



Rio Linda – Elverta Recreation & Park District Master Plan

May 2005

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Appreciation

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I. Introduction

A. The Master Plan

Open space, parks, and recreation facilities have in recent years come to be recognized as essential to a healthy environment. The necessity to preserve open space and to provide parks and recreation facilities comes as a response to the increasing degree of urbanization throughout the nation, including Sacramento County. Increasing population density, scarcity of open space and natural areas, concern with the quality of our environment, and the increasing amount of leisure time available to many in our society has made the quality of park, recreation and open space a critical issue to most in urban areas.

The Rio Linda/Elverta community is an example of an area which has preserved its rural characteristics for many decades, but is currently facing proposals for intensive residential development which will result in tremendous increase in population and greater demands for more parks and recreational services. Although the Rio Linda & Elverta Recreation and Park District (District / RLERPD) has no direct role in determining population density or the land uses in the community, it is partially responsible for providing a healthy, enjoyable environment for the present and future residents of the District.

During the next ten years, the District faces the challenge of providing adequate park and recreation opportunities for an increasing population in a time of growing fiscal limitations. Increased recreational demand will continue to be stimulated by public interest in the environment, parks and open space, preservation of natural areas, health and fitness, and an increasing amount of time for pursuit of recreational activity. This anticipation of a continued population increase and accelerating recreational demand must be balanced with fiscal ability of the District and its property owners. The District must focus on the needs of the community and the interests of the District in continuing with an aggressive approach to providing a sound park and recreation program.

Over the last twenty years the District has experienced sporadic development of residential and commercial projects within its boundaries. In recent years some major road improvements have been completed by the County and there is currently in process the Elverta Specific Plan, proposing to build over 4,500 dwelling units, schools, parks and associated commercial projects in the north-eastern portion of the District. This is the first major development project to occur in the District, but it will not be the last. With the incorporation of the cities of Elk Grove and Rancho Cordova, the Rio Linda area is one of the last potential growth areas available in the County of Sacramento. Negotiations have already begun between the City of Sacramento and the County of Sacramento concerning the development of a large tract of land north of "the Natomas Development" along interstate-5. This area, east of HWY 99, is within the jurisdiction of the Rio Linda & Elverta Recreation and Park District. If these proposed projects are approved for development, new parks and recreational facilities will need to be funded as well as other public services and facilities as part of the project Capital Improvement Program.

Though the District has no authority related to land use decisions, the District Board is using this master planning process to re-examine the future course of action it should be taking in regards to future District funding, parkland acquisition, development, recreation programming, and the management of the District. The purpose of this master plan, therefore, is to provide the District with a comprehensive view of its park and recreation resources, develop suggested ways to improve the existing parks and facilities, to develop additional new parks and recreation facilities, and a practical program to finance, acquire, develop, and operate a sound park and recreation system for the next decade and beyond.

B. Mission of Rio Linda & Elverta Recreation and Park District

The following are the Mission Goals of the District Board:

- To acquire, develop and maintain an adequate number of neighborhood and community park facilities for the leisure time enjoyment of Rio Linda and Elverta residents.
- To provide a balanced variety of quality recreational programming for a rapidly expanding and diverse population.
- To develop an efficient park maintenance operation equipped to provide an acceptable level of maintenance and safe usage by park users.
- To provide park security patrol for the protection and safety of park users and public properties.
- To maintain effective citizen and organizational resources that encourages volunteerism and participation by individual and community organizations.

C. Recommendations

The following are the recommendations to help implement this master plan:

1) Adopt Standards and Guidelines

The District should request that the Sacramento County adopt the Rio Linda Elverta Recreation and Park District's Park and Recreation Standards and Guidelines as described herein.

2) Acquisition / Development Priority

Acquire and develop sufficient park lands, recreation facilities, and open space areas for the benefit of the community. Place high priority on acquiring additional parklands, and developing parks and facilities in areas of the District that are underserved. If acquisition of additional parklands in a Planning Area is infeasible due to lack of suitable land or affordable land, make alternative arrangements to address the park and recreational facility need.

3) Parity in Park and Facilities

Provide parity in park and recreation improvements throughout the District. Improvements to parks and recreation facilities in established, older neighborhoods shall be given equal importance as the development of parks and facilities in the newer neighborhoods.

4) Funding Mechanisms

Develop additional funding mechanisms to support the District's effort to acquire and develop needed parks and recreational facilities; continue to apply for grants for acquisition, development, and renovation of parks and facilities; upgrade existing parks and facilities as needed; and enhance the recreation programs and services.

5) Work closely with the County and Land Developers

Work closely with County of Sacramento regarding negotiations with developers on projects, conditions of approval, park and recreation standards, plan processing fees, and other ways to enhance the quality of park and recreation, open space, and environmental quality for the present and future residents of the community. Insure that the required parks and recreation facilities are developed on a timely schedule and in keeping with the District's development standards.

6) Work Cooperatively with Other Entities

Work cooperatively with other entities such as the City and County of Sacramento, the Community Planning Council, adjacent park districts, and other public and private entities to develop and operate park and recreation facilities to the benefit of District residents.

7) Actively Support Related Parks and Recreation Facilities

Actively support the planning, development, and management of park and recreation facilities managed by others such as the development of the Dry Creek Parkway, Dry Creek Greenway, Ueda Parkway, improvements to Gibson Ranch and Cherry Island Soccer Complex, the Cherry Island Golf Course, and the establishment of a countywide trail system.

8) Joint Use Agreement with School Districts

Pursue the adoption of a joint use agreement with the local school districts that would enhance District use of school grounds and facilities, and the opportunity for RLERPD to assist the school districts with school site maintenance work.

9) Recreation Programs

Provide a broad range of recreation programs to meet the needs of all age groups as well as the special needs of the elderly and the disabled, and be inclusive of different interest groups.

10) Open Space Preserves and Public Access

While the District recognizes and supports the need to preserve important open space areas for habitat preservation, protection of endangered species, and value these areas as valuable community resource, the District also encourages the preservation of open space areas that also accommodates controlled public access.

D. Strategy to Upgrade Existing Parks and Facilities

Upgrade and enhance existing parks and facilities to boost public use and enjoyment, expand programs, and improve the surrounding community in the following order:

First priority should be to remove health and safety hazards, comply with ADA requirements, and create an enjoyable/attractive park.

Second priority should be to provide adequate park and recreational facilities and programs to meet the needs of the District residents.

Third priority should be to implement the other park and facility improvements described in this master plan to enhance the service to the District residents.

II. The District

A. Background

Rio Linda & Elverta Recreation and Park District (District or RLERPD) was formed as Community Services Area #3 by the Sacramento County Department of Parks and Recreation during the 1961-1962 fiscal years to provide parks and recreation services to the residents of the Rio Linda area. The town of Elverta was included in a later annexation to this growing area. The former County Service Areas were originally created by a mandate to provide areas that previously were not autonomous, with a governing power to implement their parks and recreation services. The goal was to convert these areas to a dependent District, and ultimately to an independent District. Consequently, in 1990 the RLERPD was created as a dependent park District, and became an independent District in 1993.

The functions of the District are to develop and monitor the budget, carry out the policies of the Board, and oversee the daily operations of the District. Except for some support services provided by Sacramento County, such as accounting and tax collection, the RLERPD is an independent District.

B. Location

RLERPD is located in the northern portion of Sacramento County directly north of the City of Sacramento.

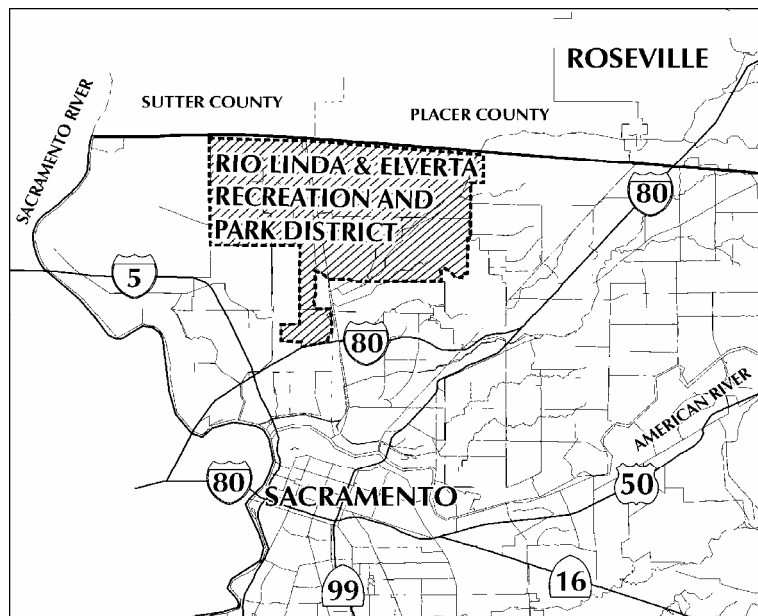


Figure 1 — Regional Context Map

C. Boundaries

The District is bounded on the north by the Sacramento, Placer, and Sutter County lines and on the east by Watt Avenue, a jog westerly on Elverta Road, and south on 28th Street to Elkhorn Boulevard to the topmost portion of McClellan Business Park, and continues in a southwestern direction along McClellan Business Park's boundary. The southern boundary is generally Ascot Avenue, HWY 80, and Elkhorn Rd. The western boundary runs south along HWY 99/El Centro Rd., Elkhorn Blvd., Sacramento City limit, and Gateway Park Blvd. The District occupies approximately 30 square miles of land. (See the following Figure 2 – District Boundary Map).

In addition to Planning Area 1-A, referred to as the Natomas Area, which is further described in Chapter IV and involves potential annexation proceeding by the City of Sacramento, Planning Area 1-B, the Panhandle, has over the years also been the subject of annexation proposal at the Sacramento City Hall. This area located south of Elkhorn Blvd. to Interstate 80, bounded by East Levee Road on the east, and Sacramento City limits to the west includes some 1,425 acres. Composed of rural residential, industrial, and vacant land use, this area is currently being targeted for residential development. Many residents in the area are opposed to these developments since they want to retain the rural character of the area.

The original boundaries of the District included exclusively the township of Rio Linda. In October 1985, annexation procedures that included Elverta and other adjoining, un-serviced areas more than doubled the size of the original District. Thereafter, a portion of the District south of 1-80 was annexed to the City of Sacramento in the Raney Reorganization.

D. Geography

The District is comprised of relatively flat terrain. The natural vegetation is predominantly oak grasslands with oak and cottonwood groves occurring in an east-west direction in association with the Dry Creek and Rio Linda Creek streambeds.

The communities of Rio Linda and Elverta have had a long history of periodic flooding along the various stream channels and drainage courses in the area. Portions of the District lie within designated floodways, which include the stream channel and portions of the adjoining floodplain that provide for the passage of the "100 year flood" flow. The major areas of flooding are generally along the three major drainage systems; Dry Creek, Rio Linda Creek and Steelhead Creek (formerly known as Natomas East



RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

Main Drainage Canal). For further information regarding the floodplain, see Appendix C, Rio Linda-Elverta Community Area Major Drainage System map.

Climatically, the area is noted for hot, dry summers and mild, moist winters. Annual temperatures average 62 degrees Fahrenheit, but range from below freezing in the winter to over 100 degrees Fahrenheit during some summer days. Average annual rainfall is 19 inches.

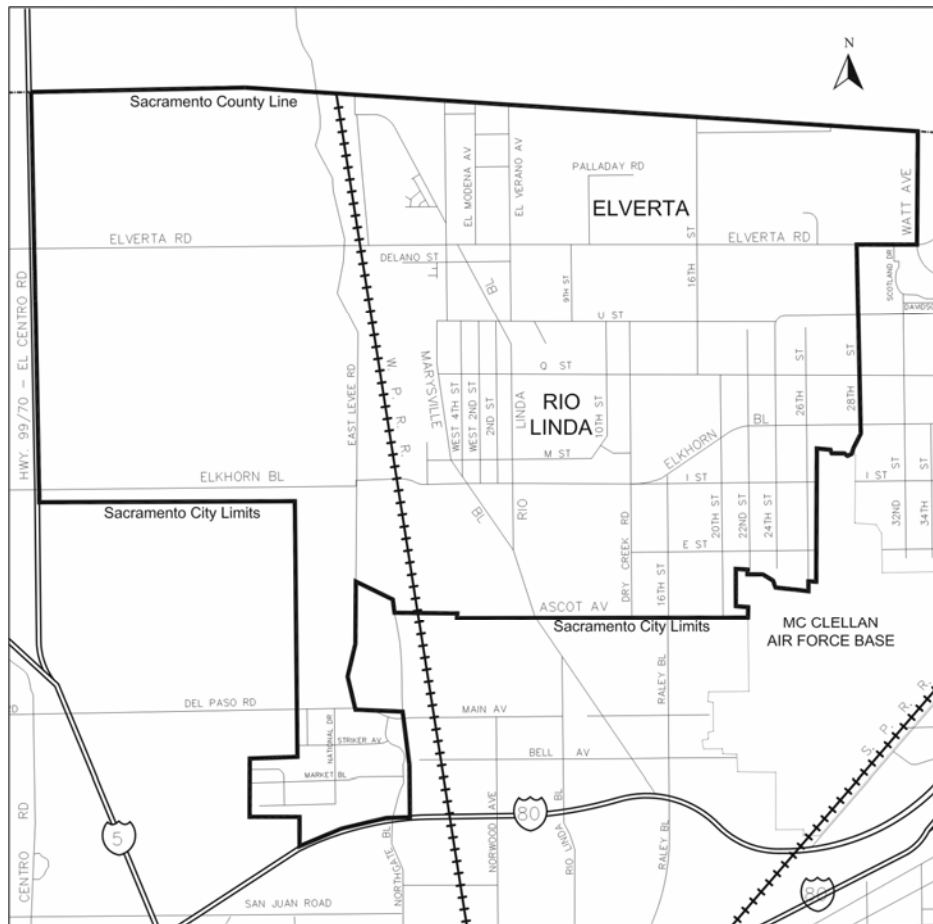


Figure 2 — District Boundary Map (not to scale)

E. Cultural Resources

1) Prehistoric Resources

Many archaeological sites have been identified along major drainage ways in the County of Sacramento, especially sites located on high ground near permanent water sources, and along the smaller creeks such as Dry Creek. Sites that have been identified and are still preserved along these drainages are often highly significant. Also, numerous unidentified sites are probably extant; however, alluvium has been deposited over a long period of time, burying many such archaeological sites.

2) Cultural Setting

The Sacramento area has a long prehistoric association. Indigenous people populated the Sacramento Valley region for thousands of years prior to the influx of Euro-American settlers in the mid-1800s. Archaeological evidence confirms that the initial occupation of California occurred prior to 8,000 years ago (Moratto 1984). The earliest inhabitants were apparently transient hunters and gatherers who exploited the various ecological zones on a seasonal basis. As time progressed, more permanent settlements were established and food collecting became intensive.

Ethnographic records (from missions and other documents) show that the groups that inhabited the Rio Linda / Elverta area were the Nisenan, or Southern Maidu. Nisenan sites included villages, seasonal camps, quarries, ceremonial grounds, trading sites, fishing stations, cemeteries, and river crossings (Wilson and Towne 1978:389). Principal villages included a large, semi-subterranean assembly house and substantial residences that were partly excavated into the ground. These types of houses were constructed of a frame covered with brush or tules. Acorns were the staple among many California native groups. Villages ranged in size from small extended families of 15 to 20 individuals to large groups of 500 or more.

In the middle to late 1800s, with the arrival of trappers, settlers, and miners, the Southern Maidu were displaced from their land, killed, or fell victim to various epidemics. This greatly reduced the population, and resulted in the near destruction of their languages and cultures (Wilson and Towne 1978).

3) Historic Resources

Historic period structures, buildings, and archaeological sites are found predominately where early settlements are located and along transportation routes connecting these settlements. For example, much of the Rio Linda and Elverta area surrounding Dry Creek was settled in the decade between 1910 and 1920. Prior to that, the area was subject to floods and development was restricted. By 1911, the first Reclamation District (No. 1000) was formed and levee building begun. Some agricultural settlement existed prior to reclamation on the higher grounds; however, most homes, farms, and rural development of the surrounding area post-date 1911.

4) History

Though not a gold-bearing area of California, the Gold Rush greatly shaped the history and development of the Rio Linda-Elverta area. Transportation and agriculture were two primary contributions. Portions of the Rio Linda-Elverta locality were incorporated into an early land grant, Rancho Del Paso, 44,000-acre estate.

Once the area was secured from flooding, rapid agricultural development and additional settlement followed. The town of Elverta was established in 1908 adjacent to the line of the Sacramento Northern Electric Railway, which was extended southward from Marysville through the Rio Linda/Elverta area to the City of Sacramento in 1907. The Sacramento Valley Colonization Company, a subsidiary of the United States Farm Land Company of Chicago, Illinois, purchased the lands of Rancho del Paso in 1910. The company announced plans to establish two towns along the railway line, one near the station at Walerga on the Southern Pacific line and the other near the station at Dry Creek on the Sacramento Northern line. This latter site was renamed Rio Linda, a community founded in 1913. Divided into 10-acre parcels, Rio Linda was widely marketed in the 1920s as an ideal location for orchard homes and poultry farms.

Archeological information pertaining to RLERPD is contained within the December 1985 Cherry Island Golf Course Draft Environmental Impact Report. A total of two hundred acres in the Dry Creek/Cherry Island area was surveyed, and no significant cultural resources were found. Essentially, the entire Dry Creek/Cherry Island area was surveyed to assist the proposed Sacramento County golf course and for processing the Cherry Island Soccer Complex project. It should be noted that these results are "surface" survey findings only. The report recommended that if any artifacts are found below the surface during the golf course and soccer complex development, work in the area should be stopped until further archeological surveys and environmental reviews are done. There were no other archeological records pertaining to other park sites in the area. Further archeological information is contained in the Natomas Basin Study conducted by the City of Sacramento in 1997 and 2001; Dry Creek Parkway Master Plan EIR in 2003; and the Rio Linda Elverta Community Plan EIR.

Historical resources at RLERPD's park sites previously included an antique fire truck on view in the museum building at the Rio Linda Depot Park. More recently, the museum building was demolished and the antique fire truck relocated for safe keeping by the Sacramento Metro Fire District. The small stone and wood depot building originally at the park site was moved and turned into a home, now located near 6th Avenue. A new replica of the Old Depot was re-built on its original site in 2003, and is now referred to as the Visitor Center / Meeting Hall.

Approaching the business District of Rio Linda from the west, one is greeted by the distinctive street arch at Rio Linda Boulevard and "M" Street. This landmark was offered to Rio Linda by the City of Marysville in 1925, and it was moved the following year to its present location. An entrance sign originally hung from the center, but was replaced later by the flashing red light. (Source: History of Rio Linda/Elverta, 1977, Donald Walker, Ed.)

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III. Recreation and Park Resources

The District currently administers seven parks, one horse arena, one community center, an undeveloped 30 acre Ponderosa Farms Community Park site, and the 3.5 acre undeveloped Linda Creek Park site. These parks total approximately 82.66 acres. Some of these parks were, in part, developed with the assistance of the Community Development Block Grant (CDBG) through the Sacramento Housing and Redevelopment Agency, including the Community Center building, the Depot bandstand/gazebo, the replica of the original Sacramento Northern Railroad Depot, landscaping in the Community Center and Depot Park, Community Center parking lot, Central Park restrooms, fencing, bridge, parking facilities, and the Westside Park frontage improvements and parking lot. The township of Elverta, which was annexed to the District in 1985, presently does not have a developed park site or a recreation facility.

The various parks and recreation facilities managed by the District are further described in the following pages with information regarding the type of facility, acreage, investment to date, and development status (see Table 1 — RLERP District Park Inventory). Maps of each park with recommended improvements are found in Chapter VII.

A. Existing Parks and Facilities

Babe Best Park is a partially developed neighborhood park of 8.5 acres located on the south west quadrant of 10th and “U” Streets within Planning Area 2. The park was named for a Rio Linda Fire Chief, Babe Best. Except for the 10th Street frontage and Q Street easement used as unpaved parking area, the remaining sides of the park abut residences and a church. The property was acquired in 1964 to serve the neighborhood, and is primarily used for ball field activities.



Since the last master plan, new playground equipment has been installed, the parking lot has been repaved, ADA access provided to playground and concession area, and two additional ball fields were added.

Central Park Horse Arena is a partially developed special purpose park of 12.5 acres which was acquired in 1967 by the former Service Area. The park is located in Planning Area 3, just south of Elkhorn Blvd. and Cherry Lane. The sole vehicular access to the site is off of Elkhorn Blvd. with pedestrian and bicycle access provided from Elkhorn Boulevard and the adjacent Sacramento Northern Railroad Bikeway on the west side of the park. Previously, pedestrian access to Central Park Horse Arena was provided by means of a pedestrian bridge across Hayer Pond. For safety and security reasons, this bridge was removed almost a decade ago. While the north side of the park is bounded by residences, the west side is open to the Sacramento Northern Railroad Bikeway, and the south tributary of Dry Creek flows along the east side. As the name implies, the Horse Arena and its related equestrian activities has been a major focus at this site. However, the use of the Horse Arena has declined dramatically in the last few years. The BMX track continues as a concession operation with casual use of the BMX track on the week-days, and active competition on week-ends and some week-day nights.



The park is equipped with full-size lighted arena, bleachers, and an announcing booth. Historically, rodeos, horse shows, and other livestock activities were conducted periodically from April through October.

Some of the improvements and changes that have taken place in the last decade include parking lot repaving and ADA access, new entrance sign, planting of

additional shade trees with irrigation, BMX track with lights, and oak tree mitigation planting along Dry Creek. New panels were also installed around the arena, and improvements made to the announcer's booth.

Community Center Park is an 8.5 acre site consisting of two shuffleboard courts, eight competition horseshoe pits, shade structure, tot lot, a multi-purpose basketball and/or volleyball court, and a tennis court. The Sacramento Northern Railroad Bikeway passes along the western edge of the park, and the Dry Creek Parkway lies contiguous to the south. During the last decade the old playground equipment was replaced, the parking lot repaved, ADA accommodations provided, cement pad provided for refuse area, and bike racks were installed. Except for the adjoining, undeveloped corporation yard site and the southern natural area, this site is nearly fully developed.

The Community Center includes a patio, kitchen, meeting rooms to accommodate 142 people seated and 305 standing, and a sizable adjacent parking lot. Beyond recreation programs conducted at the facility, the center is available for parties, wedding

receptions, meetings, and other community and private events. The District's administrative offices are located here, as well as all recreation program registration.



An adjacent 2 acre parcel was donated to the District by the Harvey Family to enlarge the park. The District plans to convert the site for its future Corporation Yard. The former Harvey House, located on the site, has the potential when renovated to serve as an office or meeting facility for the District or other community groups.

Depot Park - The Rio Linda Station Depot, after which this park is named, started as part of the Northern Electric Railway constructed in 1905. The December 18, 1910

railroad timetable shows a station at Elverta and Dry Creek (the town site of Rio Linda). In 1917 the Rio Linda Station Depot was completed on land donated by the Sacramento Suburban Fruit Lands Company. The last day of the passenger trains serving this station was June 21, 1936, but the Depot continued to be used for freight service for some time thereafter.

The 3 acre site was acquired in 1988 and has served as a greenbelt park ever since. This is the location of the bandstand / gazebo, and the new Visitor Center. "Old Betsy," the antique community fire truck was previously located at this park. The Sacramento Northern Railroad Bikeway passes longitudinally through this park.



Some of the recent improvements made to the park include the relocation of the bandstand / gazebo further south onto a new foundation, and the construction of a replica of the original Sacramento Northern Railroad Depot which is now used as a Visitor Center / Meeting Hall.



Elkhorn Equestrian Staging Area is located on the east side of East Main Drain Canal and south side of Elkhorn Boulevard, part of what is now referred to as the Ueda Parkway. Though not owned by the District, the District non-the-less maintains the staging area for public use. This staging area accommodates horse trailers and is one of the equestrian access points to a riding trail that parallels Ueda Parkway. This parkway and trail will eventually allow trail

connection to the American River Parkway to the south and the Dry Creek Parkway to the north east.

Linda Creek is an undeveloped 3.5 acre parcel located, south of E. Street between Dry Creek Road and 16th Street, adjacent to Linda Creek. This is one of the newer District park site's becoming part of RLERPD in 1996.

