location of the parkland should adhere to the location criteria in Section 1.4 – Recommended Park Location Criteria and be approved by the OPUD Board of Directors prior to the approval of a tentative map or parcel map per the Yuba County Parkland Dedication Ordinance. Parklands dedicated for credit shall be net useable acres and not encumbered by power line easements, utility facilities (i.e. - well sites, sewer lift stations, electrical sub-stations, etc.), flood plains, drainage channels, riparian buffers, wetlands, and other environmental conditions.

Dedicated parkland shall be provided with improved access including paved roads, curb, gutters, sidewalks, streetlights, and site utilities as required by the latest standards for improvements by Yuba County. It is of critical importance that dedicated active parkland is of a character, size and shape that will allow for maximum recreational activity and provide for the development of facilities that meets the standards for the type and number of facilities listed in Table 5 – Recreation Facility Development Standards.

The process for approval of dedicated parkland shall commence with a Request for Facility Review from Yuba County Planning staff requesting OPUD's review and comments regarding the parks and recreation facilities proposed within a new development. The Request for Facility Review shall be submitted to the district as a tentative map, a "Facility Review Plan" (Conceptual Site Plan) including an itemized construction cost estimate.

The tentative map shall indicate the location, size, shape, terrain, natural site features, etc. of the proposed dedicated parkland. The "Facility Review Plan" shall be a scaled drawing that illustrates the development potential of the park site in meeting the Park Master Plan guidelines and standards for park development. The plan shall indicate and locate the park improvements and shall be of sufficient detail to determine the potential for development of the proposed park site.

OPUD's comments shall be incorporated into a resubmitted tentative map or included as Conditions of Approval placed on the tentative map by Yuba County. This approval process by the OPUD Board of Directors shall be prior to the approval of a tentative map or parcel map by the County Board of Supervisors.

1.3 Park Category Description and Recommended Size

The following description of park categories reflects a hierarchy of parks that is required in meeting the diverse recreational needs of the community. Classification into park categories is based on use, function, acreage, service area and population served. This system of park organization includes mini parks, neighborhood parks, community parks, special use areas, and park/school sites.

Mini Parks

Mini parks are generally less than five acres in size and are designed to serve a concentrated or limited population. They are developed for a unique or single purpose, such as a recreation facility for a small or isolated neighborhood, to provide access into a linear greenbelt or to preserve an isolated natural feature. They are generally placed in residential neighborhoods in close proximity to small lot residential development and higher density residential development, including apartment and condominium complexes. Mini parks are also beneficial where arterials or other site features such as drainage corridors or railroad tracks bisect neighborhoods. Mini parks are of less value in single-home areas where yards are common. A large number of scattered mini parks create a long-term maintenance burden and are not as essential in low-density residential areas.

In comparison to neighborhood and community parks, mini parks provide necessary, but limited, recreation benefit to the entire community when examined in light of the cost of construction and long-term maintenance costs. For this reason, the Park Master Plan discourages planning mini parks beyond those contained in this document. Mini parks are primarily located to fill gaps in the service areas between neighborhood parks, provide access into linear parkways or to provide recreational facilities in areas isolated by major roadways, drainage channels or other features.

A mini park has a service area of less than a ¼-mile of the population to be served. The recommended size for a mini park is one-half acre to less than five acres.

Neighborhood Parks

As the core facility within the park system, neighborhood parks should seek a balance between active and passive recreation uses as well as creating a sense of place for the neighborhood. Recreational facilities include sports fields, multi-use turf areas, hard court games, children's play areas, picnic structures and tables, and social gathering areas. This is the essential core park for residential areas, as it provides the most close-to-hand recreational facilities and they should be evenly distributed throughout the planning area. Neighborhood parks should be easily accessible to the neighborhood population, geographically centered within neighborhoods, and within safe walking and/or biking distance, and often developed adjacent to an elementary/intermediate school site.

A neighborhood park has a service area that encompasses a ¼ to ½ mile radius and serves a population of 2,000 to 5,000. The desirable site size is 5 to 15 acres. Generally, 5 acres is considered as the minimum size necessary to provide space for the typical facilities desired within a neighborhood park, 7 to 10 acres is considered optimal.

Community Parks

Community parks are designed to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks and may have unique amenities such as special use facilities (i.e., community center, aquatic center, etc.) or natural features. Community parks are larger than neighborhood parks and are intended to serve several neighborhoods.

Typical amenities/facilities may include large turf areas as open space, large children's play areas, interactive water play feature, group picnic facilities, lighted sports fields for organized sports, tennis courts, community/senior center buildings, library buildings, outdoor concert area or amphitheater, aquatic complex, concession/restroom facilities, and off-street parking. It is desirable for community parks to include land with natural features/qualities for activities such as walking, viewing, sitting, and picnicking and/or a combination of the above depending on community needs. Community parks may be located adjacent to school facilities, generally intermediate or high schools. A community park may also function as a neighborhood park for the area in which it is located.

A community park serves several neighborhoods within a 1-to-2-mile service area radius and an approximate population of 20,000. The desirable size is 20 to 50 acres; however, its actual size shall be based on the land area needed to accommodate the desired facilities and uses.

The PLSP/NASA area requires two community parks, one in the South Zone and the other in the North Zone of the Plumas Lake Specific Plan area. The South Zone community park is approximately 25 acres in size and the North Zone community park is approximately 30 acres in size. The community parks are intended to have special use facilities such as a community center, gymnasium, sports complex, aquatics complex, and other community-wide serving facilities (refer to Table 11 – Special Use Facility Standards). See Appendix D – Plumas Lake Community Park Preliminary Master Plan for an illustration of the South Zone preliminary design and its contents. Additional detail and cost information for the Plumas Lake Community Park Master Plan is provided in the master plan document for the park.

School Park Sites

Schools and Park Sites planned to be adjacent to one another has historically proven to be beneficial to Parks Districts, School Districts,

and the communities they serve. By combining the resources of two public agencies, the school-park facility allows for expanding the recreation, social, and educational opportunities available to the community in an efficient and cost-effective manner. Depending on the situation, school-park sites can often complement other park facilities within the overall park system. Depending on its size, one school-park site may serve a number of capacities, such as a neighborhood or community park, youth or adult athletic fields, and physical education facilities. The important outcome in the joint-use relationship is that both the school district and the park system benefit from shared use of facilities and land area.

OPUD and the various school districts within the planning area are encouraged to co-plan recreational facilities with respect to schools and parks and would benefit a joint-use agreement that allows each agency to develop and program facilities on both the park and school owned lands. Facilities located on school lands may not be included as part of the parkland dedication requirements because these facilities are not owned by OPUD and are subject to the management of the school district as may be defined in a joint-use agreement.

Special Use Facilities / Areas

Special Use Facilities/ Areas are defined as unique recreational centers that service a specific recreational need within the district and consist of extensive park areas that provide service and facilities which are specialized or of regional interest. Typical facilities may include a community center, senior center, teen center, community amphitheater, aquatics complex, dog parks, or sports complex that services a specific recreational need.

Open Space, Linear Parkways and Greenbelts

Open Space, Linear Parkways and Greenbelts designated in the Yuba County General Plan Land Use, Circulation, Conservation and Open Space Element as well as linear parkways or landscape corridors along roadways are clearly distinguished from parkland and shall not be calculated or credited as dedicated parkland.