Northbrook Park is a 2.5 acre neighborhood park, located on the east side of Dry Creek, across Dry Creek from Gibson Ranch. This site was acquired from Sacramento County in 1994 and was improved the following year. The existing park improvements include concrete path, turf, shade trees, play ground, basketball court, par course, picnic areas, and a perimeter of drought tolerant plantings. Excepting for maintenance and emergency vehicles, access is presently limited to



pedestrian and bicyclists via Tourmaline Way. In the future, this park will also serve as a rest stop along this segment of the Dry Creek Parkway's multi-use trail.

Ponderosa Farms Community Park Site is a 30 acre undeveloped site located west of Rio Linda Blvd. and north of Elverta Road. This site was purchased by the District in 1991 for a future community park. Prior to proceeding with any park master plan or development, carefully examine the site to identify seasonal wetlands, flood prone areas, and other sensitive environmental issues that may impact the future use of the site.



Roy E. Hayer Park is a 2.6 acre site, located across Dry Creek from the Central Horse Arena, and is contiguous with the Dry Creek Parkway. Central Park, the former name, was changed to Roy E. Hayer Park to honor the family that donated the park site to the District. Presently, the park improvements include turf, shade trees, horseshoe pits, concession stand, picnic areas, paved parking, and access to Dry Creek

and Hayer Pond. In order to accommodate fish migration, Hayer Dam was removed and cross vanes installed to maintain the water level at the Hayer Pond while also allowing fish to pass. Future plans for this site includes the construction of a new bridge to reconnect Hayer Park to Central Park Horse Arena, and the construction of an infiltration gallery to enable water diversion from the Hayer Dam to serve Bell Aqua Lakes.

Westside Park is a partially developed 7.5 acre park located on the west side of W. 2nd Street, south of M. Street, and adjacent to Westside Elementary School. The park improvements include one lighted softball field, bleachers, and a 70 car parking lot. During the last ten years, the improvements made to this park have included upgrading the perimeter fence from 4' to 6' high, relocating the outfield fence from 275' to 300', installing new lights and



new scoreboard. The name of the ball field was also changed to Wayne H. Paulson Field for the former Recreation Superintendent of the District. Some of the improvements made since the last master plan include two sand volleyball pits, installation of a permanent restroom; repaving of the parking lot; replacement of the old playground equipment; and addition of a fenced Dog Park.

Table 1 — RLERPD Park Inventory

	Babe Best Park	Central Park Horse Arena / BMX Track	Community Center Park	Depot Park	Linda Creek	Northbrook Park	Ponderosa Farms Community Park	Roy E. Hayer Park	Welcome to Rio Linda Entry Park	Westside Park	Elkhorn Equestrian Staging Area
Acres	8.5	12.5	10.5	3.0	3.5	2.5	30	2.6	0.6	7.5	
Development Status	PD	PD	PD	D	U	PD	U	D	U	PD	PD
Planning Area	2	3	4	4	5	2	2	5	5	3	1B
Athletic Field Lighting		X								X	
Basketball Court			FC			HC					
BBQ			X	X				2			
Bike Racks		X	X	X							
Bleachers	X	X								X	
BMX Track		X									
Community Center			X								
Concession Stand	X							X			
Creek Access		X	X		X	X	X	X			
Dog Park										X	
Drinking Fountain	2		X	X				X		X	
Exercise Stations						X					
Garden		X									
Horse Arena		X									
Horseshoe Pits			8					3			
Little League Fields	4										
Multi Use Fields											
Parking Lot (paved)	X	X	X					X		X	
Parking Lot (unpaved)	X	X									X
Park Sign	X	X	X							X	X
Patio Area			X								
Picnic Area	X		X			X		X			
Picnic Shelter			X	X							
Picnic Tables	7	2	2	2		4		10		3	
Playground			X			X					
Portable Restroom	4	X									
Restroom			X					X		X	
Shuffleboard Court			2								
Softball Fields										X	
Storage Facility or Bin	X		X								
Tennis Court			X								
Tot Playground	X									X	
Trail Linkage		X	X	X			X				X
Volleyball Courts (sand)										2	

B. Recreation Programs

The District continues to offer a variety of recreation programs and activities. Currently, some of the programs offered by the District include youth classes, special interest classes and activities, senior programs, and family sports programs in basketball and soccer. Special programs such as an annual crafts fair, carnival, a Halloween extravaganza, and Easter Egg Hunt are also provided. The Staff continually evaluates the programs in order to upgrade and expand recreation and park services.

Illustrated below in Table 2 is the program participation summary for the years 1997 through 2001. As illustrated, the more popular programs have sustained themselves for a number of years while the less popular programs have been dropped or are barely able to continue. The table is only illustrative of the programs where participation data was available from the District. In many other youth and adult sports programs that the District provides, participation data was not available for inclusion in this chart.

Table 2 — Recreation Program Participation

Program Description	1997-98	1998-99	1999-00	2000-01
Aerobics	1,776*	1,368	1,584	1,248
Bass Fishing			8	
Cheer Clinic			32	
Computers	426		210	
Dance/Gym	2,800	2,144	2,496	2,420
Dog Obedience	30	132	150	138
Draw/Paint	308	424	364	336
Fun with Photos	2			
Horseback Introduction		7	7	
Hunter Safety	100	125	125	125
Karate	168	144	240	660
Kenpo Jujitsu	88			
Kuk Soo Won	64	216	160	216
Piano	132	28		224
Stamping	20	82	146	
Tai Chi	64	488		1,064
Tiny Tot Martial Arts		88		88
Writing Workshop	4			
Western Dance	66	78		78

* Annual program attendance days

Based on Table 2, 1997-2001 recreation program participation, it is difficult to evaluate the success of the District's overall program activities since attendance figures for significant numbers of programs are not available. It is safe to say that some programs, specifically aerobics, dance/gym, dog obedience, draw/paint, hunter safety, piano, and martial arts classes have shown steady growth or are maintaining a steady public support.

As in the past, a majority of the programs and activities offered by the District are held within the township of Rio Linda. Rio Linda contains the largest concentration of the District's population and all of the District facilities. Although Elverta area has the second largest population, presently the lack of recreation facilities in the Elverta area limits programming opportunities in the area. Two programs that are offered in the Elverta Area include after school programs at Elverta School, and at the Sacramento Metropolitan Fire Department facility.

C. Additional Recreation Resources

In addition to existing parks, natural streams, trails and bikeways in the District, a number of private businesses offer additional recreation opportunity to the residents of the District. Some of these include the Rio Linda Airport, Antelope Greens Golf Course, Water Ski Lake, and local horse owners who provide training and riding opportunities to the public. The availability of these additional public and private recreational facilities, however, does not lessen the need for local park facilities and recreation programs provided by the District.

1) 1/4 Midget Track

With the creation of the Dry Creek Parkway, the contract that the 1/4 Midget Track had with Sacramento County for the use of the land for a race track ended. As part of this termination arrangement, RLERPD agreed to assist the 1/4 Midget Track group to locate another site for their track. The minimal requirement for the 1/4 midget track is 2 acres plus parking area. Although the District has not located a suitable site to relocate this track, it continues to be one of the park features that the District will be considering for future park sites.

2) Bikeway and Trails

As part of the Sacramento County's Trails System, RLERPD has several bikeways within its borders (See Figure 4 and the graphic Master Plan). A paved bikeway runs north through the District along the old roadbed of the Sacramento Northern Railroad, a designated multi-use trail corridor. This bikeway connects Hayer Park, Central Park Horse Arena, Rio Linda Depot and the Rio Linda/Elverta Community Center and Park. In addition, the Elverta Villages Specific Plan includes trail systems within and connecting to adjacent trail system.

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

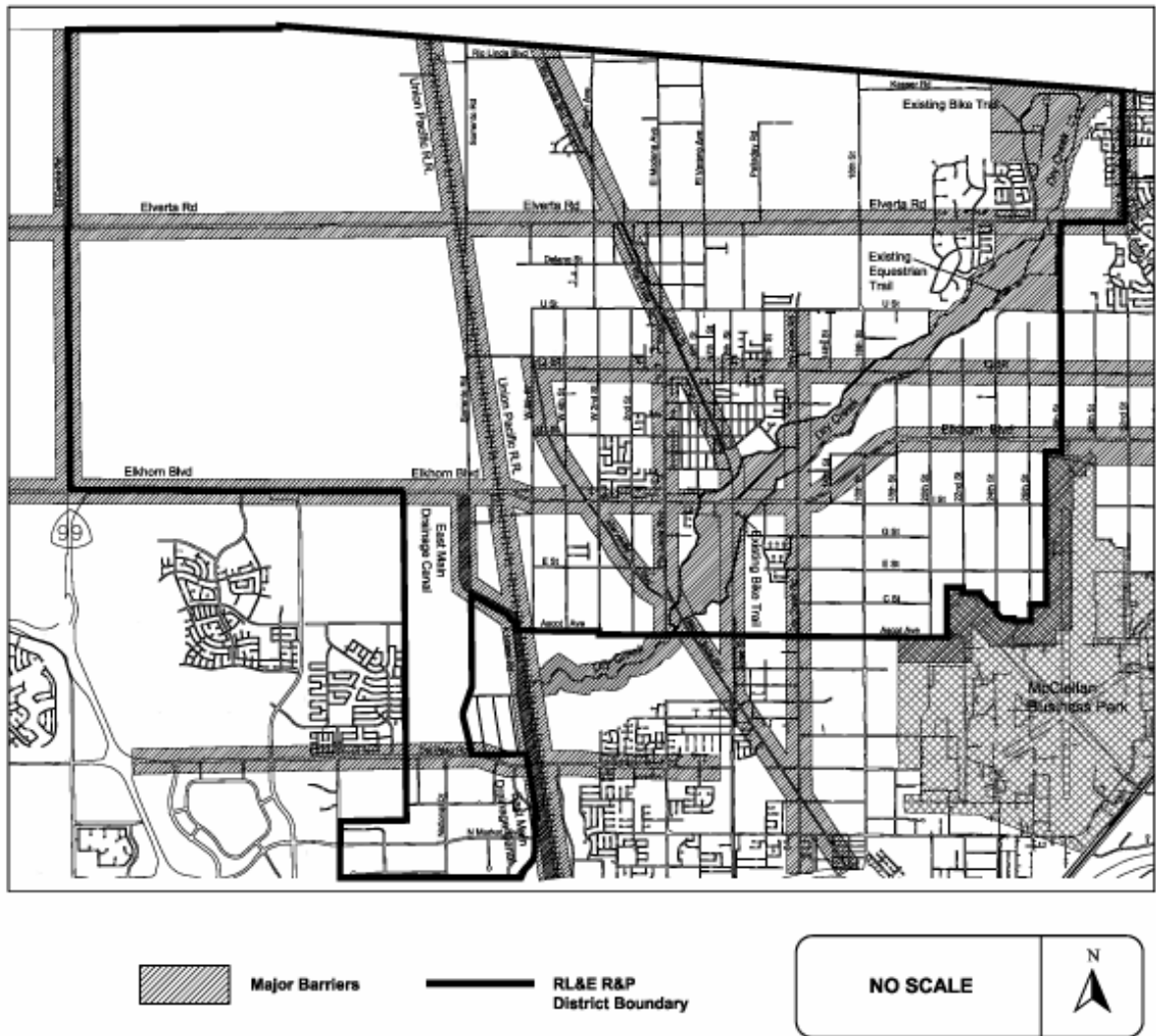


Figure 3 — Major Barriers and Traffic Routes Map

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

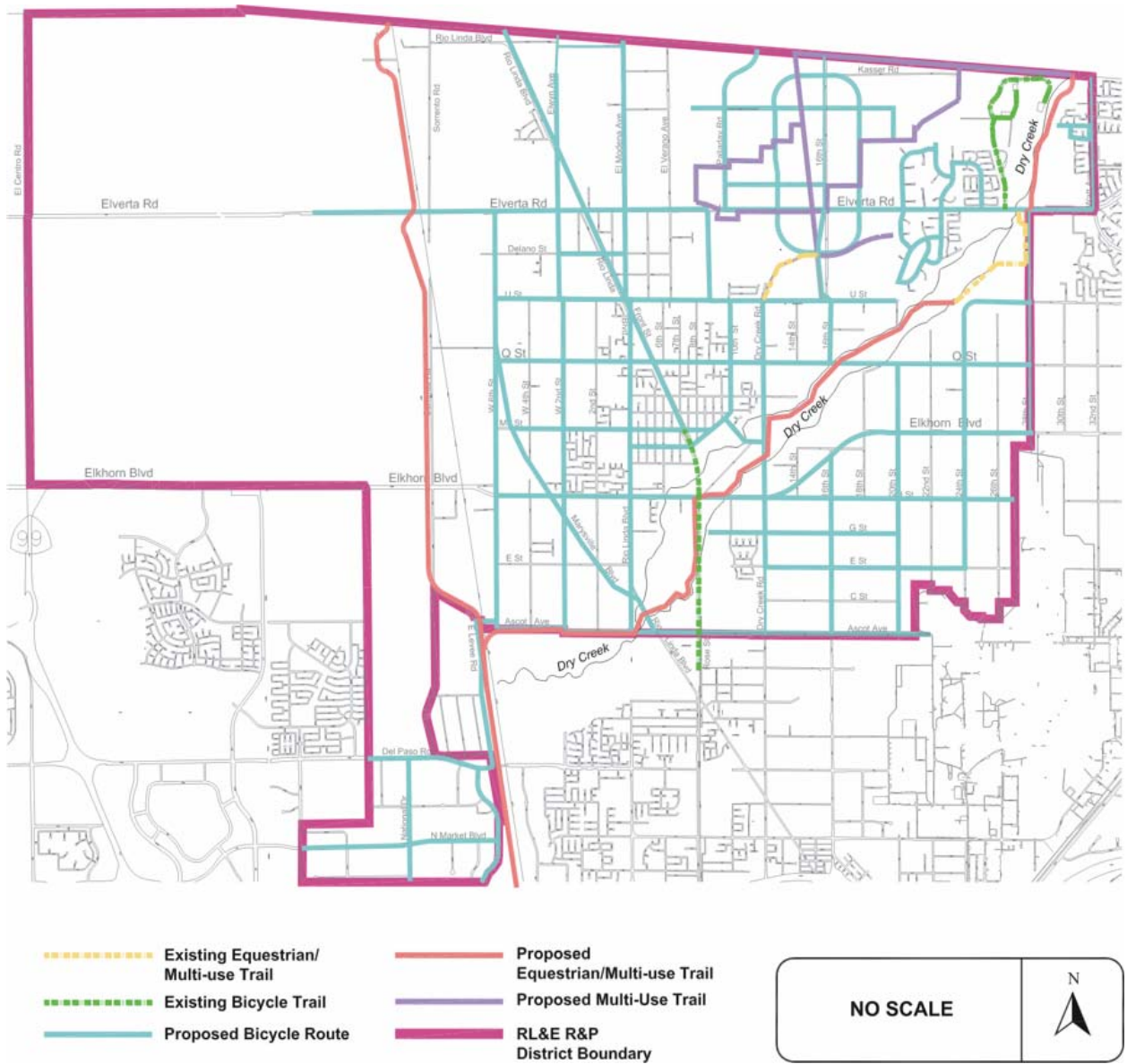


Figure 4 — Bicycle Route and Trail Plan Map

Bikeways are designated as Class I, II, and III and are defined as follows:

- **Class I Bikeway (Bike Path or Trail)** — A completely separated, paved, right of way for the exclusive use of bicycles and pedestrians with cross-flow minimized.
- **Class II Bikeway (Bike Lane)** — A striped lane for one-way bike travel on a street or highway.
- **Class III Bikeway (Bike Route)** — Provides for shared use of a road with pedestrian or motor vehicles. Signs are required to be placed along the road designating the road as a Bike Route.

3) Natural Streams

There are four natural streams, Dry Creek, Rio Linda Creek, Goat Creek, and Robla Creek within the District. As more of the open space / farm lands are developed for various urban uses within Rio Linda and Elverta Area, and even more so in Roseville and Placer County (which is part of the Dry Creek watershed) the creeks and drainage ways in Rio Linda and Elverta Area will receive greater surface runoff. Recognizing this increasing problem, Sacramento County and SAFCA has been systematically acquiring flood prone properties within this portion of the Dry Creek Floodplain from willing sellers. The objectives of this program are to remove residences from flood prone areas and to return the land back to open space and agricultural uses that would be compatible with periodic flooding.

Dry Creek Parkway

Sacramento County Department of Parks, Recreation and Open Space has also been utilizing various grant funds to gradually assemble the linear Dry Creek Parkway from Placer County line to Sacramento City limit. While the Department has been successful in



assembling the various Dry Creek Parkway properties up to Dry Creek Road, the acquisition of the remaining properties between Dry Creek Road and Ascot Way will require greater reliance on Sacramento County Water Resources and

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

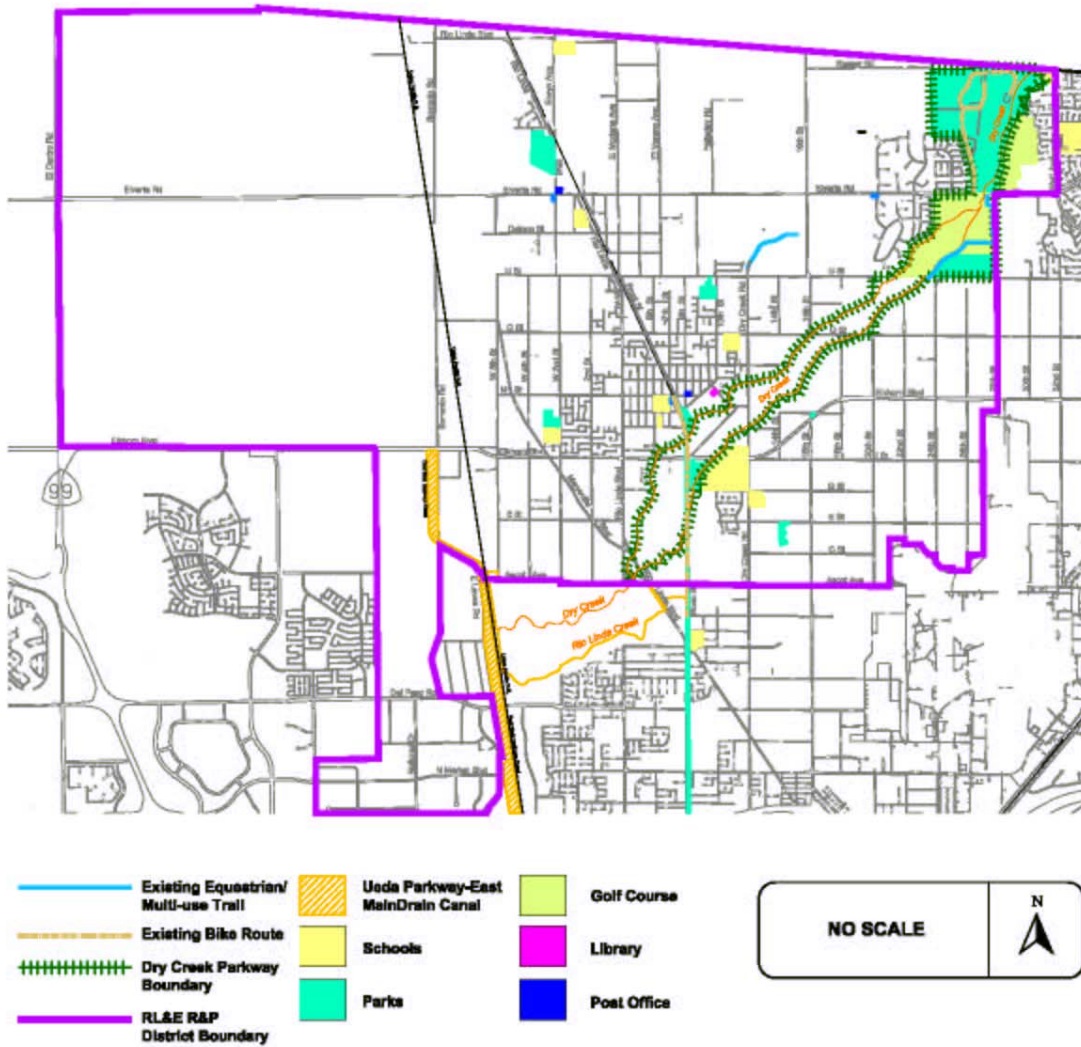


Figure 5 — Existing Features Map

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

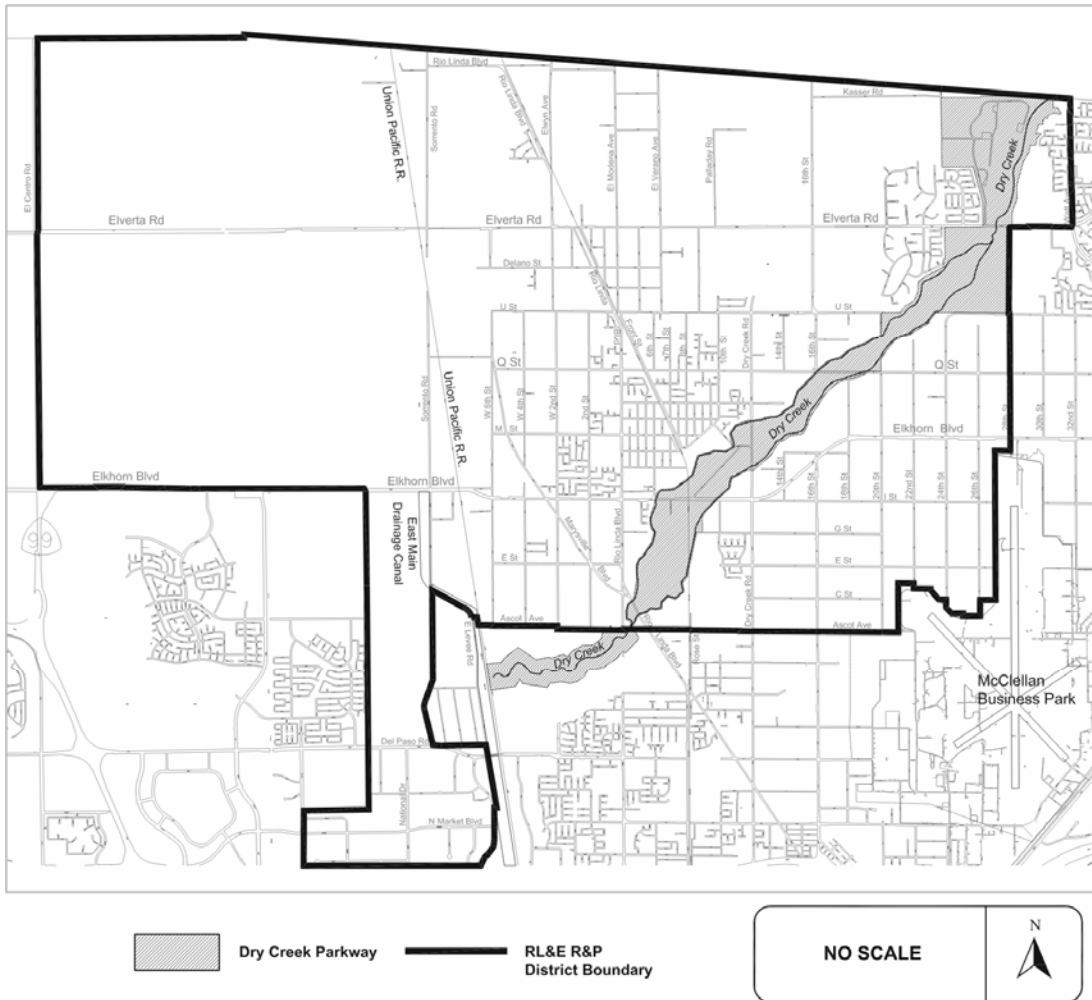


Figure 6 — Dry Creek Parkway

SAFCA to complete the acquisition of the remaining portions of the Dry Creek Parkway. Fortunately, the acquisition of the properties in the Dry Creek floodplain has been a high priority for both Sacramento County and SAFCA. Both agencies have been working closely with County Parks to acquire properties in the Dry Creek floodplain, clearing the properties of structures and unwanted vegetation, and turning the property over as open space to County Parks for inclusion in the Dry Creek Parkway. With the adoption of the Dry Creek Parkway Master Plan in April 2002, this linear parkway became a reality.

The Dry Creek Parkway is intended to be a natural, riparian parkway with a multi-use trail system to accommodate pedestrian, equestrian, and bicycle use with the bulk of the parkway retained in open space or compatible agricultural use. Other appropriate parts of the parkway are designated for public access, linkages to adjacent trails and neighborhoods, and limited areas are intended for active recreational use. The Parkway will link many of the developed regional recreational features in the area such as the Gibson Ranch, Cherry Island Soccer Complex, Cherry Island Golf Course, and the Dry Creek Historic Ranch.

D. Regional Recreation Facilities

Residents of RLERPD can additionally avail themselves of a number of other public regional recreation resources such as Gibson Ranch, Sacramento River, the American River Parkways, Folsom State Recreation Area, Sacramento Softball Complex, and many municipal and private golf courses in the area.

Located in the northeast corner of the District are Gibson Ranch County Park, the Cherry Island Golf Course, and the Cherry Island Soccer Complex.

- Gibson Ranch – Gibson Ranch covers 345 acres and includes residence camp, picnic areas, a lake, many picnic areas, huge turf areas to accommodate a variety of activities, and equestrian trails. A day camp area is available for groups. Group picnic areas have picnic shelters and an 8.8 acre lake, which is popular for fishing, is located in the middle of the park. Gibson Ranch also has facilities for boarding 100 horses, pastures for rent, and daily/hourly horse rentals are available to the public.
- Cherry Island Golf Course – Cherry Island Golf Course is an 18-hole, 200-acre, championship golf course, which includes a driving range, pro shop, restaurant, and a club house.
- Cherry Island Soccer Complex – Cherry Island Soccer Complex is a 37 acre site located south of Cherry Island Golf Course. The soccer complex was opened to the public in 1986 and has 10 soccer fields, a concession building, restrooms, a group picnic area, and a 250 vehicles paved parking lot. This complex is used year-round as the venue for youth soccer games and tournaments that attract teams and supporters from greater Northern California and beyond.
- Antelope Greens Golf Course – Antelope Greens Golf Course is a privately owned, public 18-hole, golf course located on Elverta Road, just east of Cherry Island Golf Course.

- Hansen Dairy – The City of Sacramento acquired the 200-acre Hansen Dairy property site for a proposed golf course. Unfortunately, due to the presence of abundant seasonal wetlands with endangered species, this site remains undeveloped and has been acquired by SAFCA as a future preserve and mitigation site.
- Dry Creek Parkway – The Dry Creek Parkway is comprised of approximately six miles of open space and riparian corridor starting at the Sacramento/Placer County line and extending southwesterly along the two forks of Dry Creek to the Sacramento City limits at Ascot Lane. The boundary of the parkway encompasses an area 75' beyond the normal top of the creek bank, as well as Cherry Island Soccer Complex, Cherry Island Golf Course, Gibson Ranch, Northbrook Park, and the Rio Linda – Elverta Community Center Park. The Dry Creek corridor provides migration route, habitat, and forage for a wide variety of aquatic and terrestrial wildlife, including rare, threatened, and endangered species. The Dry Creek Parkway will also provide a combination of passive and active recreational opportunities for the surrounding neighborhoods and will become a significant addition to the linear trail corridor extension that currently includes the American River Parkway, the Ueda Parkway and the Sacramento Northern Bikeway in this area. Ultimately, it is anticipated that the Dry Creek Greenway (the name for that portion of the parkway in Placer County) will continue easterly through Placer County and the City of Roseville to the City of Folsom and link up with the eastern end of the American River Parkway. When these critical parkway segments are completed, a 70 mile greenway loop will be created for the residents and visitors to enjoy in the Sacramento/Placer County area. This regional greenway is planned to have multi-use trails for pedestrians, bicyclists and equestrians.
- Folsom State Recreation Area – The 18,000-acre lake and recreation area offers opportunities for hiking, biking, running, camping, picnicking, horseback riding, water-skiing and boating. Fishing for trout, catfish, big and small mouth bass, and perch are part of the popular activities at the lake. Visitors can also see the Folsom Powerhouse (once called "the greatest operative electrical plant on the American continent"), which from 1885 to 1952 produced 11,000 volts of electricity for Sacramento residents. The park also includes Lake Natoma, downstream from Folsom Lake, which is popular for crew races, sailing, kayaking and other aquatic sports.
- American River Parkway (ARP) – More than 5 million visitors each year are drawn to ARP with its unique wildlife and recreation areas, known as the "Jewel of Sacramento". The 23-mile Parkway runs from Hazel Avenue and the Nimbus Fish Hatchery, west to the confluence of the American and Sacramento Rivers. From historic Gold Rush and Maidu Indian sites to lush riverine forests and oak woodlands, ARP offers a multitude of passive recreational opportunities including: walking and hiking, bicycling, fishing, rafting, picnicking, and nature appreciation.
- Ueda Parkway – In 1988, the Sacramento County Open Space Task Force recommended that a bikeway and hiking/equestrian trail be developed along the East Main Drain Canal. In 1998, the East Main Drain Canal was renamed the Ueda Parkway to recognize Walter Ueda, a landscape architect and park administrator who had worked for both the City and County Parks Departments. Currently, plans are being finalized to install pedestrian and bike trails along the Ueda Parkway, and

future considerations for equestrian trails along the length of the parkway from Discovery Park to Elkhorn Blvd. Through community efforts, the creek running through the Ueda Parkway was later renamed Steelhead Creek to recognize it as a historic habitat for Steelhead and other riparian wildlife that inhabit the creek corridor. Ueda Parkway also links the Dry Creek Parkway to the American River Parkway at Discovery Park East.

E. School Resources

RLERPD encompasses four different school Districts:

- Grant Union High School District
- Center Joint Unified School District
- Rio Linda Union Elementary School District
- Elverta Joint Union School District

There are a total of seven public schools in RLERPD: one high school, one middle school, and five elementary schools¹. (See Existing Features Map on page III-13)

School sites, in many cases, play an important role in accommodating the neighborhood's recreational need. Typically, 40% to 50% of a school site is developed for recreation/open space areas. Elementary schools have an average of about 4 acres for recreational use, junior high schools approximately 7 acres, and high schools 18 acres. The degree to which these recreation/open space facilities are available to the community and the RLERPD is dependent upon the policies of the School Districts and the relationships that are developed between the School and Park Districts.

It should be noted that School Districts are experiencing substantial funding reduction which has resulted in fees being charged for after-school sports programs. In addition, the Civic Center Act, (California State Assembly Bill No. 2634, effective January 1983), grants authority to school Districts to charge certain organizations for use of their facilities. Prior to this, schools did not have this authority, although some historically charged fees anyway. Public agencies (including park Districts) may be charged an amount equal to the school Districts' costs incurred by providing use of their facility. It is thought that this law will not affect existing joint use agreements. However, when these agreements are renewed, school boards may vote to cover their costs by charging groups for use of their facilities.

¹ Though the Robla School District does not have any schools within the RL&ERPD boundaries, it is within the RL&ERPD boundary, and consequently is included with the other Districts. (See Appendix H, Sacramento County School Districts Map.)

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IV. Park District Demographic Characteristics

A. Planning Areas

For park and recreation planning purposes, the District was divided into five planning areas (See Figure 7 — Planning Area Boundary Map below). The five planning areas are based on land use patterns, population densities within the District, and census and demographic boundaries. The five planning areas with some minor exceptions coincide with the planning area boundaries as established in the 1990 Master Plan. Planning Area 1 was further divided into 1A and 1B since these two areas are so distinctly different. A slight modifications to the other planning area boundaries were also made to reflect the year 2000 census tract boundaries (Figure 9 — 2000 Census Tracts Map).

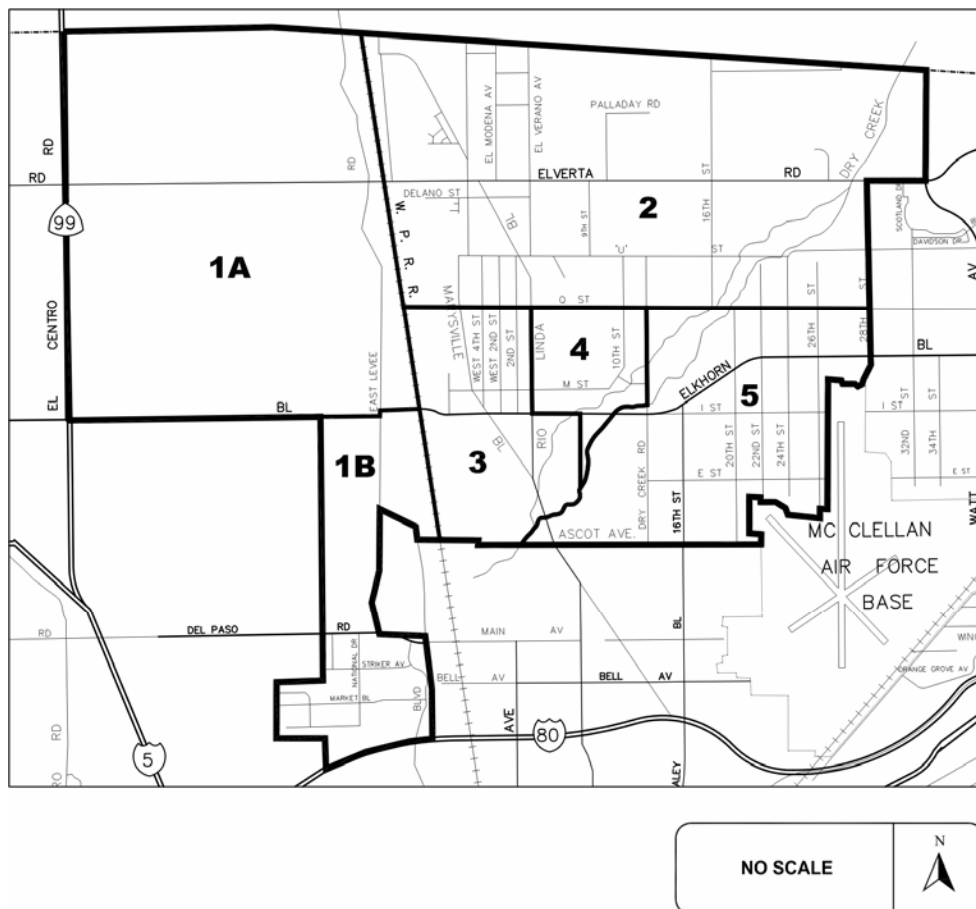


Figure 7 — Planning Area Boundary Map

Planning Area #1A

Planning area #1A is bounded on the north by the Sacramento/Sutter County line, on the east by the Western Pacific Railroad to Elkhorn Blvd., then westerly along Elkhorn Blvd. to Highway 99, and north along Highway 99 to the Sacramento/Sutter County line.

Planning Area #1B

Planning area #1B is bounded on the north by Elkhorn Blvd., south along the Western Pacific Rail Road to Ascot, then westerly to East Levee Road, and southerly along East Levee Road, south along the Sacramento City/County line (generally Sorrento Road, Del Paso Road, and East Levee Road) to Interstate 80. The boundary continues west along Interstate 80 (which is also the Sacramento City/County line) and then north along the Sacramento City/County line, with a large jog to the west towards the East Drainage Canal, up to Elkhorn Blvd.

Planning Area #2

The northern boundary of Planning Area #2 is the Sacramento/Placer County line. The east boundary of this planning area runs south down Watt Avenue, west along Elverta Road to 28th Avenue and south to U Street. The southern boundary is U Street between 28th Street and the Western Pacific Railroad. The Western Pacific Railroad right-of way between the Sacramento/Placer County line and Q Street forms the western boundary.

Planning Area #3

Planning Area # 3 is bounded on the north by Q Street between Rio Linda Boulevard and the Western Pacific Railroad. The Sacramento Northern Railroad right-of-way serves as the western boundary. The eastern boundary is formed by Rio Linda Boulevard to the north and Rio Linda Central Park and Dry Creek in the southern portion of this planning area. Ascot Avenue between Dry Creek and the Western Pacific Railroad forms the southern boundary of this planning area.

Planning Area #4

This Planning Area is roughly square in shape with the exception of the southern boundary. Q Street between Rio Linda Boulevard and Dry Creek Road forms the northern boundary. The western boundary is formed by Rio Linda Boulevard, west along Elkhorn Boulevard and south along the eastern edge of Rio Linda Central Park. The eastern boundary runs south from Q Street along Dry Creek Road and jogs southeast along Dry Creek to Rio Linda Central Park.

Planning Area #5

Q Street forms the north boundary of Planning Area #5. The east boundary is 28th Street down to the west boundary of McClellan Business Park, then generally southbound but with various jogs at the southern portion, until it

reaches Ascot Avenue. Ascot Avenue represents the south boundary. The west boundary follows the former Sacramento Northern Railroad right-of-way up to the southern side of Dry Creek, then northeasterly up Dry Creek to Q Street.

B. Population and Housing Characteristics

1) Population

According to the year 2000 census, the total population of the Rio Linda Elverta Park District was 21,169 (Table 3 — RLERPD Total Population by Planning Area). In comparison, the total population for Sacramento County in the year 2000 was 1,223,499. Therefore, the District's population constitutes approximately 1.7% of the total population of Sacramento County (Table 4 — RLERPD's Population as a Percentage of the Total County Population).

Table 3 — RLERPD Total Population by Planning Area

Year	Area #1A	Area #1B	Area #2	Area #3	Area #4	Area #5	All Areas
2000	0	264	9,575	4,008	3,579	3,743	21,169

Table 4 — RLERPD's Population as a Percentage of the Total County Population

Year	Rio Linda Elverta Park District Population	Sacramento County Population	District's Population as a Percentage of the Total County Population
2000	21,169	1,223,449	1.73 %

The California Department of Finance Demographic unit projects that Sacramento County's population will increase to 1,327,435 in 2005 and 1,436,286 in 2010. For the purposes of projecting the total future population of the District it is assumed that the District's population will increase at the same projected rate as that of Sacramento County for the years from 2000 to 2010 and will continue to grow at the same rate to 2014. Based on these assumptions and discounting any major residential development such as Elverta Village, the projected population of the District will be 22,967 in 2005, 24,850 in 2010, and 26,597 in 2014 (Table 5 — RLERPD's Projected Population Growth 2000-2014).

Table 5 — RLERPD’s Projected Population Growth 2000-2014

Year	Rio Linda Elverta Park District Population	Sacramento County Population
2000	21,169	1,223,449
2005	22,967	1,327,435
2010	24,850	1,436,286
2014	26,597	1,537,111

In order to calculate the projected population for the five planning areas, it was assumed, for this planning purpose, that the District’s total projected population increase will be proportionally distributed as the population was found during the 2000 census for the planning areas. Based on a proportional distribution of the District’s total projected population increase, the District’s projected population to 2014 is shown in Table 6. In addition to the normal population increase in the District, Table 6 includes additional population increases specifically in Planning Area 1B due to proposed developments in the area, and Elverta Village and its impact upon Planning Area 2.

Planning Area #1A

Due to the Natomas Joint Vision plans being proposed by the City and County of Sacramento, there is potential for residential development in this area. However, lacking specific land use proposals for this area presently, this plan will continue to treat this area as agricultural land use. In the process of adopting specific land use proposals for this area, the District will need to take an active role in assuring that adequate and appropriate parks and recreational facilities are planned for the area, and that the Public Facility Financing Plan for the area includes adequate funding to acquire, develop and maintain the proposed parks, open space/greenways, and recreational facilities.

Planning Area #1B

There are a number of residential development proposals in this area making it likely that the area’s population will grow more rapidly than anticipated for the District in general. As such, Table 6 shows in brackets the additional population growth projected for the Area during the period of 2010 and 2014.

Planning Area #2

Due to the anticipated development of Elverta Village, Table 6 shows in brackets the proposed additional population growth projected for this area in the period 2010 and 2014.

**Table 6 — RLERPD’s Projected Population Growth by
Planning Area 2000-2014**

Year	Area #1A	Area #1B	Area #2	Area #3	Area #4	Area #5	Total Population All Areas
2000	0	264	9,575	4,008	3,579	3,743	21,169
2005	0	286	10,388	4,348	3,883	4,061	22,966
2010	0	310 (8,415)**	11,240 (5,000)*	4,705	4,201	4,394	38,265
2014	***	332 (9,013)**	12,030 (10,000)*	5,036	4,496	4,703	45,610

* Additional residents due to Elverta Village.

** Additional residents due to proposed developments in the area.

*** If urbanization of this area is approved, resident population in the area is probable.

2) Housing

According to the 2000 census, there were 7,028 housing units located within the boundary of the Rio Linda Elverta Park District (Table 7— RLERPD Housing Units by Planning Area). Planning Area #2 contains the largest number of housing units while Planning Area #1A is composed of agricultural fields and does not have any housing units while Planning Areas #3, #4 and #5 contain approximately the same number of housing units.

Table 7— RLERPD Housing Units by Planning Area

Year	Area #1A	Area #1B	Area #2	Area #3	Area #4	Area #5	Total All Housing Units
2000	0	104	2,983	1,390	1,243	1,308	7,028

Of the 7,028 housing units located within the District as of the 2000 census, 6,785 housing units were occupied and 243 were vacant (Table 8). The total occupancy rate for the entire District is 96.54% (Table 9). All of the Planning Areas within the District have occupancy rates greater than 90%. While Planning Area #1B has a relatively high vacancy rate (8.65%) when compared to the other planning areas, it has the smallest number of vacant housing units (9). Likewise, Planning Area #2 has the relatively low vacancy rate (2.72%) but has the largest number of vacant housing units (81).

Table 8 — RLERPD Housing Occupancy Status by Planning Area

	Area #1A	Area #1B	Area #2	Area #3	Area #4	Area #5	Total All Housing Units
Occupied	0	95	2,902	1,333	1,205	1,250	6,785
Vacant	0	9	81	57	38	58	243

Table 9 — RLERPD Housing Occupancy and Vacancy Rates by Planning Area

	Area #1A	Area #1B	Area #2	Area #3	Area #4	Area #5	Total All Housing Units
Occupancy Rate	0	91.35%	97.28%	95.90%	96.94%	95.57%	96.54%

3) Summary of Planning Areas

Planning Area #1A

Planning Area #1A, being composed entirely of agricultural fields and located within a flood plain, does not currently have any resident population. However, due to the Natomas Joint Vision plans being proposed by the City and County of Sacramento, Planning Area #1A may very well come under urbanization in the near future. According to the City/County report and pending Memorandum of Understanding (MOU) between the two entities, this “Joint Vision” will:

- Result in an agreement to collaboratively manage growth and preservation of open space and habitat in the unincorporated area of the Natomas basin within Sacramento County.
- Transfer 10,000 acres of County land to the City “Sphere of influence” with probable future annexation.
- Require, one-acre of permanent open space be preserved for each acre developed.
- Establish an agreement between the City and County to share revenues that result from development of the area.
- Require any future development be in accordance with adopted “Smart Growth Principals” and “Infill Strategy”.

Although the exact impact of this “Joint Vision” proposal to Planning Area #1A is uncertain at this point, this Joint Vision and the MOU does indicate that a significant portion of the Planning Area #1A is ultimately slated for urban development. The District should assume that Planning Area #1A will eventually

urbanize and that appropriate public services such as parks, recreation facilities, open space, and trails will need to be provided for the future residents of this area. Along with the City/County and developers, the District will need to be actively involved in the planning and negotiation process to assure that adequate and appropriate parks and recreational facilities are provided for, and that the Public Facility Financing Plan for the area includes adequate funding to acquire, develop, operate and maintain the proposed parks, open space/greenways, and recreational facilities.

Planning Area #1B

According to the year 2000 census tract figures, Planning Area #1B had a population of 264 people of which 136 were male and 128 were female. Next to Planning Area #1A, Planning Area #1B has the lowest population of the six planning areas. There is a residential/commercial development being proposed that will significantly increase the population of the area. Area 1B is in the City of Sacramento's Sphere of Influence and it is anticipated that an application for annexation for this area is pending. Should an agreement amicable to the District not be reached with the City of Sacramento for the District to continue to provide services in this area following annexation, the District intends to protect its revenue stream from the area.

A total of 104 housing units are located within this planning area of which 95 or 91.35% were occupied as of the 2000 census. Of the 95 occupied homes, 65 are owner occupied and 30 are renter occupied.

The anticipated additional growth of this area is based on the premise that approximately 3,300 units of new housing will be constructed and sold between 2006 through 2014. Based on 2.55 residents per the new dwellings as projected in the North Natomas Community Plan, and assuming normal increase of the area's population, Table 6 illustrates that by the end of year 2010, 8,725 residents will be in the areas, and by end of 2014 this number will increase to 9,345.

Planning Area #2

Of the five planning areas, Planning Area #2 has the largest population. The 2000 census indicates that the population of Planning Area #2 is 9,575 of which 4,762 are male and 4,813 are female. The population of Planning Area #2, if Elverta Village were discounted, is projected to increase to 10,388 in 2005, 11,240 in 2010, and 12,030 by 2014.

However, in anticipation of Elverta Village (4,950 proposed dwelling units) being developed in ten years, and assuming that approximately 500 units of housing will be built and sold each year starting in 2006 with 2.5 occupants per dwelling, as the Elverta Village Specific Plan projects, the consequent additional population increase in this area will amount to 5,000 in 2010 and 10,000 in the year 2014. (See Table 6)

Planning Area #3

For Planning Area #3, the 2000 census specifies a total population of 4,008. Of the 4,008 people within Planning Area, 2,030 are male and 1,978 are female. Planning Area #3 has the second highest population of the five planning areas. The projected population for this planning area is 4,348 for 2005, 4,705 by 2010, and 5,036 by 2014. The total projected increase in the population during the planning horizon for this Master Plan is 1,028 representing an increase of 25.6%.

According to the 2000 census, there are a total of 1,390 housing units within Planning Area #3. Of these, 1,333 are occupied housing, or an occupancy rate of 95.9%.

Planning Area #4

Analysis of the 2000 census tract figures for the District indicates that Planning Area #4 has a total population of 3,579 with approximately the same number of males (1,759) as females (1,820). Generally, Planning Area #4 had the second lowest population of the five, which is most likely, a result of the relatively small size of this planning area. The population is expected to increase to 3,883 by 2005, to 4,201 by 2010, and 4,496 by 2014.

According to the 2000 census, the number of housing units in Planning Area #4 is 1,243. Of these, 1,205 homes are occupied which translates to an occupancy rate of 96.9%.

Planning Area #5

The 2000 census indicates that the total population of Planning Area #5 is 3,743 of which 1,818 are male and 1,925 are female. The population of this planning area is projected to increase to 4,061 by 2005, 4,394 by 2010, and 4,703 by 2014.

The total number of housing units within Planning Area #5 is 1,308 of which 1,250 are occupied, or an occupancy rate of 95.57%.

C. Land Use Characteristics

A large portion of the District is affected by its inclusion in or proximity to flood prone areas. (See Appendix C, Rio Linda-Elverta Community Area Major Drainage System Map).



Most of the District is in the McClellan Business Park area of Influence. Prime concerns related to this condition are safety and noise. Generally, recreational uses are compatible with the over flight zone. However, neighborhood parks, community-wide and regional parks, and indoor recreation and amusements are not compatible in the approach zone. It should be noted that a portion of Gibson Ranch County Park, Cherry Island Soccer Complex, and Cherry Island Golf Course are within this approach zone.

The land use characteristics of the District are related to the relative population sizes of each area (See Table 3, page IV-3). In general, while Planning Areas #3, #4, and #5 are of approximately the same size, #2 has the largest population consistent with its primarily residential zoning (RD-5, RD-10, and RD-20) as well as some commercial zoning. Planning Areas #4 and #5 follow with incrementally decreasing amounts of residences. Planning Area #4 is mostly low density zoning (RD-5) with accompanying commercial zones.

Planning Area #1A

Planning Area #1A is almost entirely agricultural with some industrial zoning, thus, lacking residences. Even though large in size, majority of this planning area is agriculturally zoned (AG) and most of it is in AG-80 (minimum 80 acres).

As discussed earlier in this Chapter, the future needs for schools, parks, trails and open space areas in Planning Area 1A needs to be considered in the Public Facility Financing Plan related to future developments proposed in this area.