1.4 Recommended Park Location Criteria

A key component in planning and developing a park system is determining the location, distribution and type of park acreage required for providing geographical accessibility and the desired level of service in order to meet the recreational needs of the community. It is not enough to provide acreage wholesale, if it is not evenly distributed throughout residential areas and capable of providing park development that meets the community needs. The location of some recreation facilities is important; while many special community facilities may be located anywhere within the planning area, every neighborhood needs immediate access to certain facilities, including children's play areas, open turf areas for impromptu play, active and organized play areas, picnic areas and gathering areas for socializing. For this reason, standards have been established for park location and development. Minimum park sizes are established for mini, neighborhood and community parks to ensure that they have enough space to accommodate the facilities and activities desired.

The location of each type of park category, mini, neighborhood and community have been planned for appropriate travel distances between park types and other barriers such as highways and railroads that may affect reasonable access to the parks and facilities.

Mini parks are designed to serve a concentrated or limited population and generally are less than one-quarter mile of the population to be served.

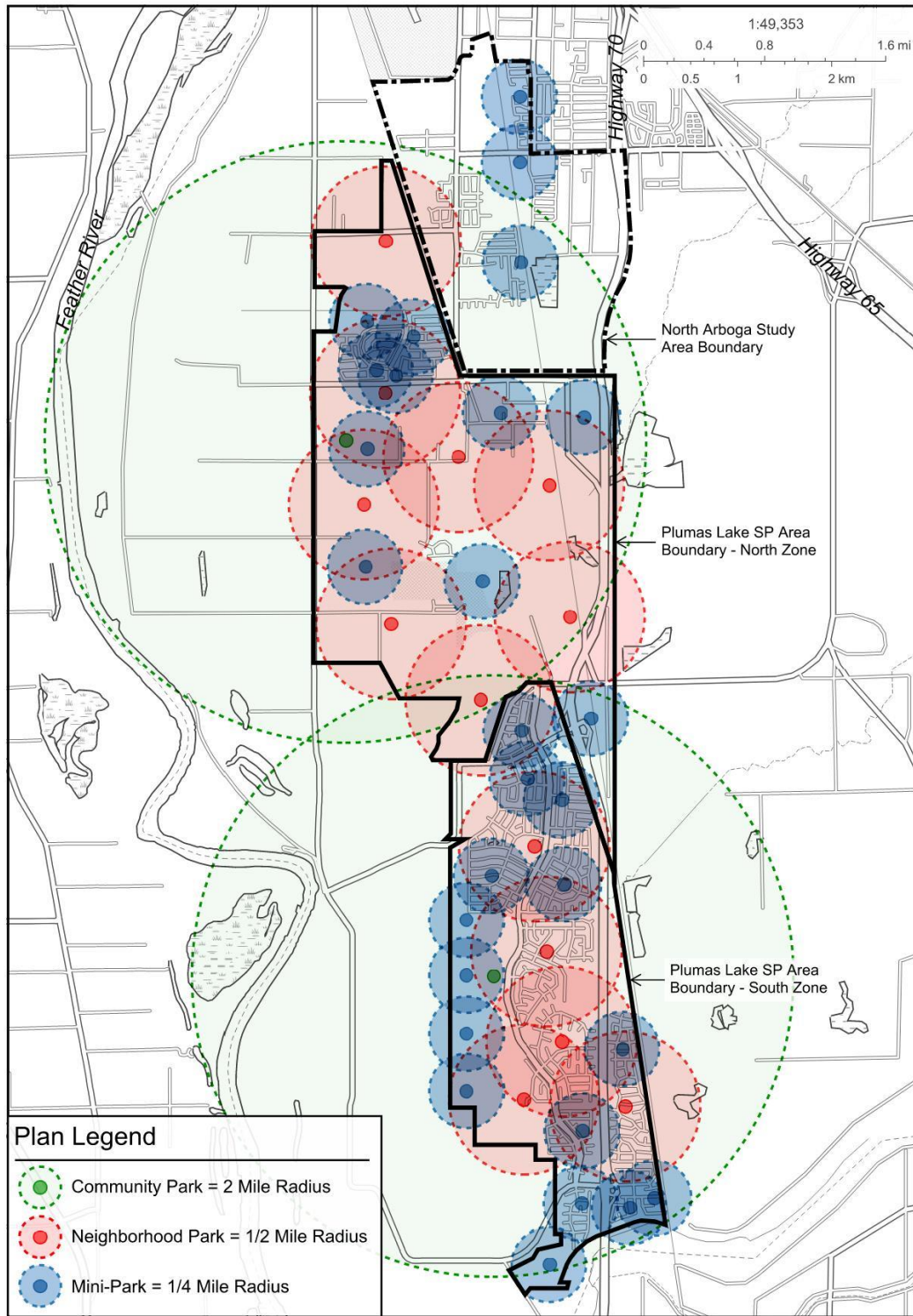
Neighborhood parks are designed to serve a population of 2,000 to 5,000 and have limited parking therefore users generally walk or bike to the park. A reasonable distance to walk or bike to a neighborhood park is about 1/2 mile.

Community parks provide facilities and recreation programs that serve 20,000 or more people, and typically serve residents within a 2-mile service area radius. Exhibits A and B illustrate the location and distribution of community, neighborhood and mini parks based on their respective service areas.

The following table summarizes the category of parks including the type of park, its desirable size and service area radius.

Table 4 – Park Type, Size, and Service Area

Type	Desirable Size	Service Area
Mini Park	0.50-4.9 acres	1/4-mile radius
Neighborhood Park	5-15 acres	1/4-1/2-mile radius
Community Park	20-50 acres	1–2-mile radius



Proposed Park System Service Areas

Exhibit A

Plumas Lake & North Arboga Specific Plan Area



The following establishes the recommended guideline and criteria for the location of each park type.

General Location

- Ease of access from throughout the service area, even geographical distribution, connection to interconnecting trail system and relationship to other parklands are key criteria in site location.
- Provide convenient and safe access for pedestrians, bicyclists, and autos from throughout the service area.
- Locate with frontage on at least one public street.
- Choose sites that have interesting or special features.
- Locate parks in areas that can be viewed easily for security reasons.
- Locate parks so as to link to existing and planned bikeways, trails, open space network, and other connections.
- Choose sites that avoid possible hazards such as heavy traffic, railroads, industrial sites, or electrical transmission line easements.
- Provide buffers between active use areas and adjacent residential development.
- Choose sites that exhibit the physical characteristics appropriate for its intended use (i.e., size, shape, topography, or natural features).
- “Left-over” parcels of land that are undesirable for development are generally undesirable for park development and should be avoided.
- Lands within a flood plain should only be considered if the facilities are constructed above the 100-year flood elevation.

Mini Parks

- Locate in the interior of neighborhoods or near high-density residential development.
- Locate where immediate access to a neighborhood park is limited.
- Locate to address limited, isolated, or unique recreational needs.
- Locate for accessibility by way of an in conjunction with interconnecting trails, sidewalks, or low-volume residential streets.
- Avoid undesirable “left-over” or odd-shaped parcels.
- Consider opportunities for preserving natural features.
- Locate, where required, as access points into linear parkways or greenbelts.