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

RIO LINDA / ELVERTA COMMUNITY PLAN

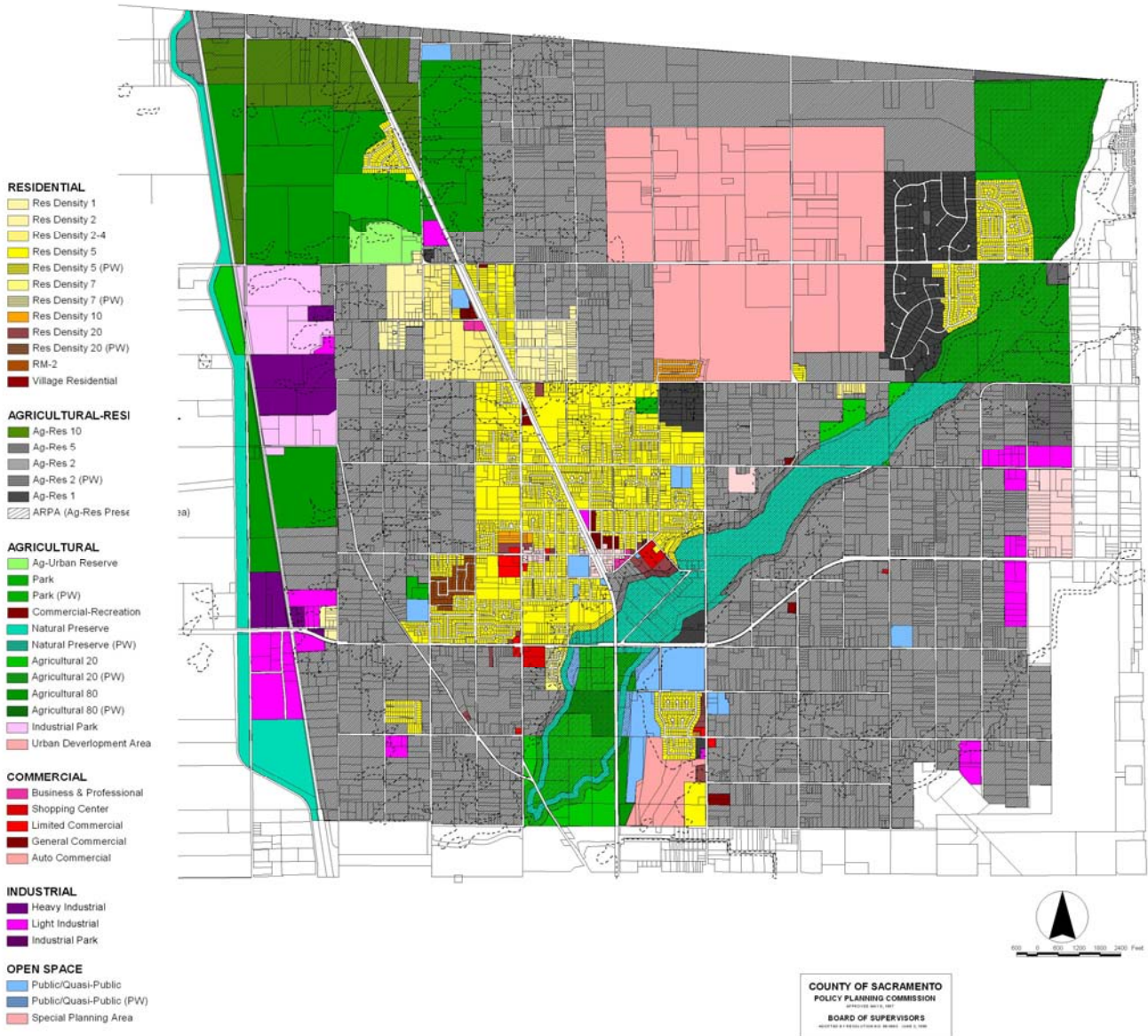


Figure 8 — Land Use by Zoning Map

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN

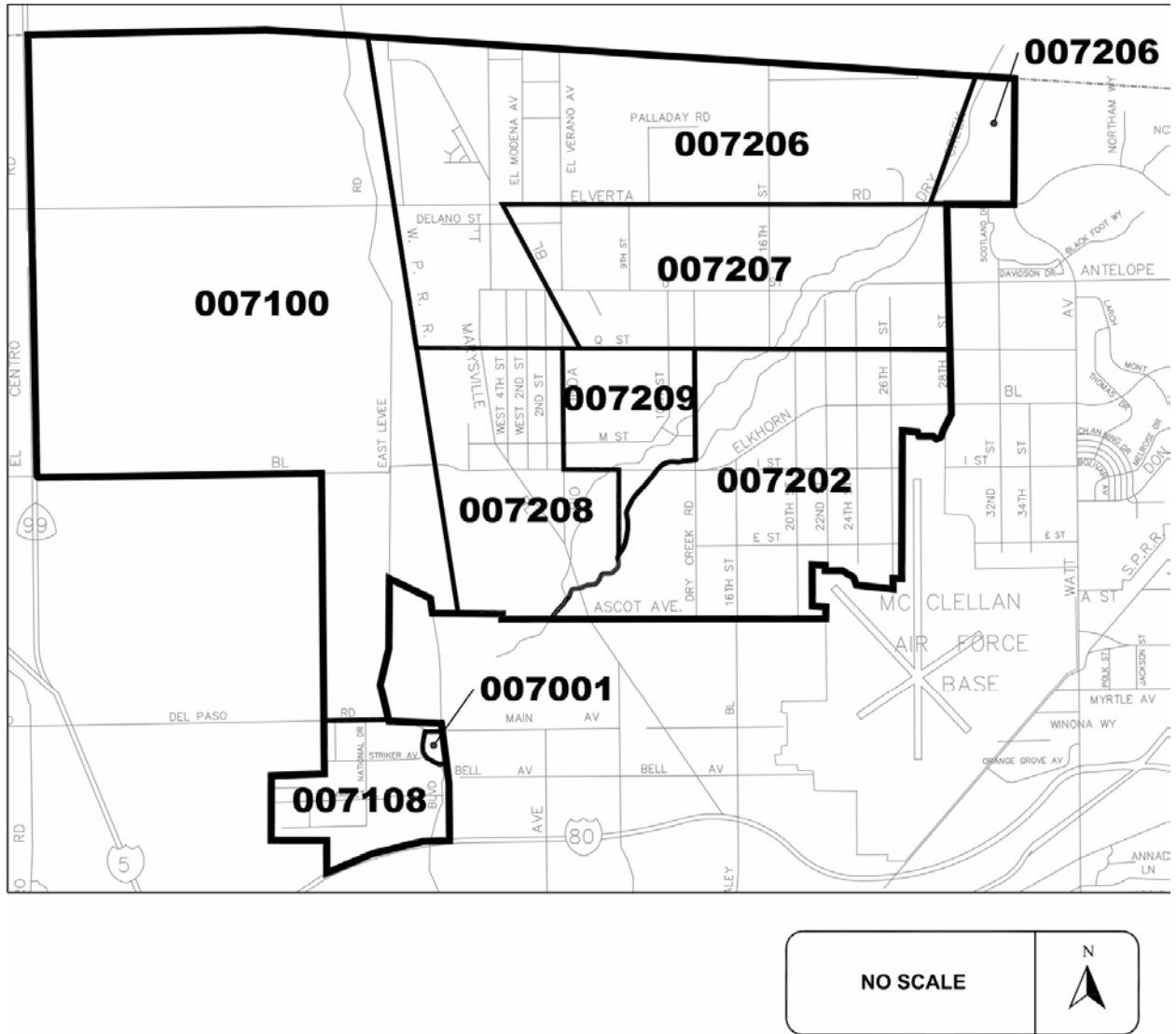
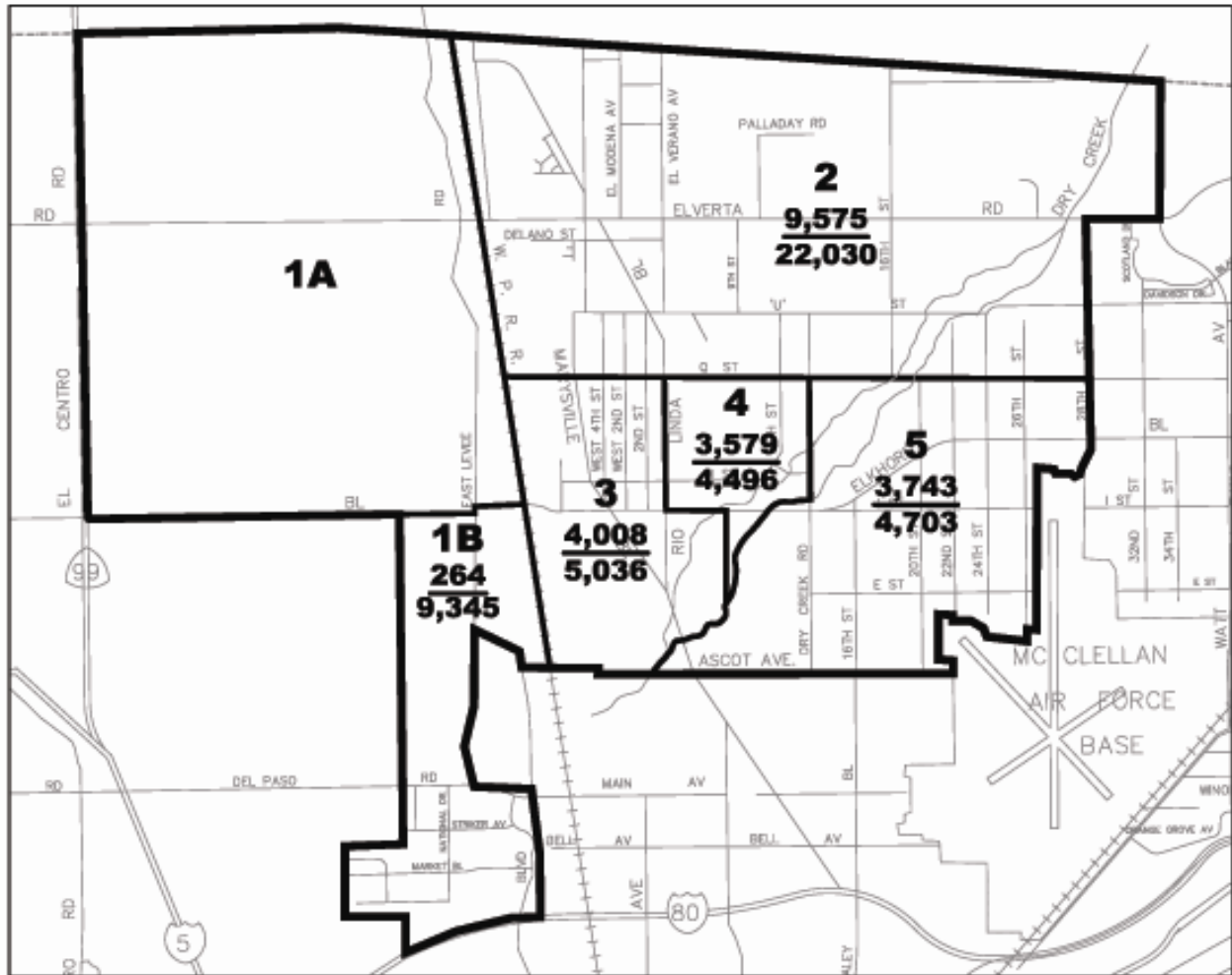


Figure 9 — 2000 Census Tracts Map

RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
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Planning Area Boundary
 RL&E R&P District Boundary

1	Planning Area Designation
264	2000 Population
9,345	Projected 2014 Population*

NO SCALE

N

* Population projections are based on projections for Sacramento County as a whole.

Figure 10 — Population Growth Map

Planning Area #1B

The lower portion of Planning Area #1B is mostly manufacturing-type uses, noted by office and industrial parks, including a Special Sign Corridor and Landscaped Freeway designations. The portion north of Del Paso Road is predominantly AG-Residential with significant areas dedicated to pasture. A portion of the District south of Planning Area 1B once crossed Interstate 80, but was annexed to the City of Sacramento during the Raney Reorganization in June 1982.

The future needs for schools, parks, trails and open space areas in Planning Area 1B needs to be incorporated in the Public Facility Financing Plan for the future developments proposed in this area.

Planning Area #2

Agricultural zoning (both AG and AR) characterizes a large portion of this area. There are some large pockets of industrial and industrial reserve at the southwest portion near the railroad. Also there is a concentration of RD-2 and RD-5 on either side of Rio Linda Blvd, between Elverta Road and U Streets. The highest residential zoning for this area is RD-10, located north of U Street and west of Dry Creek Road. Another area of RD-5, which includes AR-1, is located north and south of Elverta Road and generally west of Dry Creek. West of Watt Avenue to Dry Creek is another concentration of AG and AR zoning. The extreme eastern portion is dominated by the presence of Dry Creek.

A number of elementary schools are located here: Alpha Middle School; Elverta Elementary; and one future Jr. High School site. The Elverta Switchyard, serving the Bureau of Reclamation and SMUD lines is located at the western boundary on the south side of Elverta Road. A Fire Station is located at Rio Linda Boulevard and Elverta Road, and the Post Office is located on Delano Street at Rio Linda Boulevard.

The District's Babe Best Park is located at 10th and U Streets, while the County's Gibson Ranch Regional Park is located in the northeast portion, west of Dry Creek. Cherry Island Golf Course is located south of Gibson Ranch, with Cherry Island Soccer Complex, at the northwest corner of 28th and U Streets.

The proposed Elverta Specific Plan covers 1,734 acres in the eastern half of this Planning Area with a build-out capacity up to 4,950 residential units of housing and potentially 12,375 residents. The improvements proposed in this community includes various features such as Elverta Neighborhoods, Town Center District, Village Center Neighborhoods, Residential Neighborhoods, Parks, Schools, and Open Space Areas to provide character and identity to this proposed community. Located in the Appendix H are further details regarding the proposed parks, trails and open space areas that are included in the Elverta Specific Plan.

Planning Area #3

The north, west, and southern portions of this area are relatively low in population due to their zoning. The northeastern and central portions show a

concentration of RD-5 zoning with areas of RM (mobile home) and other residential densities as high as RD-10 and RD-20. The area towards the west boundary (Western Pacific Railroad) is characterized by industrial reserve and manufacturing zoning (IR and M) with some agriculture residential (AR). The southeast corner is mostly in the floodplain of Dry Creek and is zoned Recreation Reserve (RR-F) and AG-W (F). There are several small areas of commercial: GC (General Commercial) on Rio Linda and Elkhorn Boulevards; LC (Limited Commercial) on Front Streets east of Rio Linda School, and at Rio Linda and E Streets.

The two elementary schools in this area are Westside and Rio Linda. There is also a school site at West 4th and Q Streets. Westside Park is located adjacent to Westside School.

Planning Area #4

This is the smallest of the five planning areas, characterized by RD-5 residential zoning. It has a concentration of commercial and business zoning (LC, GC, BP, and SC), and several small pockets of high density zoning (RD-20). It has the largest area in the floodplain of Dry Creek. The only school is Orchard Elementary. This "downtown" portion of Rio Linda is the location for the Fire Station, Chamber of Commerce, Post Office, and the Library.

Rio Linda Central Park is located at the southern tip; south off of Elkhorn Boulevard and between Dry Creek and the former Sacramento Northern Railroad. The Rio Linda Community Center, which houses the Recreation and Park District's offices, is located south of Oak Lane and north of Dry Creek. Rio Linda Central Park Horse Arena is between Elkhorn Boulevard and north of Dry Creek.

Planning Area #5

The zoning for this planning area is almost entirely AR (Agriculture Residential), with a small amount of industrial (M-1) at the northeast portion and some adjacent to McClellan Business Park. There is a node of commercial at the intersection of E Street and Dry Creek Road. The southwest corner is zoned CO (commercial recreation) and includes the private Rio Linda Airport.

The two elementary schools in this area are Vineland and Dry Creek. Rio Linda High School and Rio Linda Junior High School are located at the southwest corner of Dry Creek Road and Elkhorn Boulevard.

D. Barriers and Trails

1) Traffic Count

Auto traffic is heaviest on Elkhorn, Marysville/Rio Linda, and Northgate Boulevards; Del Paso, Elkhorn, and Elverta Roads; and Main Avenue. Elkhorn has the greatest

traffic, with traffic counts of more than 30,400 cars in a 24-hour period west of Watt Avenue. Rio Linda Boulevard, a portion of Dry Creek Road near Elkhorn, and a short area of 'M Street (west of Rio Linda Boulevard) all have traffic counts of over 7,500 vehicles in 24-hours. The Rio Linda traffic count increases to over 9,400 north of its juncture with Marysville Boulevard. For further indication of traffic in the Rio Linda – Elverta Area, please see Appendix F.

2) Barriers

Any street with high traffic counts acts as a barrier to bicycle and/or pedestrian circulation. Additional barriers are the Western Pacific Railroad and water features such as the East Main Drainage and East Drainage Canals (although the latter is currently in the area of agriculture usage). Dry Creek, Rio Linda Creek and several small unnamed creeks also serve as barriers, especially during the rainy season. Any park development in new locations such as Elverta Villages should consider these barriers.

3) Bikeways

The Sacramento Northern Railroad Bikeway, once the roadbed of the Sacramento Northern Railroad, is heavily used by both bikers and equestrians. It runs north from the Sacramento City/County boundary to Elkhorn Boulevard, and then splits east to the District boundary, and north to the Rio Linda Depot Park. One of the proposed bikeways that will have the greatest impact on the future recreational opportunities in the Rio Linda/Elverta area is the trail system planned for the Dry Creek Parkway. The other is the extensive multi-use trail system planned for the Elverta Villages which includes many trails along drainage canals. The Great Northern Bikeway, the Ueda Parkway, Elkhorn Boulevard, Dry Creek Parkway, and other County-designated trails will be very critical in enabling local residents to travel conveniently to regional destinations. See Bicycle Route and Trails Plan Map on page III-11, showing the Sacramento County's Trails System with some additional trails proposed in the District.

4) Equestrian Trails

Currently, the only officially designated equestrian trail in the Rio Linda/Elverta area is located in Gibson Ranch Recreation Area. It is a 1.2 mile trail along Dry Creek north from Elverta Road, with 2 equestrian staging areas. Given the significant interest in equestrian activities in the community, it is critical that the District support the County in the development of the trails within the Dry Creek Parkway, designate other trails, and provide linkage to other County and regionally-designated equestrian trails. The proposed multi-use trail system planned for the Elverta Villages should also be linked with adjoining trail system. In 1988, the Open Space Task Force proposed an additional 33.3 miles of equestrian trails in the Rio Linda/Elverta area, to join with the 398.6 existing and proposed trails elsewhere in the County. These additional trails should be prioritized and added to the Countywide Trails Plan.

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V. Park Planning Criteria and Standards

A. Park Acreage Standard

The National Recreation and Park Association (NRPA) 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 population. Although the national standard varies from community to community, it is a standard that many communities have used to develop a minimum of 5 acres per 1,000 population for traditional active / passive park acreage, with additional acreage for special use facilities and open space (non-traditional parklands) allocated in another 5 acres, for a total standard of 10 acres per 1,000 population.

A standard of 5 acres per 1,000 population is considered minimally adequate for providing the traditional active/passive recreation acreage and is consistent with the Quimby Parkland Dedication Ordinance.

1) RLERPD Standard for Parkland Dedication

In order that RLERPD adequately provide parks and recreation facilities for its present and future residents, and be able to offer the quality of parks and open space amenities that the community deserves, the District needs to increase the present 1.5 acres per 1,000 of developed parklands to the 5 acres per 1,000 standard for the District in conformance to NRPA and Quimby Parkland Dedication requirement.

2) 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 parks types: mini, neighborhood and community parks and is granted full parkland dedication credit towards meeting the 5 acres per 1,000 population standard as required in the Quimby Ordinance.

3) Non-Traditional Parklands

Non-traditional parklands refer to open space areas such as natural feature preserves, oak woodlands, riparian areas, detention basins and linear parkways/greenbelts. These non-traditional parklands most often are not granted parkland dedication credit in meeting the 5 acres per 1,000 population Quimby Ordinance requirement because they do not fulfill the needs of active park and recreation activity needs. Although such areas are a desirable community amenity, enhance and provide character to the area, these also do not fulfill the traditional parkland use and program requirements, even if a measure of public accessibility and recreational improvement is provided.

In some cases, if the non-traditional parklands are developed to District standards and with District oversight, public access and park and recreation improvements are provided, and an annual maintenance fund for maintaining the facility is provided, the District Board may consider providing partial credit on a case by case basis.

4) Parkland Approval Process

The location of the parkland should adhere to the parkland location criteria contained herein, be consistent with the District Master Plan, and be approved by the District Board of Directors prior to the approval of a tentative map or parcel map per the County Parkland Dedication Ordinance. Parklands dedicated 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. It is of critical importance that dedicated 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 park type with the facilities required.

A Conceptual Site Plan at scale acceptable to the District shall be submitted to the District that indicates the size, shape, terrain, natural site features, etc., and that demonstrates the development potential of the site in meeting the facilities needed for the proposed park type and recreation activities. This plan shall be reviewed and approved by the District Board of Directors prior to the acceptance of a tentative map or parcel map by the County.

B. Park Category Description and Recommended Size

The following description of park categories reflects a hierarchy of parks that will compose the RLERPD park system. 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, park/school sites, and a regional park.

1) Mini Parks

Mini parks are generally less than 2 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 residential areas where yards are common.

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 these reasons, the District discourages the development of additional mini parks.

2) Neighborhood Parks

This type of park functions as the core facility within the park system and 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 structure and tables, and social gathering

areas. This is the essential core park for residential areas, as they provide the most close-at-hand recreational facilities and should be evenly distributed throughout the District. Neighborhood parks should be easily accessible to the neighborhood population, geographically centered within neighborhood to be served, and within safe walking and/or biking distance. Neighborhood parks are often developed adjacent to an elementary/intermediate school sites.

A neighborhood park typically has a service area that encompasses a 1/4 to 1/2 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.

3) 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 unique natural feature preserves. 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. Community parks often include land with outstanding natural features/qualities for activities such as walking, viewing, sitting, and picnicking and/or may be a site with some historic significance in the community. Community parks may be located adjacent to intermediate or high schools. A community park may also function as a neighborhood park for the immediate area.

A community park serves several neighborhoods with a 1 to 2 mile service area radius and an approximate population of 20,000. The desirable size for a community park is 20 to 150 acres or more; its actual size should be based on the land area needed to accommodate the desired facilities and uses, also the need to preserve or protect environmental or historic features of significance.

4) School-Park Sites

In many communities, planning school and park sites adjacent to one another have historically proven to be very beneficial. 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. Properly planned, school-park sites can become a valuable community resource and vital part of the park system. 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.

RLERPD will look for opportunities to work with School Districts on joint school-park projects so long as it can be demonstrated that the arrangement will be beneficial to the park agency and does not include extensive use restrictions and limitations.

5) Special Use Facilities/Areas

These areas do not fit into the other park categories because they vary in character and use from more traditional park sites. Special Use Facilities/Areas are defined as facilities such as a community center, senior centers, or sports complex that services a specific recreational need. Lands which are set aside for the preservation of significant environmental, cultural, and/or historical resources are also included in this park category. 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 interpretation and preservation. Where this occurs, it would be appropriate for adjacent landscape or buffer areas to include 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.

The following table summarizes the hierarchy of parks within the District including the type of park, its dedication requirements, desirable size and service area radius.

Table 10 — Park Type, Size, and Service Area

Type	Desirable Size	Service Area	Dedication Requirement
Mini Park	½ - 2 acres	1/8 – ¼ mile radius	5 acres per 1,000
Neighborhood Park	5-15 acres	¼ - ½ mile radius	
Community Park	20 -150 plus	1-2 mile radius	

C. 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 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 parks 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 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 locations and development.

The locations of each type of park category, neighborhood and community, requires careful planning regarding travel distance and other barriers, including highways, railroads, etc., so residents will have reasonable access to the parks and facilities. Park service areas have been established using national standards based on the population served and reasonable travel distance for each category of park. Mini parks are small in size and are designed to serve a concentrated or limited population and generally are within less than one-quarter mile of the population to be served. Neighborhood parks are designed to serve an approximate population of 2,000 to 5,000. They have limited need for parking, and 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.

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

1) General Location Criteria for All Park Types

- Ease of access from throughout the service area, even geographical distribution, connection to interconnecting trail system and relationship to other parklands is 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 traditional park development and should be avoided.
- Lands within a flood plain should only be considered if developed facilities and supporting lands can be accommodated above the 100-year flood elevation.

2) Mini Parks

- 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.

3) 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 sufficient level terrain to accommodate active organized recreation.

4) 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 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 group 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.

5) School-Park Sites

- Develop joint/cooperative use agreements with schools when it is determined to be beneficial to the park agency.
- Seek opportunity to work together on joint planning, land acquisition, development, and operation with schools when it is advantageous to the park agency.

6) 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 for access from collector or arterial streets, public transit, and interconnecting trails.
- Individual sites exhibiting significant environmental, cultural or historical resources set aside for preservation.
- Land that is unsuitable for development but offer natural resources potential such as natural vegetation, drainage ways or detention basins, and other areas that may be acceptable as “non-traditional parklands.”