Neighborhood Parks

- Neighborhood parks are planned to function as the core of the park system; locate as the recreational and social focus of the neighborhood.
- Locate with frontage on residential low-volume or collector streets.
- Avoid separation of park and residential areas by major arterial or other barriers.
- Limit activities that generate traffic from outside the neighborhood.
- Plan for both active and passive recreation facilities, accommodating a wide variety of age and user groups.
- Provide off-street parking where recreational facilities/uses require.
- Select sites that exhibit the physical characteristics appropriate for both active and passive recreational uses.
- Configuration of the site shall be contiguous usable (nonlinear) land, with level terrain to accommodate active organized recreation.
- Locate adjacent to elementary or intermediate schools, when possible.

Community Parks

- Locate to serve the recreation needs of several neighborhoods or larger sections of the community.
- Locate with frontage on residential collector or arterial streets.
- Locate to provide access from interconnecting trails and public transit.
- Locate adjacent to intermediate or high schools, when possible.
- The configuration of the site shall be contiguous usable (non-linear) land, with level terrain to accommodate active organized recreation.
- Select sites that exhibit the physical characteristics appropriate for both active and passive recreational uses. Active organized groups or sports related activities typically are located in community parks.
- Locate larger, more active facilities away from residential neighborhoods.
- Provide off-street parking.
- Incorporate special or unique features.

School Park Sites

- Location will generally be determined by the school district based on local policy for the distribution of schools.
- Select sites to provide neighborhood / community park-type facilities.

Special Use Facilities/Areas

- Special use facilities should be located based on the type of facility, recreation need serviced by the facility, and land availability.
- Special use facilities should be viewed as strategically located community-wide facilities rather than serving well-defined neighborhoods or areas.
- Locate special use facilities within reasonable and equal driving distance from population served.
- Lighted sports complexes should be located adjacent to non-residential land uses.
- Locate to provide access from interconnecting trails, collector or arterial streets, and public transit.
- Individual sites exhibiting significant environmental, cultural, or historical resources are set aside for preservation.

1.5 Recreation Facilities Development Standards

The Master Plan includes standards for the type and number of facilities that should be available to meet the recreation needs of the community. National standards suggest a wide range of recreational facilities many of which may or may not be suited for the plan area. However, since few citizens reside in the plan area, the NRPA development standards will be utilized initially and through the “living document” process shall be adjusted to meet future needs and demands. Facilities standards have not been established for many new types of recreation activities that are gaining in popularity, such as skateparks, roller hockey courts, interactive water play areas, disc golf and dog parks. The recommended space requirements, size, dimensions, orientation, number of facilities per population, and service area radius are shown in the following table.

Input from the board and parks committee regarding recommended activity/facilities is recommended.



Table 5 – Recreation Facility Development Standards

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NUMBER OF UNITS PER POPULATION*	SERVICE AREA RADIUS
Baseball	3.0 to 3.85 acres minimum	Baselines – 90' Pitching dist. – 60'-6" Foul Lines – 320' min. Center field – 400' +	Locate home plate so pitcher throwing across sun and batter not facing it. Line from home plate through pitcher's mound run east-north-east	1 per 15,000 Lighted 1 per 30,000	¼ to ½ mile
Softball	1.5 to 2.0 acres	Baselines – 60' Pitching dist.– 46' men 40' women. Field radius from plate: Fast pitch – 250' men, 225' women Slow pitch – 300' men, 250' women	Same as baseball	1 per 5,000 1 per 5,000 (If also used for youth baseball.)	
Little League	1.2 acres minimum	Baselines – 60' Pitching dist. – 46' Foul lines – 200' Center field – 200'- 250'	Same as baseball	1 per 5,000 Lighted 1 per 30,000	¼ to ½ mile
Football	1.5 acres minimum	160 to 360' with a 10' minimum clearance on all sides	Fall season-long axis northwest to southeast. For longer periods, north to south	1 per 20,000	15 to 20 minute s travel time
Soccer (regulation)	1.7 to 2.1 acres	195' to 225' x 330' to 360' with a 10' minimum clearance on all sides	Same as football	1 per 5,000	1 to 20 miles
Soccer (youth)	0.5 to 1.25 acres	120' x 180' or 180' x 300' with a 10' minimum clearance on all sides	Same as football	1 per 7,000	¼ to ½ mile
Field Hockey	1.5 acres minimum	180' x 300' with a 10' minimum clearance on all sides	Same as football	1 per 20,000	15 to 30 minutes travel time
Running Track (1/4 mile)	4.3 acres	Overall width – 276' Length – 600.02' Track width for 4 to 8 lanes is 32'	Long axis in sector from north to south to north- west-south-east with finish line at northerly end.	1 per 20,000	15 to 30 minutes travel time
Multi-Use Turf Area	2.0 acres	200' x 400'	Same as football	1 per 5,000	¼ to ½ mile
Volleyball	4,000 sq. ft. minimum	30' x 60' with a 6' min. clearance on all sides.	Long axis north- south	1 court per 5,000	¼ to ½ mile
Basketball- outdoor • Youth • H.S.	2400 to 3036 sq. ft 5040 to 7280 sq. ft.	46 to 50' x 84' 50' x 84'	Long axis north- south	1 per 5,000	¼ to ½ mile
Tennis Court	7,200 sq. ft. single court minimum (2 acres for complex)	36'x78' with 12' clearance on both sides and 21' clearance on both ends.	Long axis north and south	1 court per 2,000	¼ to ½ mile
Pickleball	1,800 sq. ft. per court	20'x 44' inclusive of lines with clearance on both sides of 5' and 8' on both ends.	Any orientation is acceptable	4 courts in lieu of 1 tennis court	¼ to ½ mile
Play apparatus	0.5 to 1.0 acres min.	Age-appropriate creative play - swings, platforms, slides, climbers, etc.	Any arrangement within sight of street	1 per 5,000	¼ to ½ mile

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NUMBER OF UNITS PER POPULATION*	SERVICE AREA RADIUS
Handball (3 to 4 wall)	800 sq. ft. for 4 walls 1,000 sq. ft. for 3 walls	20' to 40' with a minimum of 10' go rear of 3-wall court. Minimum 20' overhead clearance	Long axis north – south. Front wall at north end.	1 per 20,000	15 to 30 minutes travel time
Multiple Recreation Court (Basketball, volleyball, tennis)	9,840 sq. ft.	120' x 80'	Long axis of courts with primary use is north-south	1 per 10,000	1 to 2 miles
Swimming pool	Varies on size of pool and amenities. Usually, ½ to 5 acres.	Pool size and configuration varies and should accommodate organized youth and adult swim teams, recreational swimming, lap swimming, classes, decks and parking.	None, although care must be taken in sitting of lifeguard stations in relation to afternoon sun.	1 per 20,000 Pools should accommodate 3 to 5% of total population at a time.	15 to 30 minutes travel time
Group Picnic Area	1.0 – 2.0 acres	Shelter with 10 tables (80 to 100 persons)	Wooded Area – any arrangement	One per 10,000	½ mile
Picnic Area		Shelter with 4 tables (20 to 25 persons)	N/A	One per 5,000	
Roller Hockey	0.5 acres	Youth – 80' x 60' Adult – 85' x 80'	N/A	N/A	¼ to ½ mile
Trails	N/A	Well-defined trailhead. Width – 10' max. Grade-5% not to exceed 15% Trail capacity • Rural – 40 hikers/day/mile. • Urban – 90 hikers/day/mile	N/A	1 system per region	N/A
Golf driving range (Minimum of 25 tees)	13.5 acres	900' x 690' wide. Add 12' width for each additional tee.	Long axis south- west-northeast with golfer driving toward northeast.	1 per 50,000	30 minutes of travel time.
Golf • Par 3 (18 hole) • 9-hole standar d • 18-hole standard	50 to 60 acres 50 acres minimum 110 acres minimum	Average Length: • 600 to 2700 yards (varies) • 2,250 yards • 6,500 yards	Majority of holes on a north-south axis	 1 per 25,000 1 per 50,000	½ to 1 hour travel time
Horseshoe Pit	1,500 sq. ft.	10' x 50' with 10' clearance between pits.	Long axis north and south		
Skatepark	0.5 to 1.0 acres	Varies – depending on type of facility	N/A	No standards.	30 minutes of travel time
Dog Park	0.5 to 2.0 acres	Varies – depending on available land	N/A	No standards.	30 minutes of travel time