D. Open Space and Greenbelts

1) Linear Parkways, Greenbelts and Open Space

- Locate consistent with the County General Plan, Land Use, Circulations, Conservation and Open Space Element.
- Locate to provide an interconnecting multi-use trail system between parks, recreation facilities, schools, and open space.
- Provide controlled access to open space areas except those areas sensitive to human presence.
- Locate open space and greenbelts to provide a buffer between conflicting land uses.
- Provide a "buffer" or separation between neighborhoods.
- Provide an interconnecting system of open space corridors that, where feasible, incorporate bikeways, pedestrian paths, and equestrian trails.
- Incorporate special or unique features such as drainage ways and sloughs.

2) Bikeways

- Ensure that needed bicycle lanes/routes and multi-use trails are included in the General Plan, that every effort is made to include these improvements in related public works projects, and are included as requirements in development projects as a condition of approval.
- Secure any available outside funding to support the acquisition, development, and operation of bicycle lane/routes, and multi-use trail facilities.

- Work cooperatively with County of Sacramento to develop more effective mechanisms for enforcing the existing bicycle regulations, and provide bicycle safety education.
- Encourage Regional Transit to increase efforts to promote alternative modes of travel by providing more carry-on options for bicycles on buses.
- Encourage and support a network of pedestrian/bicycle trails in the design of residential neighborhoods.

3) Detention Basins, Utility and Drainage Corridors

Especially in some of the developing portions of the District, wetlands and sensitive habitat areas are being preserved for open space, wildlife habitat, and creek ways preserved to convey flood water. These same areas can be an invaluable community resource for open space and natural scenery, areas to view wildlife, and areas for multi-use trails and other recreational use.

- The District should actively work with the County, and the developers to insure that these sensitive open space areas are preserved, that natural creek ways are protected with adequate buffer, that the open space preserve areas are linked together to create natural corridors for wildlife migration, and that every effort be made to include public access and controlled public use as part of managing these open space areas.
- When it is advantageous for the District, incorporate natural and open space areas that are set aside for drainage ways, detention basins, creeks, wetlands and open space preserves as part of the District park system.
- Plan, engineer and maintain detention basins to serve multiple functions of flood control, improving water quality, providing wildlife habitat, enhancing environmental quality, and also providing recreational opportunity.
- Develop joint use agreements for utility corridors that do not conflict with the primary functions of these corridors; agreements that accommodate desirable, alternative public use; and agreements to convey such corridors or portions thereof to the District if it is found no longer of value to the entity.
- Preserve, protect, and enhance creekways to accommodate necessary surface water runoff. Protect and enhance the values of creekways as a resource for wildlife habitat, wildlife migratory corridors, as a valuable landscape and visual amenity in a neighborhood, and as a potential route for hiking, bicycle, and equestrian trails.
- Support programs that protect and enhance water quality, and encourage the restoration of creekways to support wildlife, habitat, and environmental quality.

E. Open Space Transition Options

Transition areas bordering open space, detention/retention basins, and other restricted use natural areas, will be designated and maintained with a developed and manicured approach as opposed to being left in a natural state. A minimum of fifteen (15) foot developed transition area with turf and trees, or shrub/groundcover and trees, with mow strip and sidewalks or multi-use trails separating the street from the natural area will be provided.

F. Parks and Open Spaces Managed by Others

Major park facilities within and adjoining the District such as the Dry Creek Parkway, Gibson Ranch, Ueda Parkway, Steelhead Creek, Cherry Island Golf Course, Cherry Island Soccer Complex, and others provide invaluable recreation opportunities for the residents of District. To the extent possible, participate in the planning and management of adjoining recreation facilities, and develop ways to cooperatively conduct programs of mutual benefit.

G. Concession Operation

Develop policies to encourage concession operations on District lands that serve public needs and interests, are compatible with the intended uses of the parkland, are compatible with the surrounding neighborhood, and will be beneficial to the District from a park operation and revenue standpoint. Also investigate the opportunities for the private concessionaire to maintain portions of the park/facility that its services impacts.

H. Private Recreation

The District should work with private recreation providers to enhance the recreation programs available to the public. Through cooperative efforts with the private sector, the District could gain additional revenue, the community could be provided expanded and higher level of service, and some of the burden of providing similar services by the District would be diminished.

I. Recreation Facilities Development Standards

The National Standards by NRPA suggest a wide range of recreational facilities many of which may or may not be suited for the District. Therefore, the NRPA development standards were evaluated, and the District Standards were developed based on general practice in the region. Also facilities standards have been established for many new types of recreation activities that are gaining in popularity such as skate parks, roller hockey courts, interactive water play areas, disc golf and dog parks, etc. Table 11 includes recommended space requirements, size, dimensions, orientation, number of facilities per population, and service area radius.

**Table 11 — Rio Linda Recreation and Park District
Park Facility Standards**

Activity/ Facility	Units per / Pop.	Space Req.	Recommended Size & Dimensions	Recommended Orientation	Service Area Radius
Amphitheater	1/50,000	1.0 acre plus	Seating for 500 to 1,000	Seating facing away from sun	
Archery Range	1/50,000	5 – 10 acres	Safety fan of 300 yds with safety embankments or buffer	Target direction 45 degree of north. Locate in turfed field	30" travel time
Ball Field: Baseball Lighted	1/15,000 1/30,000	3.0 – 3.85 acres min.	Center field 400'	Line from home plate through pitcher's mound runs east-north-east	
Ball Field: Little League Lighted	1/5,000 1/30,000	1.2 acres min.	Center field 200 – 250'	Same as baseball	¼ to ½ mile
Ball Field: Softball Lighted	1/25,000	1.5 – 2.0 acres	Center field 250 – 300'	Same as baseball	
Basketball, Indoor	1/8,000				
Basketball, Outdoor	1/5,000	2,400 – 7,280 sf	46' to 50' x 84' 50' x 84'	Long axis north and south	¼ to ½ mile
Campground	1/100,000	10 - 40 acres plus	Varies with site and program objectives 40,000 sf	N/A	30" travel time
Community Center (teens)	1/50,000	3.0 – 5.0 acres site	Varies with community and program objectives	N/A	1 to 2 miles
Community Center (seniors)	1/30,000				
Cultural Gardens	1/50,000				
Dog Park	1/25,000	¼ to 2.0 acres	Varies with site and proposed program	N/A	30" travel time
Field Hockey	1/20,000	1.5 acres min.	180' x 300' with 10' clearance on all sides	Long axis north and south	15" to 30" travel time
Football	1/40,000	1.5 acres min.	160' x 360' with a 10' clearance on all sides	Long axis north and south	15" to 20" travel time
Frisbee Course	1/100,000	5 acres plus	Site with tree obstacles and terrain desirable	N/A	30" travel time

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Activity/ Facility	Units per / Pop.	Space Req.	Recommended Size & Dimensions	Recommended Orientation	Service Area Radius
Golf: Par 3 9 Hole	1/25,000	50 to 60 acres.	Average length: 600 to 2,700 yards	Majority of holes on a north south axis.	½ to 1 hour travel time
Golf Par 3 18 hole	1/50,000	110acres min.	2,250-6,500 yards	Majority of holes on a north south axis.	to 1 hour travel time
Golf driving range. Min 25 tees	1/50,000	13.5 acres min. 25 tees	900' x 690'. Add 12' width for each additional tee.	Long axis south- west-northeast with golfer driving toward northeast	30"travel time
Gymnasium	1/10,000	Combined with community center or school	Provide space for multi-purpose courts, storage, lockers, restroom / shower facility, office, and parking	N/A	
Handball	1/20,000	800 sf for 4 wall, 1,000 sf for 3 walls	20' to 40' with a min. of 10' to rear of 3 wall court.	Long axis north- south. Front wall at north end.	15" to 30" travel time
Hard Surface Court, multi use	1/10,000	9,840 sf	120' x 80	Long axis of courts with primary use is north-south.	1-2 miles
Horseshoe	NS	1,500 sf	10' x 50' with 10' clearance between pits.	Long axis north – south.	
Model Boating Lake	NS	½ to 2 acres	Varies with site and program objective	N/A	30" travel time
Multi-Use Recreation Center	1/10,000				
Paint Ball Course	NS	Varies	N/A	N/A	One hour travel time
Picnic: Family	1/2,500	N/A	Individual tables or shelters with 4 tables and BBQ	N/A, though shade trees or shelter is desirable.	¼ to ½ mile
Picnic: Group	1/10,000	1.0 – 2.0 acres	Shelter with multiple tables and group BBQ for small and large groups	Near parking lot, recreational amenities, and surrounded by multi-purpose turf.	1 mile
Play Apparatus	1/5,000	¼ to 1 acre	Age appropriate creative play apparatus and facilities often divided into youth and pre- teen areas.	Within convenient distance of parking, picnic facility, and restroom.	¼ to ½ miles travel time.

**RIO LINDA—ELVERTA RECREATION & PARK DISTRICT
DISTRICT MASTER PLAN**

Activity/ Facility	Units per / Pop.	Space Req.	Recommended Size & Dimensions	Recommended Orientation	Service Area Radius
Roller Hockey	NS	0.5 acres	Youth 80'x 60' Adult – 85' x 80'	N/A	½ - 1 miles travel time
Senior Center	1/30,000	Combined with community center	Same as community center	N/A	
Shooting Range	NS	Varies	Varies whether indoor or outdoor.	North – south orientation with the target to the north in outdoor range.	N/A
Shooting: skeet and trap field	1/100,000				
Skeet and Trap Range	1/50,000	50 acres min.	300 yds x 400 yds min.	North to northeast shooting direction	N/A
Skate Park	1/50,000	0.5 to 1 acre	Varies depending on type of facility	N/A	30" travel time
Soccer, youth	1/7,000	0.5 to 1.25 acres	120' x 180' or 180' x 300'	Same as football	¼ to ½ mile
Soccer, Regulation	1/3,000	1.7 to 2.1 acres	195' to 225' x 330' with 10' min clearance all sides	Same as football	1-to 2 miles
Sports Field: Girls Softball	1/5,000				
Sports Field: Girls Soft Lighted	1/20,000				
Sports Field: Soccer Lighted Synthetic	1/25,000				
Sports Field: Multi-use	1/3,000				
Swimming Pool	1/20,000	Varies on size of pool and amenities. Usually 0.5 to 5 acres	Pool size and configuration varies with program objectives	Care should be taken to site lifeguard station in relation to afternoon sun.	15 to 30 minutes travel time
Teen Center	NS	Varies with program objectives.	N/A	N/A	
Tennis	1/4,000	7,200 sf for single court. 2 acres for complex	36' x 78' with 12' clearance on both sides and 21' clearance on ends	Long axis north and south	¼ to ½ miles

Activity/ Facility	Units per / Pop.			Recommended Size & Dimensions	Recommended Orientation	Service Area Radius
		Space Req.				
Track ¼ mile	1/20,000	4.3 acres		Overall width – 276' Length – 600.02'	Long axis in sector from north to south to north- west-south-east with finish line at northerly end.	15 to 30 minutes travel time
Trail System	1 system/ region	N/A		Well-defined trailhead. Width - 10' to 12'. Grade – 5% not to exceed 15%. Trail capacity: Rural – 40 hikers / day / mile. Urban – 90 hikers / day / mile	N/A	N/A
Turf Area: Multi-Use	1/3,000	2.0 acres plus		200' x 400' or greater depending on program and objectives	Same as football	¼ to ½ miles
Volleyball (sand or indoor)	1/5000	4,000 sf min.		30' x 60' with 6' min. clearance on all sides.	Long axis north and south	¼ to ½ miles
Water Park	1/50,000	¼ to 1 acre or more		Varies with program objectives and amenities.	N/A	15 - 30 minute travel time

J. Park Development Standards

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

Table 12 — General Park Standards

Table 13 — Mini Park Standards

Table 14 — Neighborhood Park Standards

Table 15 — Community Park Standards

Table 16 — School-Park Site Standards

Table 17 — Special Use Facility Standards

Table 18 — Linear Parkways, Greenbelt and Open Space Standards

Table 12 — General Park Standards

SIZE AND SERVICE AREAS

- Depends on the park type: mini, neighborhood, community, city-wide park.

SITE CHARACTERISTICS

Location and Access

- Ease of access from throughout the service area, even geographical distribution, connection to interconnecting trail system and relationship to other parklands is 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.

Play Areas

- Creative play area for ages 2-5.
- Creative play area for ages 6-12.
- Include play equipment for active, social and imaginative play.
- Provide District approved play surface(s) that meet ADA requirements, and with necessary drainage system.
- Provide adjacent seating areas for adult supervision and other family activity 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 to other conveniences such as parking, restrooms, etc.
- 0.5-acre minimum.

Park Features and Plans

- Provide irrigated turf, sport fields, and park features as required for the type of park.
- Irrigation system shall be automated controlled system as required by District.
- Landscape planting including trees, shrubs, groundcover, turf, and vines shall meet District standards and requirements.
- Park improvement plans and specifications shall be developed to District standards and requirements, and construction documents will require District approval prior to construction.

Passive Recreation

- Provide benches, pathways, some shade trees and informal turf for impromptu play or natural areas for passive recreation.

Lighting

- Provide lighting at parking lots and pathways for security and safety.
- Sports field lighting as appropriate for park type and neighborhood.
- Design to minimize glare and spillover into adjacent residential areas.

Bicycle Parking

- Lockable bicycle parking at suitable locations.

Fences and Walls

- Provide 6' wrought iron, non climb fence, painted black along the edge of parks abutting open space or natural areas with appropriate pedestrian or maintenance gates as required by the District.
- Provide 6' masonry wall along park edge abutting commercial, and industrial land use.

Pathway System

- Provide a central multi-use paved pathway system, minimum ten-foot wide, for service and emergency access to major facilities within the park.
- Provide secondary multi-use paved pathway system, appropriate width determined by type of use and demand, throughout the park.

Site Furnishings

- Trash receptacles
- Drinking fountain, handicap accessible with a separate dog watering feature
- Benches
- Picnic tables
- Barbecues
- Park signage

Table 13 — Mini Park Standards

DEFINITION

- Small parks within residential neighborhoods that may include unique or single purposes, such as: a recreation facility for an isolated area of a neighborhood, or to preserve an isolated natural resource.

SERVICE AREA

- 1/4-mile service radius.

SIZE

- 0.50 to 2 acres.

SITE CHARACTERISTICS

Location and Access

- 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.

BASIC REQUIREMENTS

- Benches in shaded areas.
- Play area for children, age appropriate.
- Provide site furnishings per general park standards.
- Provide social gathering space for impromptu use by the community.
- ADA accessible drinking fountain

OPTIONAL ELEMENTS

- Small hard court area
- Small turf area.
- Picnic table (2), shaded, to accommodate 4-8 people.
- Shade structure or arbor.
- Fixed in place trash receptacles.

Table 14 — Neighborhood Park Standards

DEFINITION

- 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 a school's facilities, generally elementary or intermediate.

SERVICE AREA

- 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

- Five to twelve acres.

SITE CHARACTERISTICS

Configuration

- Contiguous, usable (nonlinear) shape, with level terrain to accommodate impromptu play and organized sports activities.

Access/Location

- 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

- 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

- Open turf area for non-organized sports, minimum one acre to two acres or more desirable.
- Pathway system for walking/jogging according to general park standard.
- Social gathering space.

Active Recreation

- Multi-use turf areas
- Sports fields for organized youth sports league/practice.
- Skate/BMX street feature(s)

Play Areas

- Provide according to general park standards.
- Children creative play area, age appropriate.
- Skate/BMX street features

Family Picnic Areas

- Provide 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

- Provide picnic tables for non-reservation use under shade trees.

Site Furnishings

- Provide per general park standards.

Lighting

- Provide lighting at parking areas and along pathways for security and safety.
- Provide according to general park standards.

Shade

- Provide shade structure where natural shade from trees is insufficient.

Restroom

- Restroom, depending on type of park facilities available

OPTIONAL ELEMENTS

- | | |
|--|--|
| <ul style="list-style-type: none">• Exercise course.• Interactive water play feature. | <ul style="list-style-type: none">• Botanical garden.• Off-street parking |
|--|--|

Table 15 — Community Park Standards

DEFINITION

- 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

- One- to two-mile radius, approximately 20,000 residents.

SIZE

- 20 to 150 acres plus.

SITE CHARACTERISTICS

Configuration

- Contiguous usable (nonlinear) shape, with level terrain to accommodate active recreation, including youth and adult organized sports leagues.

Access/Location

- 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 group 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.

Character

- Have open flat areas for active recreation, and desirable visual and natural attributes for passive recreation areas.

BASIC REQUIREMENTS

Sports Facilities

- Lighted regulation facilities for organized league practice, play, and tournaments for softball, baseball, and/or soccer.
- Bleachers, restrooms, storage, concession stand at league sports facilities and batting cage for softball and hardball.
- 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 lighting for sports facilities.

Passive Recreation

- Combination walking and jogging pathways and benches.
- Open turf area for casual games and unsupervised free play of minimum two acres.
- Natural areas.

Special Use Facilities

- Include at least one special use facility such as a pool, community center, gymnasium, amphitheater, or sports complex.
- Provide street skate/BMX features.

Family Picnic Areas

- Provide several shade structures: 20-25 person capacity or more.
- 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 each 2.5 seats.

Group Picnic Area

- Provide large shade structure for group reservations: 80-100 person capacity.
- Provide picnic tables, serving tables, sinks, barbecue facilities, and electrical service.
- 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 each 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

- Provide picnic tables for non-reservation use under shade trees throughout the park.

Restrooms

- Locate convenient to use and utilities.
- Provide permanent restrooms buildings.
- Provide restroom facilities with multiple fixtures based on estimated usage.
- Provide lighting.

Lighting

- Provide lighting according to general park standards.
- Sports facilities lighting as required for league and tournament play.

Telephone

- Provide according to general park standards.

Bicycle Parking

- Provide according to general park standards.

Drinking Fountain

- Provide according to general park standards. Quantity as required meeting facilities demand.

Pathway System

- Provide according to general park standards.

Site Furnishings

- Provide according to general park standards.

Dog Run

- Provide dog run or dog park area.

OPTIONAL ELEMENTS

- | | |
|---|---|
| <ul style="list-style-type: none">• Nature interpretive area.• Exercise course.• Specialized facilities for bocce ball, art and culture, etc.• Food concessions building.• Nature features.• Community garden area.• Horticultural garden area. | <ul style="list-style-type: none">• Amphitheater.• Skate Park.• Small building for meeting rooms.• Lake or pond feature for aesthetics, detention requirements, fishing and non-motorized boating.• Synthetic turf fields• Other special use features. |
|---|---|

Table 16 — School-Park Site Standards

DEFINITION

- 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 pm., 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

- One-half to two-mile radius depending on park type.

SIZE

- Varies, depending on park type.

SITE CHARACTERISTICS

Configuration

- Contiguous, usable (nonlinear) shape, with level terrain. No fencing between school and park lands.

Access/Location

- 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 off-street parking, quantity based on the facilities. Joint use with school parking whenever possible.

Character

- Contain turf fields and ancillary facilities for active recreation.
- Should contain large trees for shade, open turf area for free play, and a play area for supervised children’s play.
- Sports facilities and complexes depending on park type and District needs.

BASIC REQUIREMENTS

- 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

- Exercise course or cluster.
- Tennis courts, basketball courts, and volleyball courts, or practice wall.
- Restroom/concession building.
- Adventure Club facility.
- Swimming pools.
- Gymnasium.
- Track facility.
- Football/soccer stadium.

Table 17 — Special Use Facility Standards

DEFINITION

- A facility such as a community center, athletic complex, aquatic center, horse arena, or other cultural or athletic facility that services a specific need for a portion of the specific plan area’s population.

SERVICE AREA

- The entire Specific Plan Area.

SIZE

- Varies

LOCATION

- 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. • Community Theater, indoor. • Outdoor theater, amphitheater. • Lighted sports complex for organized youth or adult tournament, practice and league play. • Senior center. • Community Art/Cultural center. • Teen Center. • Public Library. | <ul style="list-style-type: none"> • Public golf course and driving range. • Tennis court complex. • Track facility. • Football / Soccer stadium. • Indoor soccer facility. • Skate Park. • BMX track. • Dog Park. • Lake or pond for aesthetics, detention requirements, fishing and non-motorized boating. • Preservation of significant environmental, cultural or historical resource. • Aeronautic Hobby Park. |
|--|--|

Table 18 — Linear Parkways, Greenbelt and Open Space Standards

DEFINITION

- Linear corridors designed for recreational travel and commuting, including hiking, biking, equestrian, and walking.

SERVICE AREA

- Located to serve the entire District as part of the interconnecting pedestrian/bikeway system.

SIZE

- Located to serve the entire District as part of the interconnecting pedestrian / bikeway / equestrian trail system.

SITE CHARACTERISTICS

- Open space corridors developed along creeks, riparian areas, drainage channels, abandon railroad beds, utility easements, or rights-of-way.
- Minimum 35 feet wide.
- Where linear corridors are located adjacent to local residential streets, such as at the ends of cul-de-sacs or along parallel streets, fencing shall be prohibited and public access points provided to the interconnecting trail system.
- A paved dual-purpose trail (bike path and maintenance vehicles) should be provided on either side of drainage channels. Drainage channel slopes should be contoured to avoid an excessively geometric appearance. Channel design criteria calls for wide channel facilities having banks of an average of 4:1 slope and shall vary typically between 3:1 and 5:1.
- Sufficient land should be provided outside of the top of slopes along the channels to allow for the multi-use trail, 4' equestrian path, and landscaping. There should be a minimum of 25 feet on either side of the channel for this purpose.

BASIC AMENITIES

- Paved bicycle/pedestrian path min. 10 feet wide with 2 feet wide shoulders on both sides (Cal Trans Class I standards), heaver trail to be designed to Sacramento County Standards, 12 feet wide with 3 feet wide shoulders.. Incorporate emergency and maintenance vehicle access for dual-purpose use.
- Install identity, use and safety signs as required along the trail system.
- Trailhead areas with benches or picnic tables, water, public telephone, and informational signs.
- Unpaved hiking paths, 6 feet wide, stabilized soil or decomposed granite surface, and 4' wide earthen equestrian path.
- Viewing areas for natural feature preservation areas along the trail system.
- Interpretive signage for significant environmental, cultural or historical features along the trail system.

- Bridges over creeks and drainage channels for equestrians, pedestrians, bikes, emergency and maintenance vehicles.

OPTIONAL AMENITIES

- Rest areas.
- Drinking fountain.
- Jogging trails, separate from bicycle/pedestrian path and equestrian path. .
- Road under crossings for trail system to accommodate pedestrians, bikes, emergency and maintenance vehicles
- Hitching rails.

VI. Park & Recreation Need

A. Recreation Needs Survey

During 2002 and 2003 survey questionnaires were distributed to the residents of the District. Survey questions were structured to elicit responses from Rio Linda and Elverta residents relative to their desires for recreation programs and park facilities, and their opinions regarding existing facilities, programs, and services. (See Appendix E summary results of the Recreation Needs Survey.) Conclusions and recommendations of the survey are listed in the following section.

1) Resident's Desire

The following are the desires of the community residents who participated in the survey:

- Increase park security, particularly at night.
- Improve restroom maintenance.
- Encourage and work with the school Districts to make school sites available for recreation use during non-use hours.
- Give equal importance to rehabilitating and improving existing recreation facilities as to acquiring and developing new facilities.
- Offer more recreation programs for all age groups, especially those for children and teenagers.
- Increase programming in the areas of sports leagues, special interest classes, and outdoor recreation programs.
- Ban alcohol in parks, and require that renters of the community recreation facility provide liability insurance when alcohol is involved.
- Close parks at dusk except for parks and facilities that offer organized evening activities.
- Require reservations for community facilities with a security deposit from the renter, and user fees for special programs.
- Investigate the development of handicapped recreation program. Even though only 5% of the respondents indicated a need, this could be an important need in the District.
- Provide a multi-use trail/path/lane (system (pedestrian, bicycle, and equestrian) that connects parks, schools, open space areas, community activity centers, and are linked to County wide trails system.

B. Park and Recreation Needs

By examining the parks, school sites, and other recreational facilities located in the District, the relative level of recreation services provided in differing parts of the District is determined. This process also identifies areas within the District that are deficient in park and recreation facilities. Table 19, Recreation Acreage Needs by Year 2014 illustrates how the District and its Planning Areas are currently served and will need to be served in the future based on population projection.

Table 19 shows that, although Planning Area 3 is adequately served in terms of park acreage, all of the other populated areas of the District are presently deficient of park lands. Due to projected population increase, this deficiency will become worse over time in Planning Areas 3, 4, and 5 unless additional park lands are acquired. The Panhandle PUD, planning area 1B, and Elverta Village, planning area 2, will both have land dedicated for parks and open space during the development process. The following section covers each of the Planning Areas: their present and future populations; level of park services presently available and will be needed during the next decade.