ACTIVITY/ FACILITY	RECOMMENDED SPACE REQUIREMENTS	RECOMMENDED SIZE AND DIMENSIONS	RECOMMENDED ORIENTATION	NUMBER OF UNITS PER POPULATION*	SERVICE AREA RADIUS
Community Center	3.0 to 5.0 acres depending on total square footage of building and parking.	Provide space for meeting rooms, office space, storage, kitchen, performing arts space, special events, classrooms, landscaping and parking.	N/A	1 per 30,000	1 to 2 miles
Gymnasium	Combine with community center and/or utilize school facilities.	Provide space for multi-purpose courts, storage, lockers and shower facilities, office space, and parking.	N/A	1 per 10,000	1 to 2 miles
Senior Center	Combine with community center.	Same as community center.	N/A	1 per 30,000	
Amphitheater	1.0 acres plus support facilities	Varies – depending on seating capacity. Provide seating for 500 to 1,000 people.	Seating area facing away from the sun.	No standards.	

* NOTE: The above standards represent NRPA standards or standards from park agencies/districts within the Sacramento region.

1.6 Park Development Standards

The following summarizes the park development standards, including park facilities, location criteria, and general park amenities.

The following tables provide standards for the following types of facilities:

Table 6	General Park Standards
Table 7	Mini Park Standards
Table 8	Neighborhood Park Standards
Table 9	Community Park Standards
Table 10	School-Park Site Standards
Table 11	Special Use Facilities Standards

Table 6 - GENERAL PARK STANDARDS

SIZE AND SERVICE AREAS	<ul style="list-style-type: none">• Depends on the park type – mini, neighborhood, community park, or special use facility area.
SITE CHARACTERISTICS	
Location and Access	<ul style="list-style-type: none">• Ease of access from throughout the service area, even geographical distribution, and relationship to other parklands are key criteria in site location.• Provide convenient and safe access for pedestrians, bicyclists, and autos from throughout the service area.• Locate with frontage on at least one public street.• Choose sites that have interesting or special features.• Locate parks in areas that can be viewed easily for security reasons.• Locate parks so as to link to existing and planned bikeways, trails, open space network, and other connections.• Choose sites that avoid possible hazards such as heavy traffic, railroads, industrial sites, or electrical transmission line easements.• Provide buffers between active use areas and adjacent residential development.• Choose sites that exhibit the physical characteristics appropriate for its intended use (i.e., size, shape, topography, or natural features).• “Left-over” parcels of land that are undesirable for development are generally undesirable for park development and should be avoided.• Lands within a flood plain should only be considered if the facilities are constructed above the 100-year flood elevation.• Provide universal access to all facilities per American with Disabilities Act (ADA) requirements.

The mini-park and general park standards need to be updated to better address cost per acre. The majority of parks being built are under 2.5 acres and have a higher cost/acre than neighborhood parks. one suggestion is to reduce the mini-park designation to 0-2.5 acres and eliminate some elements from the criteria, such as two playgrounds, shade structure, and bbq.

Play Areas	<ul style="list-style-type: none"> • Creative play area for ages 2-5. • Creative play area for ages 6-12. • Provide a minimum of one inclusive playgroundn equipment/item per age group. • Include play equipment for active, social, and imaginative play. • Provide adjacent seating areas for adult supervision and other family activities such as picnicking. • Provide shade trees throughout the park. • Locate proximate to other desirable activities such as turf fields, spectator areas, group picnic areas, pathways, etc. • Locate appropriate for other conveniences such as parking, restrooms, etc. • 0.5-acre minimum.
Passive Recreation	<ul style="list-style-type: none"> • Provide benches, pathways, and informal turf for impromptu play or natural areas for passive recreation.
Lighting	<ul style="list-style-type: none"> • Provide lighting at parking lots and pathways for security and safety. • Sports field lighting as appropriate for park type. • Design to prevent glare and spillover into adjacent residential areas.
Site Utilities	<ul style="list-style-type: none"> • Provide storm drain, sanitary sewer, electrical and water facilities to each site. • Provide dedicated phone lines to each park site for computerized irrigation control system.
Bicycle Parking	<ul style="list-style-type: none"> • Lockable bicycle parking at suitable locations.
Pathway System	<ul style="list-style-type: none"> • Provide a central multi-use paved pathway system, a minimum of ten feet wide, for service and emergency access to major facilities within the park. Pathway should have lockable bollards at all street locations for controlled vehicle access. • Provide secondary multi-use paved pathway system, appropriate width determined by type of use and demand, throughout the park.
Site Furnishings	<ul style="list-style-type: none"> • Trash receptacles • Drinking fountain, handicap accessible • Benches • Picnic tables • Barbecues • Park signage

Table 7 - MINI PARK STANDARDS

DEFINITION	<ul style="list-style-type: none"> • Small parks within residential neighborhoods may include a unique or single purpose such as a recreation facility for an isolated area of a neighborhood, or to preserve an isolated natural resource. • Mini park facilities may be provided within a neighborhood or community park.
SERVICE AREA	<ul style="list-style-type: none"> • ¼-mile service radius.
SIZE	<ul style="list-style-type: none"> • 0.50 to less than 5 acres.
ACREAGE STANDARD	<ul style="list-style-type: none"> • Dedication of 0.5 acres per 1,000 population. Mini park development is not encouraged due to the inefficiency inherent in development and maintenance costs for small acreages. • Provide mini park facilities as part of neighborhood and community parks.
SITE CHARACTERISTICS	
Location and Access	<ul style="list-style-type: none"> • Locate in the interior of neighborhoods or near high-density development. • Locate where immediate access to a neighborhood park is limited. • Locate to address limited, isolated, or unique recreational needs. • Locate near high-density development. • Locate for accessibility by way of interconnecting trails, sidewalks, or low-volume residential streets. • Avoid undesirable “left-over” or odd-shaped parcels. • Consider opportunities for preserving natural features. • Locate, where required, as access points into linear parkways or greenbelts.
Site Utilities	<ul style="list-style-type: none"> • Provide according to general park standards.
BASIC REQUIREMENTS	<ul style="list-style-type: none"> • Benches in shaded areas. • Play area for children, age appropriate. • Open turf area. • Provide site furnishings per general park standards. • Provide social gathering space for impromptu use by the community. • Picnic shade structure or arbor to accommodate 8-10 people. • Informal picnic tables for non-reservation use underneath shade trees.
OPTIONAL ELEMENTS	<ul style="list-style-type: none"> • Small hard-court area • Botanical or rose garden. • Picnic tables (2), shaded, to accommodate 4-8 people. • Picnic shade structure to accommodate 20-25 people for group reservation. • Interactive water play feature.