1) Park Acreage Needs

The Table 19 illustrates quantitatively how the District is meeting the park and recreation needs of its residents presently and during the next decade. For purposes of park and recreation planning analysis, the District has been divided into five Planning Areas, and depending on the present and projected populations for each Planning Area, park acreage needs have been determined for each area and for the District as a whole.

Table 19 — Recreation Acreage Needs by Year 2014

Planning Areas	PA 1A	PA-1B	PA-2	PA-3	PA-4	PA5	District
2000 Population		264	9,575	4,008	3,579	3,743	21,169
2000 Acreage Need		1.3	47.8	20.0	17.9	18.7	105.7
Projected 2005 Population		286	10,388	4,348	3,883	4,061	22,966
Projected 2005 Acreage Need		1.4	51.9	21.7	19.4	20.3	114.7
Projected 2010 Population		8,725	16,240	4,705	4,201	4,394	38,265
Projected 2010 Acreage Need		43.6	81.2	23.5	21.0	22.0	191.3
Projected 2014 Population		9,345	22,030	5,036	4,496	4,703	45,610
Projected 2014 Acreage Need		46.7	110.15	25.18	22.5	23.5	228.0
Present Developed Park Acres		0	11	20	12.1	2.6	45.7
Present Total Acquired Park Acres		0	41	20	12.1	6.7	79.8
Park Acres to be provided by Development		<u>121.5</u>	75.5				<u>197</u>
2014 Park Acreage Deficiency		<u>74.8</u>	6.35	-5.18	-10.4	-16.8	<u>48.8</u>
Recreation acreage needs are based on NRPA / RLERPD Standard of 5 acres per 1,000 population.							

In addition to the park acreages in each Planning Areas, there are school sites in many of the Planning Areas that often provide substitute park opportunities. Although it may be enticing to calculate the school site acreages into the park acreage mix, it must be understood that school sites have significant restrictions and limitations regarding public use. Therefore, though it is a community recreation resource, the total park acreage needs of the District and of the Planning Areas will discount school sites in calculating acres of parklands needed.

Planning Area #1A

This Planning Area presently does not have a resident population since the area is predominantly agricultural. However, if the City County Joint Vision proposal for urbanizing this area becomes a reality, appropriate parks, open space, landscape corridors, trails, and recreation facilities in accordance with the District Park Standards will need to be provided through the Public Facilities Financing Plan for the area.

Planning Area #1B

Data indicates that this Planning Area has a relatively small population with a current recreation acreage need of 1.3 acres. However, the projected population growth for the next decade is significant, increasing from approximately 286 in 2005 to a projected population of 9,345 in 2014. This translates to a need for over 46.7 acres of parkland. Currently, the only park feature located in the area is the 3 acre Elkhorn Equestrian Staging Area, which is not owned by the District. [The Panhandle Planned Unit Development is currently in the approval process. As part of the PUD a total of 121.5 acres will be dedicated as parks and open space \(see Appendix I\). Assuming that this full acreage is developed as parklands, then Planning Area 1B will have almost 75 acres of parkland above the target of 1 acre per 5,000 residents.](#)

Planning Area #2

The 8.5 acre Babe Best Park, the 2.45 acre Northbrook Park and the 30 acre undeveloped Ponderosa Farms Community Park site are located in this area. In addition, seven new parks totaling approximately 75.5 acres, greenways and community center are proposed in the Elverta Villages Specific Plan which is located in this area. Based on current and projected population for this Planning Area, the 2000 population park acreage need is 47.8 acres, and increases to 110.15 acres in 2014. However, with the addition of the proposed 75.5 acres of parkland in the Elverta Specific Plan, the total of the existing and proposed parklands exceeds the standard for this area by 6.35 acres. If all of the proposed parklands are developed, Planning Area 2 will be the rare case in the District in which the Parkland Standard of 5 acres per 1,000 may be exceeded.

Planning Area #3

The 12.5 acre Central Park Horse Arena and the 7.5 acre Westside Park are located in this area. The 2000 census data indicates a need for 20.0 acres and 25.18 acres are needed by the year 2014. As there exists 20 acres of parks in the area, 5.18 acres of additional park land will need to be acquired by 2014.

Planning Area #4

Located here are the 8.5 acre Community Center Park, 3 acre Depot Park, and the 0.6 acre Welcome to Rio Linda Entry Park. There are a total of 12.1 acres of parks in the area, 2.6 acres of which are undeveloped. Population figures indicate 17.9 acres of park land are needed in 2000 growing to 22.5 acres by the year 2014, or a deficit of 10.4 acres.

Planning Area #5

The two parks in this Area are the 2.6 acre Roy E. Hayer Park and the 3.5 acre Linda Creek Park site. The 2000 census data indicates a need for 18.7 acres and 23.5 acres by the year 2014. There is, therefore, a current deficit of 13.6 acres and increasing to 16.8 acres of parkland deficit by year 2014.

Summary of Park Acreage Needs

Based on these computations, disregarding the proposed park acreages that may be provided in Area 1A, as they will basically meet the park acreage needs of those anticipated to populate those areas, in 2005 RER&PD is deficient of 34.9 acres of parkland. [If all of the proposed parkland in Planning Areas 1B and 2 is developed, then by 2014 the district will have an excess of 48.8 acres.](#)

Analysis of park and recreational needs based upon acres [per](#) 1,000 is only part of determining the ultimate park and recreation needs of the District. Additional factors must also be considered such as population characteristics, population and densities, accessibility to other parks and open space areas in the vicinity, and the perceived needs of the community. The following section continues this analysis.

2) Neighborhood Park Needs

The District in 2000 was in need of 63.39 acres dedicated to neighborhood parks, which will increase to 136.81 acres by the year 2014. With the District presently having 51.2 acres of neighborhood parks, the District is presently 12.19 acres deficient of neighborhood parks and this will grow to 85.61 acres by the year 2014 if no additional neighborhood parklands are acquired. This deficiency, in part, will be off-set by the 36.7 acres of Neighborhood Parks proposed in Elverta Village, assuming that they are developed as proposed, resulting in a net deficiency of 48.91 acres of neighborhood parklands by 2014. [The Panhandle PUD will, presumably, have a sufficient acreage of neighborhood parks, removing 18.68 acres from the deficit. However Planning Areas 3, 4, and 5 will still have a need for additional neighborhood park acreage.](#)

Table 20 — Neighborhood and Community Park Needs

Planning Area	PA-1A	PA-1B	PA-2	PA-3	PA-4	PA-5	District
2000 Population		264	9,575	4,008	3,579	3,743	21,169
2000 Neighborhood Park Need		.79	28.7	12.0	10.7	11.2	63.39
2000 Community Park Need		.53	19.15	8.0	7.16	7.5	42.34
Projected 2014 Population		9,345	22,030	5,036	4,496	4,703	45,610
2014 Neighborhood Park Need		28.02	66.09	15.1	13.5	14.1	136.81
2014 Community Park Need		18.68	44.06	10.1	9.0	9.4	91.24

Neighborhood Park need is based on standard of 3 acres per 1,000 population, while the Community Park need is based on a standard of 2 acres per 1,000 population.

3) Community Park Needs

In 2000 there was a need for 42.34 acres of community parks; this will increase to 91.24 acres by 2014 based on the population projection for the District. With the future development of Ponderosa Farms Community Park (30 acres) and the Community Parks in Elverta Village (52.7 acres), this will total 82.7 acres of community park, still leaving a deficit of 8.54 acres.

Beyond the development of Ponderosa Farms Community Park and the community parks proposed in the Elverta Villages development, the District has a unique opportunity to cooperatively create a community park in Areas 4 and 5. This can result by combining the District's Central Park Horse Arena and Hayer Park with the 10.4 acres athletic field (located north-west of the intersection of 10th Street and G Street) owned by the Rio Linda Junior High School to create a 25.5 acre Community Park. For a number of years, the School District has been unable to properly maintain their athletic facility. Since funds are very scarce for both the Park and School Districts, and land of this size is very difficult to secure, RERPD should approach the School District with a proposal to assist the School District to improve and help maintain the site in conjunction with the District's two adjacent park sites. Through this cooperative effort, the Park District could secure the right to use the fields for recreational programs when the fields are not needed by the Junior High School.

This arrangement, if acceptable to both Districts, should be formalized through a Memorandum of Understanding (MOU) that would be executed by both entities spelling out the roles, responsibilities, and rights of the parties. Similar arrangements between park and school agencies have benefited many other communities. This one would help to solve the needs of the Park District for a sizable park with multiple sports fields in the southern portion of the District, help the School District to improve and maintain their athletic fields that they need, but are unable to maintain. Most of all, this arrangement would benefit the residents of the community who desperately need more fields for various sports activities. Beyond the purely recreational value of this complex, this Community Park could also become the center of community activities for Rio Linda / Elverta for multitude of out door events and activities. The improvement of this combined park/school site would also be very attractive project for joint grant applications to the State Dept. of Education and State Parks.

C. Comparison with Similar Park Agencies

Six local park agencies of comparable size, including Rio Linda & Elverta Recreation and Park District, were examined. The table below indicates the comparisons for population served, acres of developed parklands maintained, acres of parks provided per 1,000 residents, staff per 1,000 residents, and the cost to their respective residents to maintain and operate the park system. The data for this comparison came from a survey conducted by CPRS District II, in February 2002:

Table 21 — Comparative Data for Park Agencies

Agency	Population In 1,000	Acres Developed Parks	Acres of Developed Parks Per/1,000	Staff Per/ 1,000	Budget \$ Per Person
Arcade Creek Recreation and Park District	21	49	2.3	.23	\$23.8
El Dorado Hills Community Services District	22	86	3.9	1.04	\$140.5
Fulton El-Camino Recreation and Park District	30	80	2.6	.43	\$46.6
North Highlands Recreation and Park District	35	60	1.7	.22	\$40.0
Orangevale Recreation and Park District	32	128	4.0	.43	\$33.1
Rio Linda & Elverta Recreation and Park District	22	35	1.5	.22	\$26.9

1) Population

The communities compared were between 21,000 to 35,000 population. RLERPD was, consequently, on the smaller end of the range, however, since the comparison was based on per 1,000 residents, the relative size differential was considered unimportant.

2) Acres of Developed Parks Per 1,000

Most telling data in this chart is the Acres of Parklands Per /1000 population. As indicated in Table 21, Rio Linda and North Highlands respectively provide 1.5-1.7 acres of parklands per 1,000 residents, while Arcade Creek and Fulton El-Camino respectively provided 2.3 - 2.6 acres. While it appears that El Dorado Hills and Orangevale have been more successful in providing parklands, not all of their parklands are developed, and these two communities are still below the NRPA standard of 5 acres for Neighborhood and Community Parks. Based on these comparisons, it is evident that RLERPD need to make a concerted effort to acquire

and develop additional parklands in the next decade, particularly as the District's population is anticipated to grow significantly during this time. Part of the need for additional parklands will be provided in the Elverta Villages Development, but these parks will also be developed primarily to offset the population growth that will result in the area.

3) Staffing Per 1,000 Residents

The staffing level for Arcade, North Highlands, and RLERPD appears to be almost identical with .22-.23 of a staff per 1,000 residents. Fulton El-Camino and Orangevale have almost double the staff level of .43 per 1,000 residents. Understandably, the more affluent community of El Dorado Hills has a quadruple level of staffing when compared to the other three at the bottom. Part of the reason for this disparity comes from the differences in the property values, property taxes paid in these areas, the willingness / ability of the property owners to further tax themselves to support a higher level of park and recreation services, and finally the differing levels of recreation program expectations of the residents of different communities.

4) Budget Dollars per Person

The recreation budget per person is quite varied with Arcade Creek and RLERPD at the bottom and El Dorado Hills at the top. The major difference between the communities compared herein is the willingness of the property owners within different communities to tax themselves to achieve a higher level of park and recreation service. If the District Board is not satisfied with a minimal level of park and recreation services, there will have to be a concerted effort to educate the property owners that it is in their long-term best interest to provide a quality park and recreation service to make RLERPD competitive with other similar communities. Part of this education and awakening may occur as the result of the level of park facilities and open space areas that are planned in the Elverta Villages development as compared to the remainder of the District.

5) Facility Needs

Facility needs for RER&PD were determined using the NRPA's (National Recreation and Park Association) standards as a guide. This was supplemented taking into account the District's characteristic, needs expressed by the Recreation Needs Survey, traditions, and the availability of other recreational facilities found within and adjacent to the area. In addition, it is important to note that these NRPA standards represent the minimum standard, certainly not the optimum standards.

The District's most pressing recreation facility needs are a community swimming pool and an additional multi-use recreation center. Currently, swimming facilities are not available. In assessing the need for a future swimming pool, serious consideration should be given to building an indoor or enclosable pool to enable year-around swimming and aquatic activities, especially in joint partnership with the School District or adjoining park agencies. Assuming appropriate location and adequate buffering from adjacent residential areas, future basketball, soccer, softball and tennis complexes should be lighted to accommodate greater use and flexibility of

scheduling. If funding permits, some of the key soccer and softball fields should also be constructed of synthetic fields to reduce maintenance costs, and enable greater use.

High Priority Recreation Facility Needs:

- swimming pool/aquatic complex
- multi-purpose recreation center
- basketball courts, full and half courts
- soccer fields (adult and youth) and complex
- softball complex
- tennis complex
- multi-use trail system (This will be satisfied with the development of the County's Dry Creek Parkway.)

6) Natural Streams and Open Space Areas

There are two prominent streams within the District, Dry Creek and Rio Linda Creek. These drainage corridors, while a natural barrier, also provide an excellent resource for linking park and recreation facilities within the District. These can be for passive recreation use such as hiking, bicycling and equestrian use, and also for wildlife habitat preservation. The District should encourage the County Planning Department to establish and secure a 50' buffer land outward from the top of creek bank to preserve the corridor as habitat, to aid in protecting water quality, create a buffer to adjacent land use, and provide a route for maintaining the fire breaks.

7) Adjacent Recreation Facilities

The District is located within a region that offers a wide range of related outdoor recreational opportunities such as the American River Parkway, Gibson Ranch Regional Park, Ueda Parkway, Cherry Island Golf Course, Cherry Island Soccer Complex, Antelope Green Golf Course, Dry Creek Parkway and the Dry Creek Greenway in Placer County. Park and recreation facilities adjacent to the District provide an extension of the recreational opportunities available to the residents of RLERPD. Although the District's primary focus is on its own facilities and programs, the District should encourage and support the development and operation of other public and private recreation facilities that complement or supplement those offered by the District.

VII. The Park and Recreation Master Plan

This chapter includes recommendations regarding existing and proposed facilities, priorities for making park improvements during the next ten years, and a Ten Year Capital Improvement Program.

A. Park and Facility Recommendations

The graphic master plan on the following page illustrates the existing and proposed recreation facilities recommended for the District. Also included are locations of schools, recreation facilities provided by other agencies, open space areas, biking / hiking / equestrian trails, and the surrounding community. The master plan suggests four community parks. One is referred to as the Rio Linda Center School Park located in Area 5, the second is the proposed Ponderosa Farms Community Park in Elverta, Area 2, the third is the proposed Community Park in Elverta Villages, and the fourth is the Rio Linda Central School Park described below. Except for the existing facilities, the locations of proposed future parks are general and the locations should be considered flexible within the general vicinity indicated. The final locations of future parks will be dictated by developments, land uses at the time, locations of future school sites, available funds, and other related factors.

B. Future Park and Recreation Facilities

1) Rio Linda – Elverta Recreation & Park District’s Capacity to Serve the park and recreational needs of proposed new community in Planning Area 1-A:

RLERPD and its predecessors have forty plus years of history serving the residents of Rio Linda and Elverta Area with park and recreational services. Through the District, there exists an elected Board of Directors, experienced staff and organizational structure with capacity to grow and meet the future needs of Planning Area 1-A. Further, the Board and staff of the RLERPD has historic knowledge and experienced serving the park and recreational needs of the local residents, and are keenly interested in serving the growing needs of the District including the Elverta Village on the east side of the District, and the possible future development of Planning Area 1-A on the west side of the District.

While the City of Sacramento has expressed interest in annexing and administering the public service needs of the future development in Planning Area 1-A, including park and recreational services, the staff and Board of the RLERPD strongly believes that it is in a better position to provide these services. Due partly to proximity to the area, historic knowledge of the area, organizational capacity, ability to provide focused attention to the needs of a new community, and being better able to adjust

to changing needs, assuming that necessary operational and capital funds would be provided whether administered by the City or the District, the District believes that it is much more capable of serving the new community than the City of Sacramento.

In preparation for providing the park and recreational needs of a growing District, the RLERPD will be expanding its staff and services to meet the future needs of 11,250 new residents on the east side of the District called Elverta Village. It is anticipated that Elverta Village will be fully built out in ten years, and consequently will enable the District to grow and transition into a vigorous organization able to serve the current and future needs of a much larger community, including Planning Area 1A.

2) Some of the possible ways to Fund Planning Area I-A:

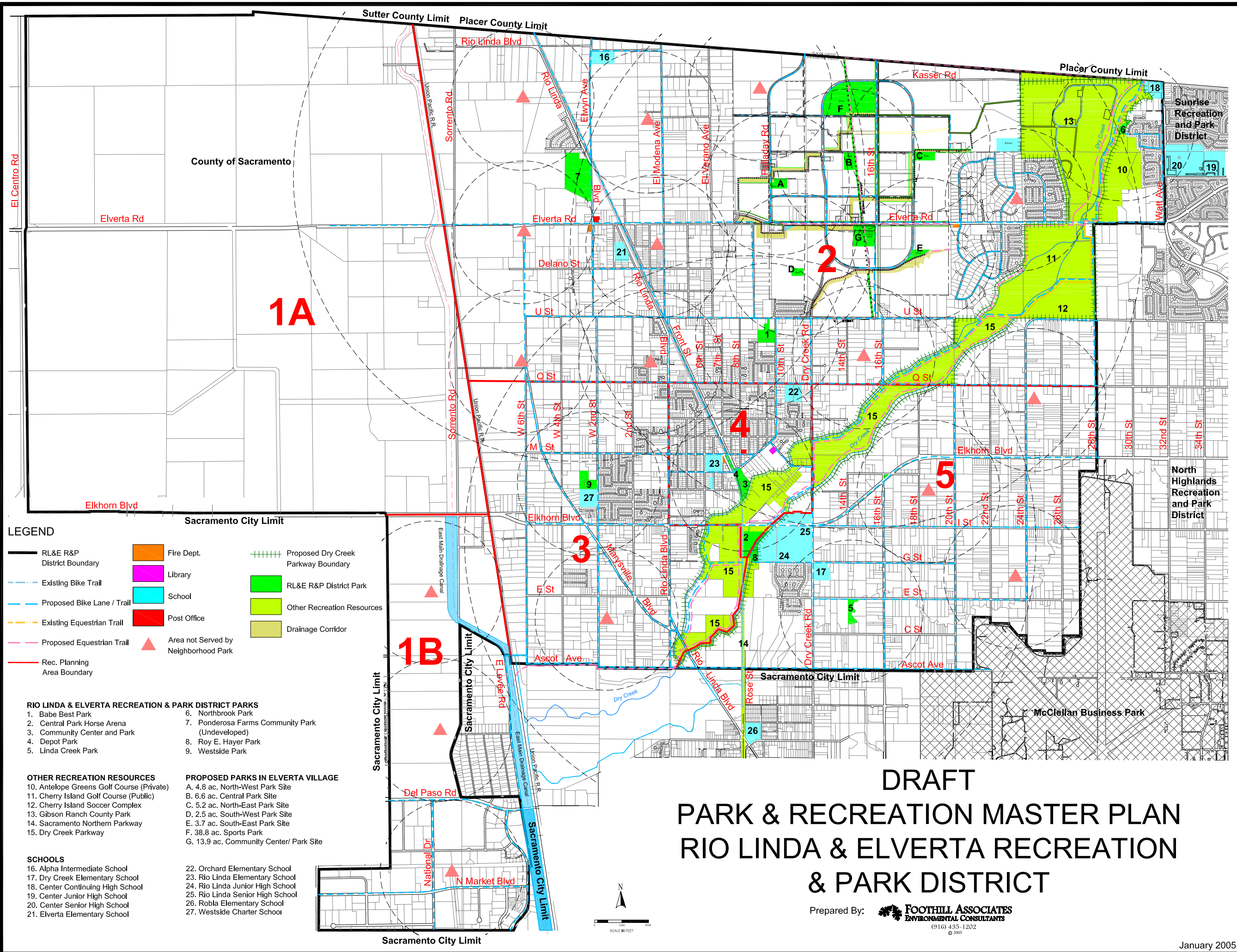
In addition to the Public Facilities Financing Plan for the capital costs of acquiring, developing, and operating the various public facilities, including parks and recreational facilities that would be put in place for the new developments proposed in Planning Area 1-A, some additional tools available to RLERPD to fund additional parks and recreational services potentially needed in Planning Area 1-A include:

Impact Fees from New Development

The land development process provides local governments with opportunities to guide development and to negotiate with developers to obtain improvements in local quality of life as an outcome of regulatory approval of development proposals. Impact fees, collected as part of this process, can be of value to park and recreation agencies affected by current or potential land development proposals. The District needs to work closely with Sacramento County to determine the connection, or “nexus,” between the demand initiated by the proposed development and the dedications that local officials impose as conditions for approval of the proposal. Sacramento County would collect the impact fee and make it available to the District to fund capital improvements for the needed park and recreation services for the impacted area.

Local Police Powers

Local governments have broad authority to exercise “police power” to regulate public health, safety and welfare. Within this authority, development of private land is regulated by cities and counties. RLERPD needs to develop cooperative agreements with Sacramento County to impose terms and conditions on development proposals that meet the long-term park and recreational needs of the District and the residents who will be residing in the proposed development. As part of the Subdivision Map Act, cities and counties have the authority to control the design and improvement of subdivisions of land within their boundaries. Through the Act, cities and counties may impose requirements, or exactions, on developers as conditions of land use approval. These can be used to mitigate or offset the costs of public services that will be required as a result of the development proposal. They can be in forms such as fee payment, dedication of land, or construction of a public facility. In essence, exactions shift



DRAFT PARK & RECREATION MASTER PLAN RIO LINDA & ELVERTA RECREATION & PARK DISTRICT

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Figure 11

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the recovery of service costs forward to new residents of an area, since builders pass along their exaction costs to the buyers of the new developments.

Development Agreements

Cities and Counties have authority to negotiate development agreements with those who wish to obtain approval for their land development projects. The development agreement is an enforceable instrument that enables orderly community development, and it guarantees the developer will be able to build the houses necessary to pay off the public and private construction costs. It provides the approving agency with a means to improve local infrastructure, including parks and recreation components. The District needs to actively participate with Sacramento County in negotiations with developers to insure that the desired parks and recreation amenities are funded, developed, and or included in the Public Facility Financing Plan for the project.

Regulatory Conditions

Cities and Counties can also impose regulatory conditions on development proposals. Authority to do so can be through specific conditions imposed by local ordinance per the Subdivision Map Act, implementation of the California Environmental Quality Act (CEQA), and other conditions that follow from general plan implementation. A community's duly adopted general plan is the blueprint for its growth and development that sets forth the community's intentions in this regard. As such, the general plan (Park and Recreation Master Plan, a component of the general plan) is crucial to the sustainability of requirements placed on development projects.

Financing Mechanisms

State law also provides a variety of specific financing mechanisms that empower cities and counties to work with developers and enable community growth. Among the tools available in this regard are:

Mello-Roos Community Facilities Act of 1982 – The Act allows creation of a Mello-Roos Community Facilities District. Such a district establishes special property taxes beyond the ad valorem Proposition 13 property assessment level. These obligations are placed on homes and other structures built by developers. The concept is to enrich the new neighborhood with public facilities and services that strengthen the desirability of the neighborhood and, ultimately, improve the value of the property. The Mello-Roos Act allows infrastructure to be built with tax-exempt financing. The authorizing local government sells the tax-exempt infrastructure bonds. The bonds are used to underwrite the costs of the improvements. After sale of the properties by the developer, the new owners take on the obligation for the special taxes within the district.

Mitigation Fee Act of 1987 – The Act permits use of the approval process for new developments to generate impact fees for park and recreation purposes. The fees are to be based on a clear nexus between the fees and

the use of the fees. The District can obtain impact fee revenue by working with the county planning departments to get the Board of Supervisors to enact the appropriate ordinances.

Because special districts lack direct land use authority, RLERPDP must work with Sacramento County and request a share of the revenue stream generated by the approval of new developments. It would be helpful for the District to have an arrangement in place with Sacramento County to be the designated provider of recreation and park services in the area to be served by the new development.