Table 8 - NEIGHBORHOOD PARK STANDARDS

DEFINITION	<ul style="list-style-type: none"> • Medium-size Park that provides scenic and aesthetic value, passive recreation for all ages and designated active areas for a specific neighborhood. • May be located adjacent to school facilities, generally elementary or intermediate.
SERVICE AREA	<ul style="list-style-type: none"> • ¼ to ½-mile radius to serve a single neighborhood or population up to 5,000, and not separated from the population by a barrier such as a creek, drainage way, arterial road, freeway, or railroad.
SIZE	<ul style="list-style-type: none"> • 5 to 15 acres.
ACREAGE STANDARD	<ul style="list-style-type: none"> • Dedication of 3.2 acres per 1,000 population.
SITE CHARACTERISTICS	
Configuration	<ul style="list-style-type: none"> • Contiguous, usable (nonlinear) shape, with level terrain to accommodate impromptu play and organized sports activities.
Location and Access	<ul style="list-style-type: none"> • Neighborhood parks are planned to function as the core of the park system; locate as the recreational and social focus of the neighborhood. • Locate with frontage on residential low-volume or collector streets. • Avoid separation of park and residential areas by major arterial or other barriers. • Limit activities that generate traffic from outside the neighborhood. • Plan for both active and passive recreation facilities, accommodating a wide variety of age and user groups. • Provide off-street parking where recreational facilities/uses require. • Select sites that exhibit the physical characteristics appropriate for both active and passive recreational uses. • Configuration of the site shall be contiguous usable (nonlinear) land, with level terrain to accommodate active organized recreation. • Locate adjacent to elementary or intermediate schools, when possible.
Character	<ul style="list-style-type: none"> • May contain natural features for passive recreation. • Should contain large trees for shade and open turf area for free play, sports fields for organized play, areas for picnicking, some natural areas, and a play area for supervised children’s play.
BASIC REQUIREMENTS	
Passive Recreation	<ul style="list-style-type: none"> • Open turf area for nonorganized sports, minimum one acre to two acres or more desirable. • Pathway system for walking/jogging. • Social gathering space. •
Active Recreation	<ul style="list-style-type: none"> • Multi-use turf areas • Sports fields for organized youth sports leagues.
Play Areas	<ul style="list-style-type: none"> • Provide according to general park standards. • Children creative play area, age appropriate

Family Picnic Areas	<ul style="list-style-type: none"> • Provide picnic shade structure: 20–25-person capacity for group reservations. • Tables for 4-8 people each. • Provide barbecue facilities. • Locate proximate to other desirable activities such as turf areas, play areas, pathways, etc.
Informal Picnic	<ul style="list-style-type: none"> • Provide picnic tables for non-reservation use underneath shade trees.
Site Furnishings	<ul style="list-style-type: none"> • Provide per general park standards.
Lighting	<ul style="list-style-type: none"> • Provide lighting at parking areas and along pathways for security and safety. • Provide according to general park standards.
Site Utilities	<ul style="list-style-type: none"> • Provide according to general park standards.
Shade	<ul style="list-style-type: none"> • Provide shade structure where natural shade from trees is insufficient.
Pathway System	<ul style="list-style-type: none"> • Provide according to general park standards.
OPTIONAL ELEMENTS	<ul style="list-style-type: none"> • Exercise par course. • Restroom, depending on type of park facilities. • Interactive water play feature • Botanical or rose garden

Table 9 - COMMUNITY PARK STANDARDS

DEFINITION	<ul style="list-style-type: none"> • Large Park that includes passive and active recreation facilities that serve to accommodate a wider variety and higher intensity of recreational uses than neighborhood parks. • May have unique amenities such as natural features for preservation or special use facilities. • Includes facilities typically found at neighborhood parks and may function as a neighborhood park for the area in which it is located. • May be located adjacent to school facilities, generally intermediate or high school.
SERVICE AREA	<ul style="list-style-type: none"> • One- to two-mile radius, approximately 20,000 residents.
SIZE	<ul style="list-style-type: none"> • 20 to 50 acres.
ACREAGE STANDARD	<ul style="list-style-type: none"> • Dedication of 1.3 acres per 1,000 population.
SITE CHARACTERISTICS	
Configuration	<ul style="list-style-type: none"> • Contiguous usable (nonlinear) shape, with level terrain to accommodate active recreation, including youth and adult organized sports leagues.
Location and Access	<ul style="list-style-type: none"> • Locate to serve the recreation needs of several neighborhoods or larger sections of the community. • Locate with frontage on residential collector or arterial streets. • Locate for access by interconnecting trails and public transit. • Locate adjacent to intermediate or high schools, when possible. • Configuration of the site shall be contiguous usable (nonlinear) land, with level terrain to accommodate active organized recreation. • Select sites that exhibit the physical characteristics appropriate for both active and passive recreational uses. Active organized groups or sports related activities typically are located in community parks. • Locate larger, more active facilities away from residential neighborhoods. • Provide on-site vehicular circulation and parking. • Incorporate special or unique features.
Character	<ul style="list-style-type: none"> • Have open flat areas for active recreation, and desirable visual and natural attributes for passive recreation areas.
BASIC REQUIREMENTS	
Sports Facilities	<ul style="list-style-type: none"> • Lighted regulation facilities for organized league practice, play, and tournaments for youth softball, baseball, and/or soccer. • Bleachers, restrooms, and concession stand at league sports facilities. • Lighted tennis courts, basketball courts, sand volleyball courts, and practice walls. • Provide 40-60 parking spaces for each sports field. • Provide four parking spaces for each game court. • Provide sport lighting for sports facilities.

Passive Recreation	<ul style="list-style-type: none"> • Combination walking and jogging pathways and benches. • Open turf area for casual games, unsupervised free play, minimum two acres. • Natural areas.
Special Use Facilities	<ul style="list-style-type: none"> • Include at least one special use facility such as a pool, community center, gymnasium, amphitheater, or skatepark.
Family Picnic Areas	<ul style="list-style-type: none"> • Provide several shade structures: 20–25-person capacity. • Tables for four to eight people each. • Provide barbecue facilities. • Locate proximate to other desirable activities such as turf areas, play areas, pathways, etc. • Locate proximate to other conveniences such as parking, restrooms, etc. • Provide one parking space for every 2.5 seats.
Group Picnic Area	<ul style="list-style-type: none"> • Provide large shade structure for group reservations: 80–100-person capacity. • Provide picnic tables, serving tables, sinks, and barbecue facilities. • Locate proximate to other desirable activities such as turf areas, play areas, pathways, etc. • Locate proximate to other conveniences such as parking, restrooms, etc. • Locate away from nearby residential areas. • Provide one parking space for every 2.5 seats. • Provide ability to facilitate one to three groups at a time. • Provide stage or other place for group assembly and focus.
Informal Picnic	<ul style="list-style-type: none"> • Provide picnic tables for non-reservation use under shade trees throughout the park.
Restrooms	<ul style="list-style-type: none"> • Locate convenient to uses and utilities. • Provide permanent restrooms buildings with maintenance room. • Provide a concession room as required for sports league play. • Minimum one per 20 acres. • Provide security lighting.
Lighting	<ul style="list-style-type: none"> • Provide lighting according to general park standards. • Sports facilities lighting as required for league and tournament play.
Site Utilities	<ul style="list-style-type: none"> • Provide according to general park standards.
Bicycle Parking	<ul style="list-style-type: none"> • Provide according to general park standards.
Drinking Fountain	<ul style="list-style-type: none"> • Provide according to general park standards. Quantity as required meeting facilities demand.
Pathway System	<ul style="list-style-type: none"> • Provide according to general park standards.
Site Furnishings	<ul style="list-style-type: none"> • Provide according to general park standards.