Assessments on Existing Property

However valid it may be to obtain infrastructure revenue from new developments, local governments are challenged to find ways to operate and maintain the improvements generated by new developments and to deal with infrastructure costs (capital improvements, rehabilitation, operations and maintenance) in built-out areas. Consequently, local governments have been looking for new revenue sources for these purposes, including the imposition of benefit-based assessments on property. These are levies or charges against real property that are used to pay for specific improvements linked to the affected property. Revenues generated in this manner are then used to underwrite capital improvements and, in some cases, operation and maintenance costs associated with those improvements.

The Landscape and Lighting (L&L) Act of 1972 – This act empowers local governments to levy an assessment for improvements with direct benefit to property if certain procedures were followed. Park and recreation improvements and services were among the uses authorized by the Act.

Following the passage of Proposition 218 in 1996, a local government could impose the tax only after determining there was not a formal, written protest from a majority of owners of property to be assessed. This threshold was lower than the two-thirds voter approval limit of Proposition 13. Also, in the event that not all property owners returned ballots, it was difficult to reach the required protest level.

The assessment district can be formed if a majority of the ballots received by the conclusion of the hearing do not protest creation of the district. If the District is approved, the assessment is established and will be billed on the property tax bills each year. For the local government, chances for success are enhanced if the need for the expenditure is clearly communicated so as to generate understanding and acceptance on the part of those who will pay the new charges.

Grants

Grant funding is another potential area for new revenues. Grant money is available from both public and private sources. On the public side, park and recreation agencies are eligible for millions of dollars of bond act funds approved

by the voters of California in 2000 and 2002 and other state grants. Federal grant programs also provide dollars through a variety of grant funds to local park and recreation agencies. Eligibility, application deadlines and other program requirements differ among the many grant opportunities available. Some grants are competitive. Others are allocated on a per capita basis or are directly specified in legislation. Information on the bond acts, state grants and federal funds for local parks is available in the following chapter.

Collaboration and Public-Private Partnerships

Local park and recreation agencies that partner with like-minded organizations can conceivably acquire new resources they need to attain their goals. Or they can avoid direct program expenses by enabling the demand to be met by the partner. In this way park and recreation agencies can adjust the mix of services and facilities for the people of the community. The collective contributions of several entities can produce a result that is greater than the sum of the parts.

Working with Community Groups

One approach to collaboration depends upon a strong set of community partnerships that encourage and enable agencies and non-profit organizations to work together in meeting the needs of the community. These partnerships provide a framework for engaging key stakeholders—including police chiefs, business and religious leaders, elected officials, universities and representatives of major arts and cultural institutions—in collaborative efforts with community groups to keep parks and recreation programs going.

Working with Schools

Communities have historically viewed school grounds as important open space and recreation assets. In the mind of the public, school grounds are good places to go during after-school hours for soccer games, basketball practice, playing catch, flying a kite, or just taking an evening walk. State law encourages public access to school grounds for recreation purposes. Joint-use is enabled as well by provisions of state law concerning grants for new school construction.

Working with After-School Programs

After-school programs have attracted considerable interest in recent years. There are two important programmatic pathways for after-school activities: criminal justice and education. Neither program is oriented around parks and recreation, but there is ample opportunity within each program for park and recreation agencies to receive funds.

Working with the Private Sector

Collaboration with business and non-profit organizations is another way of achieving mutual benefit. Most park and recreation agencies already have relationships with businesses for things like concession contracts, program

sponsorships, utility installation leases, and even naming rights on ball fields, pools and other facilities.

Ultimately, it really does not matter to the local residents which community organization owns or operates a program. Instead, what counts is that the community gets the services it wants, with the convenience, quality and price features it demands.

3) Rio Linda Central School Park (suggested name):

A community park of 20-40 acres with a variety of recreation facilities to accommodate community-type activities is needed in Planning Area #5. Unfortunately, a property of this size is difficult to find, and would be prohibitively expensive. As previously described in Chapter V, with the cooperation of the Grant Joint Union High School District, the combination of the Central Park Horse Arena and Roy E. Hayer Park with the adjoining Rio Linda Junior High School Athletic Fields could be improved jointly, and used by both the Jr. High and the District. With proper planning, development, and management of these park and school resources, this Community Park could serve as the venue for a variety of recreational and community events.

The residential properties on the north side of Central Horse Arena Park that were acquired by Sacramento County as part of removing flood prone properties from the Dry Creek flood plane should be added to this Community Park. The District should actively request that the Board of Supervisors convey these properties to the District to expand the Central Horse Arena Park.

A conceptual plan for the proposed Rio Linda Central School Park is shown on page VII-14. The present Roy E Hayer Park (with proposed improvements as described later) would continue to serve the typical neighborhood recreational needs. The Rio Linda Central Park Horse Arena, improved as described later could also provide facilities for equestrian, BMX and multi-use open play fields, picnic facilities, and could be a staging area for access to the Dry Creek Parkway. The Rio Linda Junior High School's athletic fields could be improved and continue to serve the athletic needs of the Jr. High while also enabling the Park District to conduct recreation and community activities when the fields are not needed by the School.

This combined facility would require irrigation improvements, re-establishment of the turf fields, development of additional parking areas, construction of group picnic areas, restrooms, the installation of bleachers for the play fields, planting of shade trees, pathway, athletic field improvements, new park furniture and fixtures, and upgrade of existing facilities. With much less cost than it would take to purchase and develop a new community park, this approach would immediately provide the District with a Community Park in this developed area, while also benefiting the School District with improved athletic fields and assistance with maintaining the athletic fields. Public use of the athletic fields could be restricted to non-school hours and consequently would not limit the traditional school use of these facilities. In addition, the combined area would enable the Park District to program numerous community-related activities.

4) Surplus School Sites:

In preparation for any school sites being declared surplus in the District, RLERPD should request of the School Districts, that RLERPD be permitted a first right of refusal to purchase such sites or negotiate means to maintain and operate the facility until the school sites are again needed by the School District.

5) Elverta Village (Parks and Recreation Facilities in the Proposed New Community):

The most recent plans for the proposed Elverta Specific Plan include seven parks totaling approximately 75.5 acres. In addition, recreational trails and drainage ways are provide to serve as open space and wildlife habitat for the new community.

Presently, the improvements proposed at the parks include:

5.2 Acres North-East Park

- | | |
|--------------------------------------|------------------------|
| • 1 Tot Lot | • 1 Basketball Court |
| • 1 Concession and Restroom Facility | • 1 Small Soccer Field |
| • 1 Baseball Field | |

6.6 Acres Central Park

- | | |
|--------------------------------------|-----------------------------|
| • Tot Lot | • 1 Formal Green Open Space |
| • 1 Concession and Restroom Facility | • 2 Baseball Fields |
| • 4 Tennis Courts | |

4.8 Acres North-West Park

- | | |
|----------------------------------|------------------------|
| • 1 Tot Lot | • 1 Basketball Court |
| • 1 Restroom and Shade Structure | • 1 Small Soccer Field |
| • 1 Baseball Field | |

2.5 Acres West Park

- | | |
|----------------------------------|----------------------|
| • 1 Tot Lot | • 1 Basketball Court |
| • 1 Restroom and Shade Structure | |
| • Open Formal Green | |

3.7 Acres South-East Park

- | | |
|--------------|------------------------|
| • 1 Tot Lot | • Shade Structure |
| • 1 Dog park | • 1/2 Basketball Court |

38.8 Acres Sports Park

- | | |
|--|--------------------------------|
| • 2 Tot Lots | • 2 Youth Soccer Fields |
| • 1 Adventure Play Area | • 2 Little League Fields |
| • 1 Full Court Basketball | • 3 Softball Fields |
| • Off Street Parking | • 1 Basketball Court |
| • 2 Concession and Restroom Facilities | • 1 Maintenance Bldg. and Yard |
| • Shade Structure | |
| • 3 Large Soccer Fields | |

13.9 Acres Community Center Park

- | | |
|--|-------------------------|
| • Community / Recreation Center Building | • Amphitheater |
| • 1 Shade Structure | • Open Play Area |
| • Parking lot | • Farmer's Market Space |

The plan also includes multi-use trail system for pedestrian, bicycle, horses, and service / emergency vehicle use. The trails will follow the loop road, the drainage ways, and pass through the neighborhoods to connect to adjacent parks and open space areas.

6) Proposed Community Park in Planning Area #2:

The need for a community park in Planning Area #2 will be addressed by the proposed development of parks in the Elverta Village. The Elverta Village plan calls for a 13.9 acre Community Park in the southern portion of the Village, and 38.8 acres Sports Park in the northern portion. Properly planned and developed with the required recreation facilities, these park sites will meet the Community Park and recreational needs of the north eastern part of the District. These sites are proposed to include a community center/multi-purpose building, community swimming pool, and major outdoor recreation facilities such as a softball complex, soccer fields, a tennis complex, and more.

7) Additional Neighborhood Parks:

Acquisition of neighborhood parks in Planning Areas #1B, #4 and #5 totaling some 21.4 acres should be completed within the next ten years. Where possible, parks should be acquired and developed jointly with the school sites, thereby reducing duplication of facilities, helping to maximize use of public funds, and aiding in mutual support of each other's programs. In addition, when specific sites for parks are considered, a number of site selection factors as described in Chapter V should be taken into consideration.

8) Swimming Pool:

Although public swimming at one time occurred at Rio Linda High School pool, this joint use of the high school pool was discontinued several years ago. Recently, it was learned that the Rio Linda High School was in the process of building a new swimming pool which is slated to be finished by September of 2005. The School has also expressed an interest in having the RERPD operate this pool during the summers for public swimming.

Since the District is unable to fund the development of a swimming pool on its own, this new joint use of the High School Pool is an excellent short-term solution to meet the District's need. However, in the long-term, the District must develop a plan to singularly or jointly develop an aquatic complex possibly with the Rio Linda High School or with the North Highland Recreation and Park District. Further in assessing its future need for a swimming facility, the District should seriously consider building an indoor or enclosable pool to enable year-around swimming and aquatic activities that would take advantage of new technologies to conserve energy and reduce operating costs.

9) Trails:

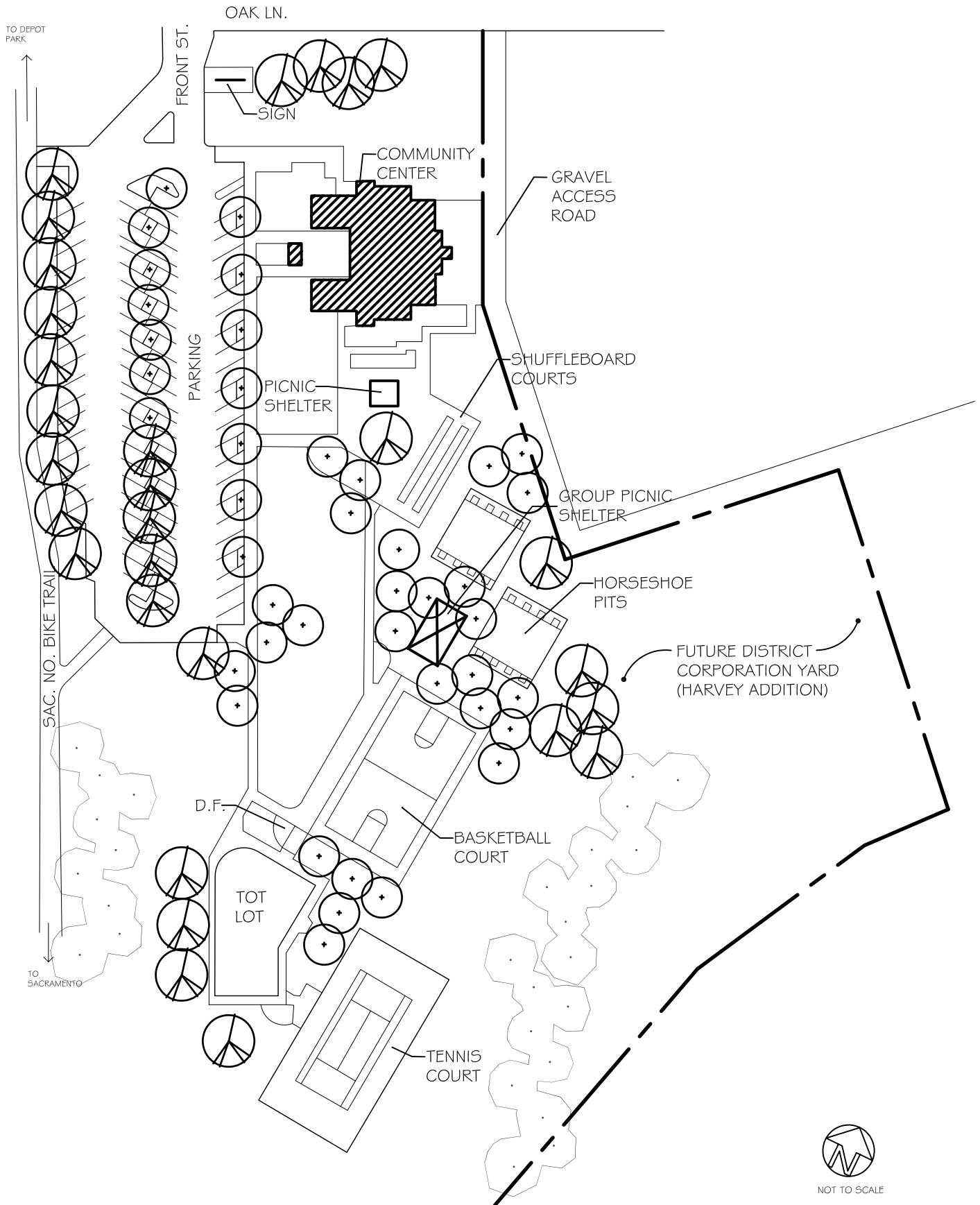
Presently, a short segment of an equestrian trail in Gibson Ranch and a bicycle trail along the abandoned Sacramento Northern Railroad right-of-way exists. Elverta Road and Elkhorn Boulevard are good natural bikeways and should be incorporated into the bikeway plan. This plan also recommends that the District support the efforts of Sacramento County, City of Sacramento and State agencies to develop the multi-use trails along the Dry Creek and Ueda Parkway, and the future extension of the trail system into and through Placer County and Roseville to form the Dry Creek Greenway that will link to the American River Parkway in Folsom.

C. Existing Park and Facility Recommendations

1) Rio Linda/Elverta Community Center Park:

This park consists of the 8.5 acre park with the new 2 acre addition, with a variety of neighborhood park amenities and a natural area on the south end of the park, as well as the Rio Linda/Elverta Community Center (see map, following page). Even though the park is nearly developed, excepting for the Corporation Yard addition, a number of improvements are still needed:

- Enlarge the Community Center Building to accommodate larger groups and more varied activities. Until the other proposed community recreation center in Planning Area #2 is built, this facility will continue to be the primary location for senior, arts and crafts programs.
- Develop the adjoining, 2 acres Harvey addition into the District's Corporation Yard with parking lot, shop buildings, indoor and outdoor storage, and renovate the 1,800 sq. ft. Harvey Residence to serve the office and meeting needs of the District and the community, and further improve the adjoining yard for a community garden and outdoor patio use.
- Improve the southern undeveloped area into a nature study area by recreating natural habitat, planting communities of native vegetation and wild flowers, installing interpretive signs and a nature trail, creating small group study areas, and installing seating/rest areas for nature appreciation.
- Plant additional shade trees around the tot lot, horseshoe area, and the parking lot.
- Provide picnic tables near the tot lot and tennis court area.
- Plant groundcover on the western bank between the bicycle trail and parking lot for erosion-control.
- Majority of the younger shade trees in the park are stunted and are in need of periodic deep watering during the summer months.



NOT TO SCALE

RIO LINDA - ELVERTA COMMUNITY CENTER PARK

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

655 MENLO DRIVE, SUITE 100
ROCKLIN, CALIFORNIA 95765
(916) 435-1202
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Figure 12

- Install an AC trail on the south end of the parking lot to connect the parking lot to the existing trail.
- Resurface the parking lot and improve drainage.

2) Roy E. Hayer Park:

The name of this is 2.6 acre park, located across Dry Creek from the Central Horse Arena, was changed from Central Park to Roy E. Hayer Park to honor the Hayer family that originally donated the park site to the District.

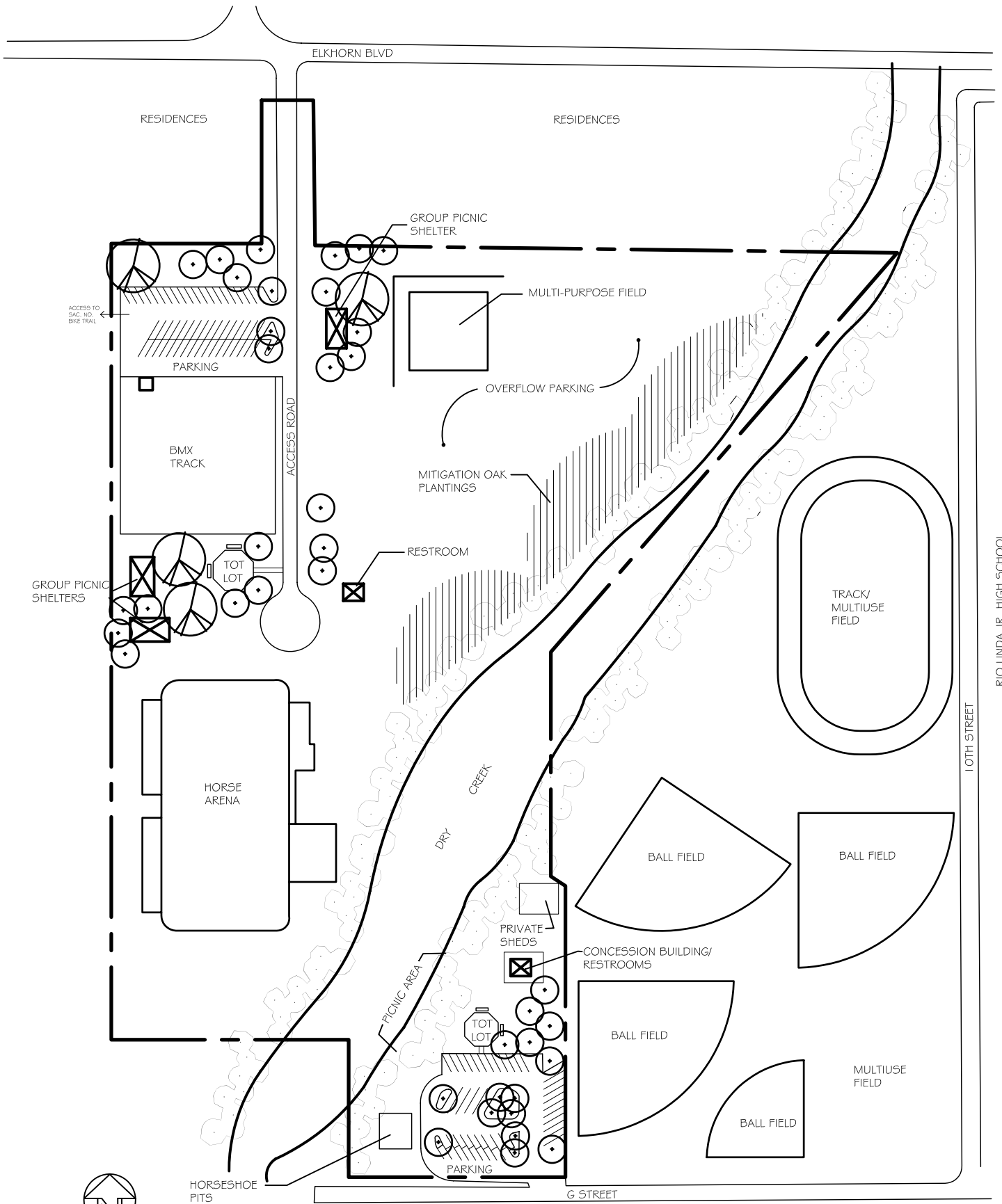
This park is in need of extensive renovation and landscape improvements including:

- Additional shade trees and improvements to the irrigation system.
- Rebuild the group barbecue and picnic shelter.
- Screen the chain link structure in the parking island with vines.
- Provide park signs at the corner of 10th and G Streets and at the immediate entrance to the parking lot.
- Control weed growth along the edge of Dry Creek to improve safety and security.
- Have the trees in the park and those along the creek examined for safety hazards, and institute necessary pruning, maintenance and clean-up work as recommended.
- Involve the students at the adjoining junior high and high schools to improve Rio Linda Central Park, the Horse Arena, and their athletic fields, thereby helping to develop greater pride and sense of ownership of their athletic fields and park.
- Install a playground in the turf area north of the parking lot.

3) Rio Linda Central Park Horse Arena:

The nine acre horse arena area encompasses a large site that is relatively undeveloped and under-used. The horse arena, BMX and the parking lot occupy approximately 1/3 of the site with the remainder being open field, used periodically for overflow parking during equestrian events. As illustrated in Figure 12 (map of the site), the remainder of the site could be developed to serve multi-purpose recreational use as an integral part of the Rio Linda Central School Park. Some of the suggested improvements for this site include:

- Extend the access road to the horse arena area with a turnaround and unloading area for trailers.
- Designate large, unpaved areas for over-flow parking during equestrian and other large events.



RIO LINDA JR. HIGH SCHOOL

10TH STREET



NOT TO SCALE

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RIO LINDA CENTRAL PARK HORSE ARENA AND ROY E. HAYER PARK

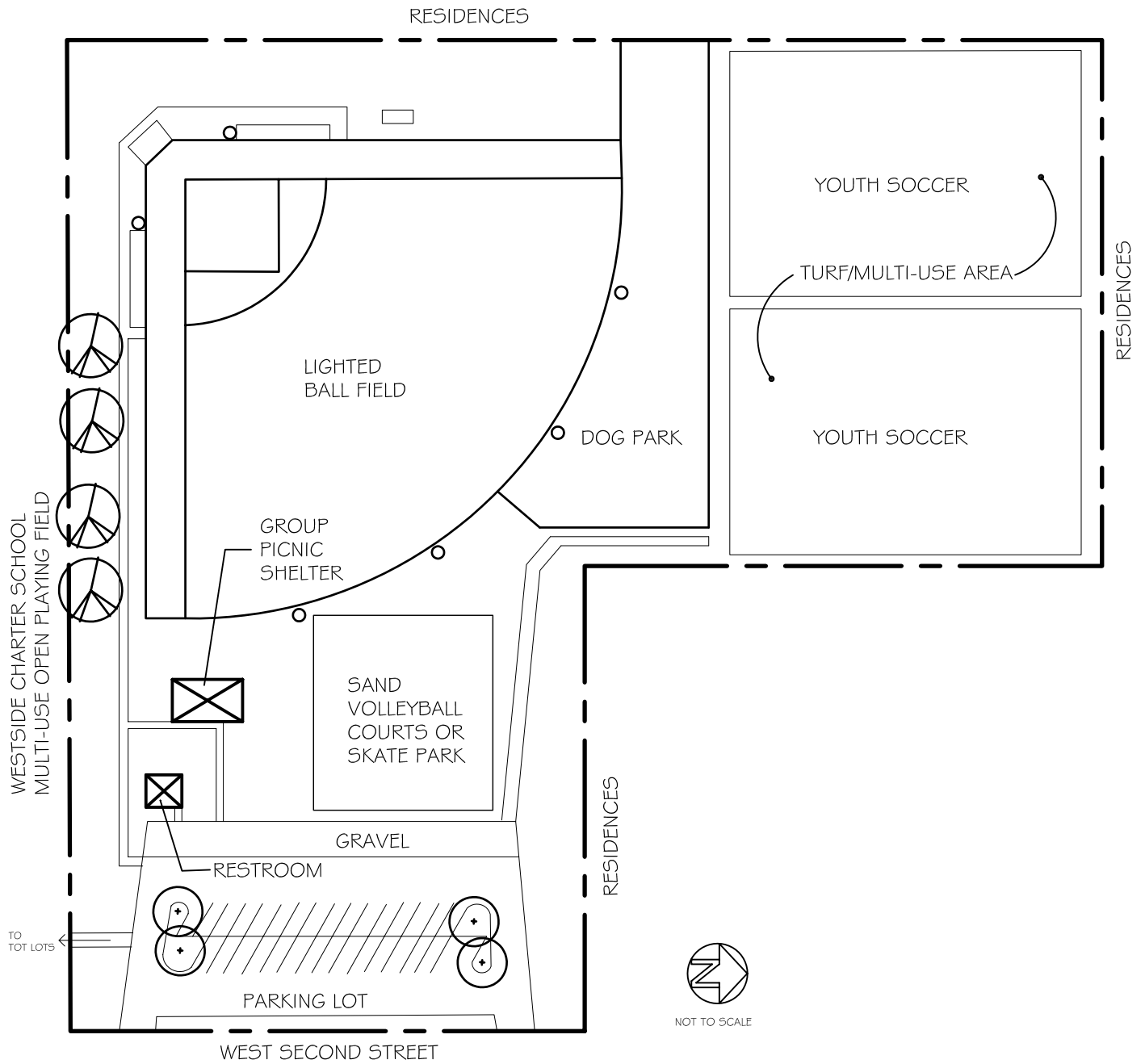
Figure 13

- Remove the existing fencing along the bike trail from the horse arena to the northern boundary.
- Develop the park area east of the access road into Bermuda turf, multi-purpose field for recreational use and for overflow parking during large events. The Bermuda turf, and the irrigation system for this area should be designed to withstand not only annual flooding, but and occasional overflow parking of vehicles and trailers.
- Secure the horse arena from the remainder of the park by installing chain link fencing around the arena. Provide gates at appropriate locations to facilitate equestrian use and activities. Lock and secure the horse arena area during non-use hours, and include the installation of security lights.
- The Gymkhana Club that has taken over the horse arena plans to continue with many of the present activities including the BMX course and miscellaneous park uses. The District should also encourage and support the Gymkhana Club to expand the equestrian activities at this site to include rodeo school, rodeo events, renaissance horse events, and others.
- Improve the site by installing automated sprinkler irrigation system, turf, shade trees, and restroom facilities.
- Reduce weed and brush growth along Dry Creek edge to improve safety and security.
- Install additional park improvements including park fixtures, furniture, trails, security lights, drinking fountains, picnic tables, bike racks, cover over the arena, more bleachers, and restroom.
- Improve signage all over the park.
- Work with Sacramento County to acquire the properties on the north side of the park for park expansion. The addition of the five residential parcels will enable the District to provide greater recreational opportunities, eliminate future land use conflicts, and improve visibility and park security. Once these additional properties are secured, prepare a new master plan of the entire site including the school athletic fields to the east if an agreement for joint use can be reached.
- Provide access to future Dry Creek Parkway trails.