OPTIONAL ELEMENTS

- Nature interpretive area.
- Exercise par course.
- Specialized facilities for bocce ball, art, and culture, etc.
- Food concession building.
- Natural features.
- Community garden area.
- Dog run area.
- Horticultural garden area.
- Amphitheater.
- Skatepark.
- Small building for meeting rooms.
- Lake or pond feature for aesthetics, detention requirements, fishing, and non-motorized boating.
- Other special use features.

Table 10 – SCHOOL-PARK SITE STANDARDS

DEFINITION	<ul style="list-style-type: none"> • Facilities that are developed in cooperation with the School District and are located in part or entirely on School District lands. • Locate children’s play areas on park property so that play areas are accessible during the hours of 9:00 a.m. to 3:00 p.m., Monday through Friday, in addition to non-school hours. • The basic intent is to provide neighborhood/community park-type facilities with joint-use capabilities. • Develop community parks adjacent to intermediate or high school facilities. • Develop neighborhood parks adjacent to elementary or intermediate school facilities.
SERVICE AREA	<ul style="list-style-type: none"> • One-half to two-mile radius depending on park type.
SIZE	<ul style="list-style-type: none"> • Varies, depending on park type.
ACREAGE STANDARD	<ul style="list-style-type: none"> • Varies, depending on park type.
SITE CHARACTERISTICS	
Configuration	<ul style="list-style-type: none"> • Contiguous, usable (nonlinear) shape, with level terrain. No fencing between school and park lands.
Location and Access	<ul style="list-style-type: none"> • Location will generally be determined by the school district based on local policy for the distribution of schools. • Select sites to provide neighborhood/community park-type facilities. • Locate with frontage on residential collector or arterial streets. • Provide on-site parking, quantity based on the facilities. Joint use with school parking whenever possible.
Character	<ul style="list-style-type: none"> • Contain turf fields and ancillary facilities for active recreation. • Should contain large trees for shade, an open turf area for free play, and a play area for supervised children’s play. • Sports facilities depending on park type.
BASIC REQUIREMENTS	<ul style="list-style-type: none"> • Open turf areas, baseball/multipurpose fields, soccer fields, and children’s play areas. • Other features to conform to community/neighborhood park standards. • Provide according to neighborhood and community park standards.
OPTIONAL ELEMENTS	<ul style="list-style-type: none"> • Exercise course or cluster. • Tennis courts, basketball courts, and volleyball courts, or practice wall. • Restroom/concession building depending on uses. • Adventure Club facility. • Swimming pools. • Gymnasium. • Track facility. • Football/soccer stadium.

Table 11 - SPECIAL USE FACILITY STANDARDS

DEFINITION	<ul style="list-style-type: none"> • A facility such as a community center, athletic complex, aquatic center, or other facilities that services a specific need for a portion of the plan area’s population.
SERVICE AREA	<ul style="list-style-type: none"> • The entire plan area.
SIZE	<ul style="list-style-type: none"> • Varies
LOCATION	<ul style="list-style-type: none"> • May be included within a community park or may be at a separate location.
FACILITY TYPES	<ul style="list-style-type: none"> • Community center with auditorium, meeting rooms, classroom space, offices, indoor recreation space, crafts room, exercise space, gymnasium, etc. • Indoor gymnasium. • Indoor pool. • Aquatics complex for recreational and organized team swimming. • Childcare facility. • Indoor theater. • Outdoor amphitheater. • Lighted sports complex for organized youth or adult tournament, practice, and league play. • Senior center. • Community Art/Cultural Center. • Teen Center • Public Library. • Public golf course and driving range. • Tennis court complex • Pickleball. • Track facility. • Football/Soccer stadium. • Indoor soccer facility. • Skatepark. • BMX track. • Dog park. • Lake or pond for aesthetics, detention requirements, fishing, and non-motorized boating. • Preservation of significant environmental, cultural, or historical resources.

2.0 Parkland Dedication Standards Implementation and Estimated Costs

2.1 Introduction

This section of the Park Master Plan Updates applies the Parkland Dedication Standards in the allocation of parkland throughout the PLSP/NASA plan area in order to provide for 5.0 acres of improved parkland per thousand residential population. The Plumas Lake Specific Plan Area is divided into two zones, the North Zone, and South Zone. The North Zone contains four approved tentative maps for residential development that requires approximately 32.45 acres of parkland with only 5.5 acres of proposed parkland.

2.2 Parkland Dedication Standards Implementation

The dedication of parkland and/or the payment of in-lieu fees (or the combination thereof) is required per the Yuba County Parkland Dedication Ordinance for the purpose of developing recreational facilities (including the acquisition of land) to serve the recreation needs of the community.

The parkland dedication standard of 5 acres per 1,000 population is allocated to the three park categories (mini, neighborhood and community parks) as indicated in Table 13- Parkland Dedication Matrix.

Table 12 - Parkland Dedication Matrix

Type	Dedication Requirement
Mini Park	0.5 acres per 1,000
Neighborhood Park	3.2 acres per 1,000
Community Park	1.3 acres per 1,000
Total = 5.0 acres per 1,000	

Based upon a project population of 39,684 for the Plumas Lake Specific Plan Area the parkland dedication matrix is applied as indicated in Table 13, for a total parkland dedication of 178.18 acres.

Table 13 – PLSP Parkland Dedication Allocation Total

Type	Dedication Requirement
Mini Parks	19.84 acres
Neighborhood Parks	126.99 acres
Community Parks	51.59 acres
Total = 198.42 acres	

Within the North Arboga Study Area, based upon a projected population of 18,428, the park dedication matrix is applied as indicated in Table 14 – NASA Parkland Dedication Allocation Total, for a total parkland dedication of 29.26 acres.

Table 14 – NASA Parkland Dedication Allocation Total

Type	Dedicated Parkland
Mini Parks	9.21 acres
Neighborhood Parks	58.97 acres
Community Parks	23.96 acres
	Total = 92.14 acres

The summary of the parkland dedication requirements in the PLSP/NASA plan area assumes a projected population of 58,112 with a total active parkland dedication requirement of 176.0 acres. The parkland dedication matrix (Table 12) is applied in the plan area as indicated in Table 15.

Table 15 – PLSP/NASA Parkland Dedication Allocation Total

Type	Dedication Parkland
Mini Parks	29.06 acres
Neighborhood Parks	185.96 acres
Community Parks	75.54 acres
	Total = 290.56 acres

**TO BE UPDATED WITH
'2025 ESTIMATED PARK FEE
IMPROVEMENT;
-COMMUNITY PARK.PDF
-MINI PARK.PDF
-NEIGHBORHOOD PARK.PDF'**

**TO BE UPDATED WITH
'2025 ESTIMATED PARK FEE
IMPROVEMENT;
-COMMUNITY PARK.PDF
-MINI PARK.PDF
-NEIGHBORHOOD PARK.PDF'**

**TO BE UPDATED WITH
'ESTIMATED PARK DEVELOPMENT COSTS
THROUGH BUILDOUT.PDF'**

APPENDIX C: ESTIMATED PARK FACILITIES UNIT COSTS^{1,2}

DESCRIPTION	AMOUNT
<input type="checkbox"/> General Per Acre Cost (site grading, utilities, drainage, landscape, irrigation, concrete, etc.) ²	
Community Park	166,257
Neighborhood Park	212,440
Mini Park	295,568
Non-Traditional Parkland	120,075
<input type="checkbox"/> Sports Fields	
Youth Baseball/Softball Diamond (w/ outfield fence)	120,075
Youth Baseball/Softball Diamond (w/o outfield fence)	92,365
Adult Baseball/Softball Diamond (w/ outfield fence)	175,495
Adult Baseball/Softball Diamond (w/o outfield fence)	138,548
Soccer Field	
Regulation (12" depth of topsoil)	101,602
Youth (12" depth of topsoil)	66,503
Regulation Synthetic Field	1,385,475
<input type="checkbox"/> Sports Lighting (Regulation Level)	
Youth Baseball/Softball Lighting (80,000 lights + 20,000 pedestal and service)	184,730
Adult Baseball/Softball Lighting (105,000 lights + 20,000 pedestal and service)	230,913
Adult Soccer Field Lighting (85,000 lights + 20,000 pedestal and service)	193,967
<input type="checkbox"/> Roller Hockey Rink	369,460
<input type="checkbox"/> Play Apparatus	
Community Park	363,460
Neighborhood Park	230,913
Mini-Park	184,730
<input type="checkbox"/> Group Picnic Areas	
Large (80-100 person)	147,784
Medium (25 person)	92,365
Small (8 person)	36,946
<input type="checkbox"/> Lighted Tennis Court	83,129
<input type="checkbox"/> Basketball Court	64,656

**TO BE UPDATED WITH
ESTIMATED PARK FACILITIES COSTS
PER UNIT.PDF'**

DESCRIPTION	AMOUNT
<input type="checkbox"/> Lighted Basketball Court	83,129
<input type="checkbox"/> Volleyball Court	
Turf Court	5,542
Lighted Sand Court	46,183
<input type="checkbox"/> Community Center/Senior Center/Gym	
30,000 sf @ \$554	16,625,700
Pool: 25 YD x 50 FT, 8 Lanes, Decking, Offices/Locker Facilities	3,232,775
<input type="checkbox"/> Parking and Roadways	
Per Stall	4,618
Roadway: Per Lineal Foot	416
<input type="checkbox"/> Restroom Facilities	
Restroom (2 uni-sex stalls)	138,548
Restroom Standard Men/Women	230,913
Restroom/Concessions Building	277,095
<input type="checkbox"/> Horseshoe Pit	9,237
<input type="checkbox"/> Interactive Water Play	369,460
<input type="checkbox"/> Lighted Skate Park (14,000 SF)	923,650
<input type="checkbox"/> Lighted BMX Track	138,548
<input type="checkbox"/> Bike/Pedestrian Bridge (Vehicle Rated)	92,365
<input type="checkbox"/> Bike Trail and Shoulder (per LF: 14-foot cross-section)	139
<input type="checkbox"/> Miscellaneous Items	
Park Sign (each)	15,702
Drinking Fountain (each)	8,313
Scoreboards (each)	22,168
Foul Poles (each pair)	8,867
Bleachers (5 row, 2 per field)	16,072
Soccer Goals and Nets (each pair)	8,313

**TO BE UPDATED WITH
'ESTIMATED PARK FACILITIES COSTS
PER UNIT.PDF'**

DESCRIPTION	AMOUNT
<input type="checkbox"/> Passive Site Furnishings (Benches, Trash Receptacles, Picnic Tables, etc.)	
Mini Park	46,183
Neighborhood Park	92,365
Community Park	138,548
Non-Traditional Parkland	64,656

FOOTNOTES

TO BE UPDATED WITH
¹ The facilities construction costs are estimated using 2024 construction costs. For each year until the facility is constructed, the construction costs must be adjusted for inflation based on the ENR Construction Cost Index.

'ESTIMATED PARK FACILITIES COSTS
² Park per acre costs for development assume street frontage improvement costs are paid by the developers.

PER UNIT.PDF'

APPENDIX D: PLUMAS LAKE COMMUNITY PARK PRELIMINARY MASTER PLAN



Prepared by MTWgroup and
Community Architecture, Inc.

APPENDIX E: PARK DEVELOPMENT AGREEMENT (PDA) MIMIMUM REQUIRED INCLUSIONS

The Following items to be included in a Park Development Agreements (PDA)

- Based on the approved Tentative Map, Developer to provide District a formula sheet to determine how many acres of park dedicated to OPUD based on Development, In-lieu fees owed to OPUD, or combo of both. Any In-Lieu fees that are required to be paid to OPUD, need to be done prior to Subdivision plan approval or per General Manager Authorization.
- District and Developer sign PDA (Note, OPUD will accept Park once Developer has developed and then will accept via Grant Deed process only of which OPUD records with County). OPUD would like to get away from IOD's.
- Developers provide OPUD initial site plan of park improvements
- Developers Designer and OPUD team meet via Zoom/In-person/both to coordinate design and improvements based on site plan.
- Designer sends OPUD teams plan improvements based on prior meeting and master plan requirement (Goal is to accomplish plan approval within 3 Design Reviews)
- OPUD approves plans and provides Notice to Proceed of Developing Park
- Developer develops park (This includes initial inspection period along with 3-month maintenance period, etc...)
- OPUD is sent Binder for resubmittals
- OPUD approves amount submitted via review of Binder
- Developer submits 1-year warranty bond
- OPUD takes to the board for site approvals and Grant Deed
- Park begins 1-year inspection period once board takes over control of park
- After 1-year warranty is up, project is closed

APPENDIX F: ESTIMATED COSTS FOR PARK DEVELOPMENT

Developers within the PLSP/NASA plan area are required to construct or fund the park facilities as indicated within this Park Master Plan Update. OPUD will enter into a separate park development agreement with each subdivision developer that identifies the type of park facilities and the funding and/or construction method for each park development.

There are two different types of funding/construction methods used for park development: “turnkey” park development and traditional fee-collected park development. Using “turnkey” park development, the developer enters into a park development agreement where the developer funds and constructs the park and receives credits towards its park development fee responsibility. The completed park is dedicated to OPUD at the end of construction. When using traditional fee-collected park development, the unimproved parkland is dedicated to OPUD along with the responsibility for construction of the park improvements. Park impact fees are collected with each building permit issued within the subdivision in order to fund the park development. Only after sufficient funds have accumulated will the park be developed.

“Turnkey” park development is preferred over the traditional fee-collected based park development because recreational facilities are available to the community sooner than the traditional fee-collected park development method.

Estimated costs for park development as identified within this Park Master Plan Update are provided in order to determine the park development fee. The Nexus Study is prepared establishes the amount of the park impact fee by demonstrating a reasonable relationship, or nexus, exists between the fee and the cost of the public improvement attributable to the development on which the fee is imposed.

The estimated cost of construction for park development, including a community center building of approximately 30,000 square feet, within the PLSP/NASA plan area totals approximately \$126.8 million in 2024 dollars as compared to \$65.4 million in 2005 dollars.

Estimated costs for park development include “hard” development costs for the park improvements and “soft” costs for design, administration, contingency and utility fees. The “hard” development costs were derived from historical cost data for park development obtained from various public agencies throughout the Sacramento region. “Hard” development costs include the cost for park infrastructure (i.e., site grading, drainage, utilities, landscape, irrigation, etc.) as well as specific improvements such as play apparatus restrooms, sports facilities, and other park facilities.

Park street frontage improvements, including streets, curbs, gutters, sidewalks, streetlights, and utilities (stubbed to each park site), are to be paid for by the subdivision developers and are not included in the estimated costs for park development.

Appendix C – Estimated Park Facilities Costs itemizes the general cost per acre for park infrastructure (site grading, utilities, drainage, landscape, irrigation, etc.) for each park type. Costs for additional park improvements such as restrooms, play apparatus, group picnic structures, etc. is added to the general cost per acre in order to estimate the overall park development costs. For each year until the facility is constructed, the construction cost estimate must be adjusted for inflation-based on the Engineering News Record (ENR) Construction Cost Index as determined in the Nexus Study. The construction cost estimate has been updated from the original 2005 values to 2024 values, equaling an 84.73% increase.

The total estimated cost for park development is shown in Table 19 – PLSP Park Improvements Cost Estimate and Table 20 – NASA Park Improvement Cost Estimate for the facilities and improvements determined by this Park Master Plan Update.

It should be noted that costs for special use facilities within the community parks such as a senior center, aquatics complex, cultural center, teen center, skatepark, etc. are not included in the total park development cost estimate. Thus, these special use facilities are not included in the park development fee program. These facilities are proposed for funding by other sources such as grants, OPUD district-wide funding sources or bond proceeds. All or a portion of the costs for special facilities may be included later in the park development fee or in a separate fee at OPUD’s discretion.

Acknowledgments

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Park Fee Implementation:

Typical Community Park March 2025

1. General Per Acre Cost (Community Park)	
▪ 12.0 Acres @ \$450,000/ac	\$5,400,000.00
2. Play Area/Equipment	450, 000.00
3. Group Picnic Area	200,000.00
4. Dog Park	225,000.00
5. Soccer Field	160,000.00
6. Lighted Baseball Field (fully fenced)	650,000.00
7. Basketball Court	85,000.00
8. Pickleball Courts	150,000.00
9. Miscellaneous Items	
▪ Park Sign	15,000.00
▪ Drinking Fountain	10,000.00
▪ Site Furnishings	75,000.00

PARK HARDCOST IMPROVEMENTS: \$7,420,000.00

▪ Bonds/Insurance (3%)	222,600.00
▪ Project Mobilization (3%)	222,600.00
▪ Contingency (10%)	742,000.00
▪ Design Fees (8%)	593,600.00
▪ Utility Fees (2%)	148,400.00
▪ Plan Check and Inspection (4%)	<u>296,800.00</u>

SUBTOTAL ADMINSTRATIVE COSTS:\$2,226,000.00

TOTAL PARK BUDGET: \$9,646,000.00

803,833/acre cost

Estimated Park Component Costs per Unit (2025\$s)			
Park Component	Cost	Unit of Measurement	
Basic Park Development			
Community	\$450,000	1	acre
Neighborhood	\$380,000	1	acre
Mini	\$245,000	1	acre
Park Components			
Baseball			
Unlighted	\$450,000	1	each
Lighted	\$650,000	1	each
Softball	\$475,000	1	each
Little League			
Unlighted	n/a	1	each
Lighted	\$475,000	1	each
Football	\$120,000	1	each
Soccer (regulation)	\$160,000	1	each
Soccer (youth)	\$85,000	1	each
Field Hockey	\$110,000	1	each
Running Track (1/4 mile)	\$50,000	1	each
Multiuse Turf Area	\$75,000	1	each
Volleyball	\$40,000	1	each
Basketball (Outdoor)	\$85,000	1	each
Tennis Court	\$350,000	1	each
Pickleball	\$150,000	1	each
Play Apparatus			
Community Park	\$450,000	1	each
Neighborhood Park	\$300,000	1	each
Handball	\$185,000	1	each
Multiple Recreation Court	\$90,000	1	each
Swimming Pool	\$1,000,000	1	each
Group Picnic Area	\$200,000	1	each
Picnic Area	\$100,000	1	each
Community Center	\$16,500,000	1	each
Gymnasium	\$3,022,500	1	each
Senior Center	\$16,500,000	1	each
Miscellaneous			

Park Sign	\$15,000	1	each
Drinking Fountain	\$10,000	1	each
Site Furnishings	\$75,000	1	each
Source: The HLA Group and EPS.			

Estimated Park Development Costs through Buildout (2025 \$\$)			
	Units	Cost/	Total
Park Component	Required	Unit	Costs
Basic Park Development			
Community	13.37	\$450,000	\$6,018,422
Neighborhood	32.92	\$380,000	\$12,510,086
Mini	5.14	\$245,000	\$1,260,268
Park Components			
Baseball			
Unlighted	0.69	\$450,000	\$308,637
Lighted	0.34	\$650,000	\$222,905
Softball	2.06	\$475,000	\$977,351
Little League			
Unlighted	0.34	\$350,000	\$120,026
Lighted	2.06	\$475,000	\$977,351
Football	0.51	\$120,000	\$61,727
Soccer (regulation)	2.06	\$160,000	\$329,213
Soccer (youth)	1.47	\$85,000	\$124,925
Field Hockey	0.51	\$110,000	\$56,583
Running Track (1/4 mile)	0.51	\$50,000	\$25,720
Multiuse Turf Area	2.06	\$75,000	\$154,319
Volleyball	2.06	\$40,000	\$82,303
Basketball (Outdoor)	2.06	\$85,000	\$174,894
Tennis Court	1.14	\$350,000	\$400,383
Pickleball	4.00	\$150,000	\$600,000
Play Apparatus	2.06	\$450,000	\$925,911
Handball	0.51	\$185,000	\$95,163
Multiple Recreation Court	1.03	\$90,000	\$92,591
Swimming Pool	0.51	\$1,000,000	\$514,395
Group Picnic Area	1.03	\$200,000	\$205,758
Picnic Area	2.06	\$100,000	\$205,758
Community Center	0.34	\$16,500,000	\$5,658,345
Gymnasium	1.03	\$3,022,500	\$3,109,518
Senior Center	0.34	\$16,500,000	\$5,658,345
Total Park Development Cost			\$21,082,118

Soft Costs/Contingency			
Bonds/Insurance	3%		\$632,464
Project Mobilization	3%		\$632,464
Contingency	10%		\$2,108,212
Design Fees	8%		\$1,686,569
Utility Fees	2%		\$421,642
Plan Check and Inspection	4%		\$843,285
Total Soft Costs/Contingency	30%		\$6,324,636
Park Master Plan Update			\$75,000
Park Fee Update			\$30,000
Total Park Development Costs			\$27,511,754
Source: The HLA Group and EPS.			