4) Westside Park:

Westside Park is approximately two-thirds developed. Possible additional improvements include:

- Pave the gravel parking area, plant shade trees and other landscape, and improve irrigation system.
- Plant additional shade trees along the perimeter of the park and within the park.
- Install park sign at the entrance.



WESTSIDE PARK

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Figure 14

- Provide paved walkway from the parking lot to the ball field spectator area, and spectator seating behind the backstop.
- Create an attractive, shaded area with picnic tables adjacent to the neighboring school tot lot.
- Create areas for picnicking and seating along the proposed walkway to the ball field or in a turf area between the ball field and the parking lot.
- Consider improving the park area north of the dog park as possible area for soccer / multi purpose field. This would require that the easterly side of the Dog Park be moved westward by some 12' to 15' to create a trail corridor to link the area to the remainder of the park.
- As the sand volleyball court does not appear to be actively used, consider converting the area to a Group Picnic Area with a shelter and number of picnic tables, or as a location for a future Skate Park.

5) Babe Best Park:

The improvements recommended for this 8.5 acre park include:

- Provide a driveway and pedestrian path from U Street into the park and create a parking lot.
- Create an attractive, shaded seating area, with turf adjacent to the tot lot for parents and others to supervise children.
- Place a concrete apron/walkway around the concession building. Pave a walkway from the parking area to the ball fields, and a concrete pad between the two ball fields and below the spectator seating area.
- Plant shade trees and shrubs at the park entrance, around the edge of the parking lot, and along 10th Street.
- Plant trees and shrubs along the perimeter of the park to screen and buffer the park from the neighborhood.
- Install a permanent restroom.
- Improve site drainage by installing an underground drainage system and filling the drainage swell.
- Improve the irrigation around the tot lot and remainder of the park.

U STREET

RESIDENCES

OLD SHEDS

ACCESS ROAD/PARKING LOT

7TH DAY
ADVENTIST
CHURCH

TENTH STREET

FIELD

PICNIC AREA
W/ TABLES

DRAINAGE DITCH

BALL FIELD

BALL FIELD

CONCRETE PAVING

CONCESSION
BUILDING

OVERHEAD UTILITY LINES

RESIDENCES

BALL FIELD

BALL FIELD

TOT
LOT

RESTROOMS

PARKING LOT

ACCESS TO
HERRING AVE

RESIDENCES

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BABE BEST PARK



NOT TO SCALE

Figure 15

- Install a park sign at the 10th Street entrance.
- Install more picnic tables around the park.

6) Rio Linda Depot Park:

Recommendations for improving this 3 acre site include:

- Plant more shade trees and attractive landscape around the gazebo to create a focus to the park and improve the appearance of the park.
- Install additional trash receptacles during events and activities.
- Install a new irrigation system, re-grade the site and eliminate the low spots.
- Provide additional benches and picnic tables in shaded areas.
- Relocate the existing post and cable barrier to the back of sidewalk to create more usable park space.
- Provide prominent park signs at the corner of M and Front Streets.
- Provide places for bicyclists to stop, rest, and lock their bikes, and possibly hitching posts for equestrian use.
- Designate an equestrian path.

7) Northbrook Park:

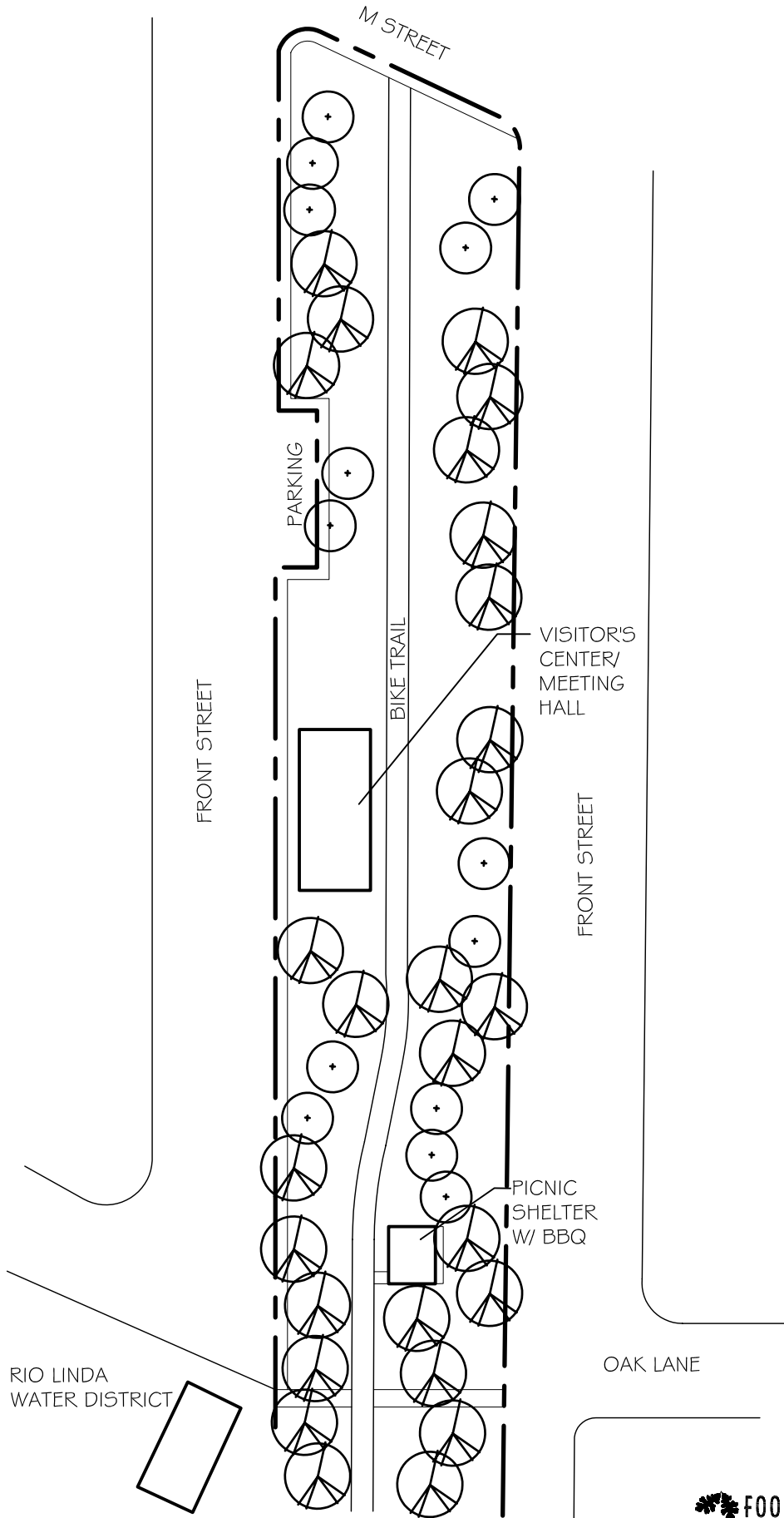
Recommendations for improving this 2.5 acre park:

- Secure the undeveloped lot at the entrance to the park and develop some parking spaces.
- Provide trail access to Dry Creek Parkway.
- Install a shade shelter for the park users with few picnic tables.

8) Linda Creek:

Recommendations for improving this 3.5 acre park:

- Conduct site assessment and develop a master plan to protect, preserve, and improve public access. Based on the master plan, develop a long-term improvement program to develop the area. Some of the improvements that may be appropriate for this site include:
 - Trail staging area and parking lot
 - Equestrian and multi-use trailhead
 - Habitat mitigation/restoration/preservation areas
 - Picnic area
- Interpretive signs

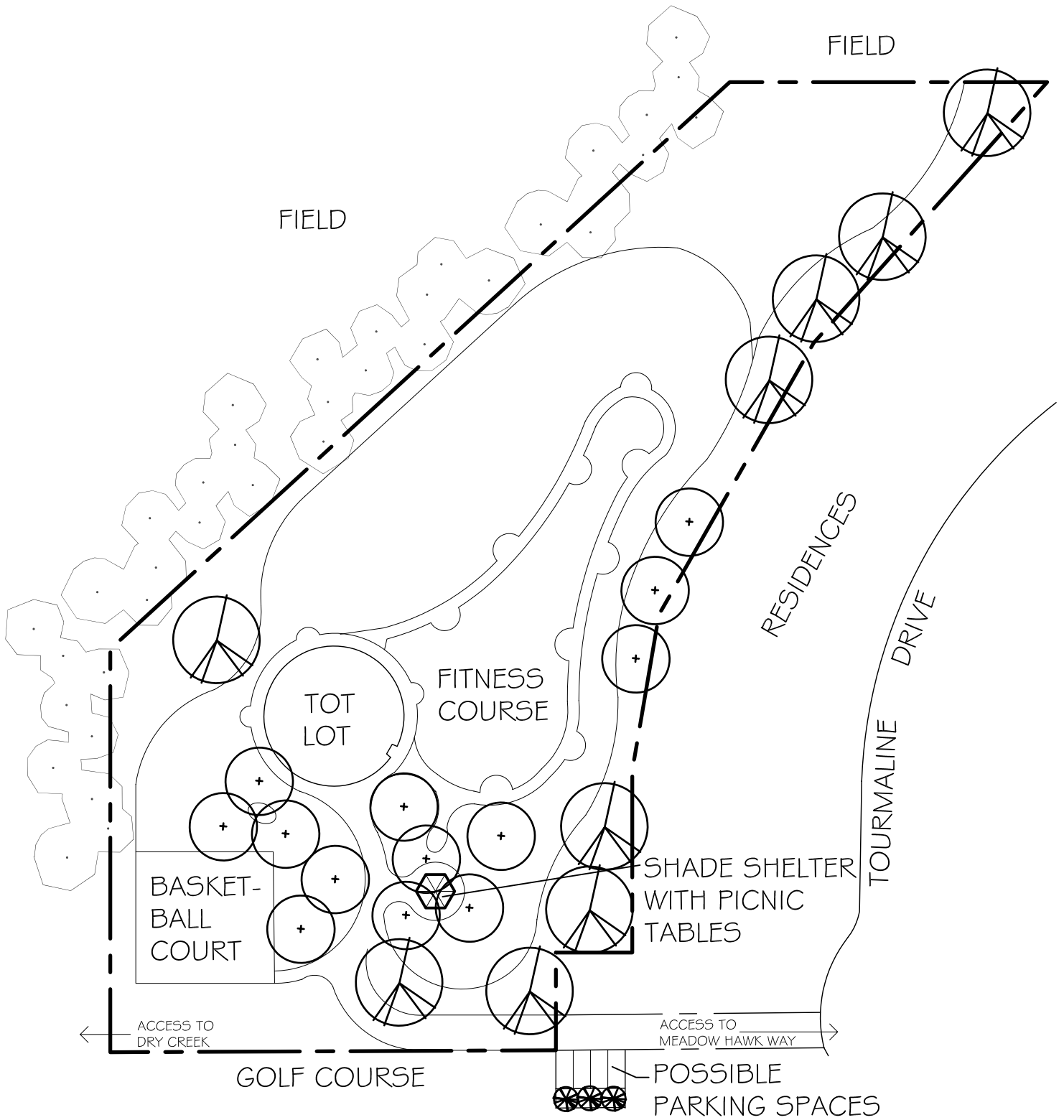


DEPOT PARK


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Figure 16



NORTHBROOK PARK



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Figure 17

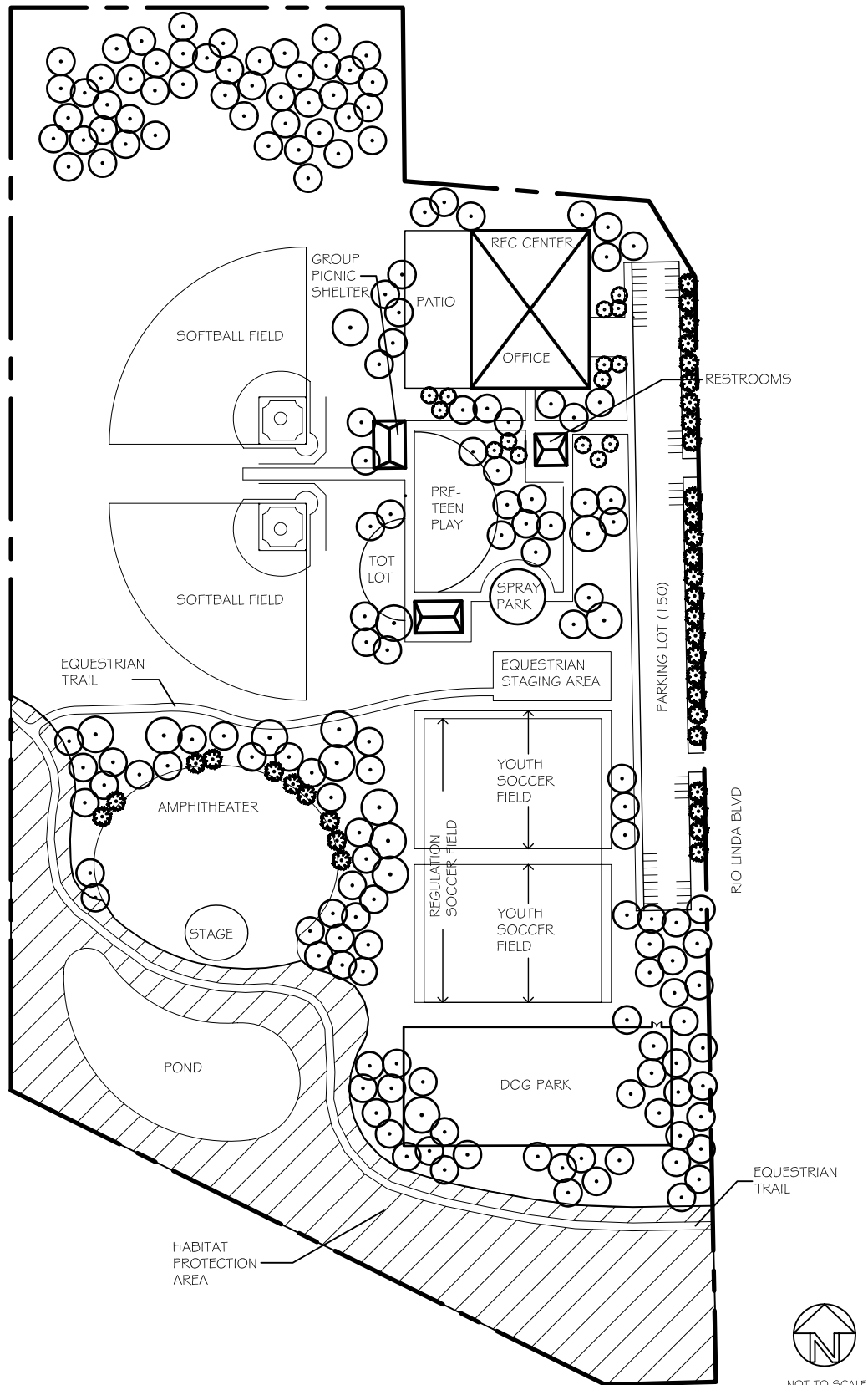
9) Ponderosa Farms Community Park:

Recommendations for improving this 30 acre park site include:

Conduct a site assessment and develop a master plan for the park by determining the ability of the site to accommodate active and passive recreational use, identify the park and recreational needs of the District, and hold a public hearing to obtain comments from District residents regarding the proposed improvements to the site. The site examination needs to carefully consider issues such as flooding, wetlands and sensitive habitat that may be present on the site. Based on the adopted master plan, develop a long-term program to fund and develop the Park. Though not included in the Ponderosa Farms Community Park concept plan, Figure 18, should it be possible to acquire additional adjacent lands, consider the inclusion of a Quarter Midget Track as part of this Community Park.

Illustrated on the following page is a concept plan showing how this site could possibly be developed with the following improvements:

- Softball/Multi-purpose fields
- A fishing pond
- Equestrian staging area and multi-use trails
- Habitat protection area
- Outdoor amphitheater
- Group picnic facilities
- Recreation center/ office
- Restrooms, access road, parking lots, security lighting, etc.
- Tot and Pre-teen Play Ground
- Dog park
- Water spray park



PONDEROSA FARMS COMMUNITY PARK



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Figure 18

D. Park Development Priorities

Within each park the highest priority for improvements should be placed on removing safety hazards and accommodating the recreational needs of the residents. Safety hazards include any unsafe features, any facilities in disrepair, or any potentially dangerous situations to park users. The second priority is to provide adequate park and recreational facilities and programs to meet the needs of District residents. The third priority is to carry out the improvements recommended for the parks and facilities as outlined in this master plan.

Based on discussions with Staff and review of the park resources, the priorities for park improvements should generally be in the following order:

1. Rio Linda Central Park and Corporation Yard
2. Babe Best Park
3. Rio Linda Depot Park
4. Westside Park
5. Rio Linda/Elverta Community Center Park
6. Ponderosa Farms Community Park
7. Acquire additionally needed park lands as funds permit.

By prioritizing the parks and the work to be done within each park, the District is guided in the most efficient, effective, and flexible manner to implement this 10-year master plan. The District can undertake the improvements at a pace suitable for its financial and staff capabilities.

Finally, should additional outside funds be made available during this ten year planning period, the various improvements and acquisition programs can be accelerated in keeping with this Master Plan.

E. Capital Improvement Program

The ten-year Capital Improvement Program (CIP) (Table 22 on the following page) was developed with District staff to undertake required improvements to District parks. This CIP assumes a level of improvements that are within the projected funding capacity of the District. For the sake of preparing a minimal CIP, this program discounts the use of outside funding opportunities, such as a bond issue or a mechanism such as the Landscape and Lighting Assessment District. Should the District decide to pursue these means or others to obtain additional funds, the anticipated improvements, and especially some of the acquisition program could be advanced. The level of Parkland Dedication or In-Lieu Fees and Development Impact Fees collected will also help to advance park improvements and the parkland acquisition program.

Table 22 — RLERPD Park Facility-Capital Improvement Program

Park and Improvements	High Priority 1-2 years	Moderate Priority 3-5 years	Low Priority 6-10 years	Budget
Babe Best Park (8.5 acres)				
• Irrigation system replacement	\$30,000			\$30,000
• Add restroom	\$100,000			\$100,000
• Demolition and parking lot construction		\$60,000		\$60,000
• Pipe drainage on north side of park		X		
• Slurry seal parking lot		\$3,000		\$3,000
Central Park Horse Arena (12.5 acres)				
• Add irrigation and landscaping	\$5,000			\$5,000
• Investigate permanent restroom	\$2,000			\$2,000
• Build equipment storage		\$5,000		\$5,000
• Cover arena			\$100,000	
Community Center				
• Install new H/AC			\$100,000	\$100,000
• Retrofit lighting for energy efficiency		X		
• Study ADA compliance and remodeling		\$5,000		\$5,000
Community Center Park (8.5 acres)				
• Build maintenance shop	\$38,000			\$38,000
• Re-landscape for water conservation		\$5,000		\$5,000
• Improve irrigation system		\$10,000		\$10,000
• Parking lot repair & slurry seal		\$5,000		\$5,000
• Basketball courts resurfacing		\$2,000		\$2,000
• Tennis courts resurfacing			\$8,000	\$8,000
• Investigate drainage improvements between basketball and tennis courts			\$10,000	\$10,000
Depot Park (3 acres)				
• Build replica of Depot & Freight Shed	\$40,000			\$40,000
• Upgrade landscaping	\$3,000			\$3,000
• Improve irrigation system	\$5,000			\$5,000
Linda Creek (3.5 acres)				
• Assess site for neighborhood park and interpretive area			Use Volunteers	

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DISTRICT MASTER PLAN*

Northbrook Park (2.45 acres)				
Ponderosa Farms (30 acres)				
• Assessment property for park use	\$10,000			\$10,000
• Develop park master plan			\$20,000	\$20,000
Roy E. Hayer Park (2.59 acres)				
• Renovate irrigation and landscape	\$3,000			\$3,000
• Investigate building a bridge across creek			\$5,000	\$5,000
• Investigate JPA to improve and maintain adjoining school fields			\$2,500	\$2,500
Westside Park (7.5 acres)				
• Investigate JPA with school to install well for irrigation system		\$20,000		\$20,000
• Develop Dog Park addition				
• Improve irrigation for Dog Park and parking lot	\$10,000			\$10,000
• Install landscaping around Dog Park and parking lot	\$6,000			\$6,000
• Make ADA compliant access from parking lot to other park areas	\$3,000			\$3,000
Acquisition of Parklands:				
• Planning Area #1B – 46.7 acres*			\$5,837,500**	\$5,837,500
• Planning Area # 3 – 5.18 acres*			\$647,500**	\$647,500
• Planning Area # 4 – 10.4 acres*			\$1,300,000**	\$1,300,000
• Planning Area # 5 – 16.8 acres*			\$2,100,000**	\$2,100,000
TOTAL PARK IMPROVEMENT COSTS:	\$255,000	\$115,000	\$245,500	\$615,500
LAND ACQUISITION COSTS			\$9,885,000*	\$9,885,500

* Acquire Parklands as funds permit or opportunity arises in conjunction with land development projects.

** These acquisition estimates are based on \$125,000 per acre for Agricultural / Residential property.

As the ten-year CIP is implemented, the first two years would be devoted to High Priority Projects to bring some of the existing parks up to current standards and provide basic park improvements. The Moderate Priority Projects would be undertaken in years three through five to upgrade existing parks. The Low Priority Projects would be undertaken in the year's six to ten. And acquisition of needed additional park lands would occur as funds permit.

Implementation of the District Master Plan will require considerable funding for parkland acquisition, planning and design, and capital improvement. A wide variety of potential

funding sources and in-kind services will need to be pursued to support the implementation of this Master Plan. Grants, sponsorships, endowments, donations, and other forms of outside funding will also become more attainable with the adoption of this updated Master Plan. Located in Appendix A are some of the funding sources that the District should pursue to assist in the implementation of the Rio Linda Elverta Recreation and Park District Master Plan.

F. Park and Recreation Operation

1) Administration:

District needs to maintain a level of experienced staffing to adequately administer the District, maintain the park system, and supervise the recreation programs.

2) Park Operation:

The District should initially concentrate on maintaining and upgrading the existing park facilities. As funding, staff, and equipment allows, additional park improvements should be made. As an alternative to increasing park operation staff, District should consider contract services for basic park maintenance service to keep up with future park system growth.

3) Park Security:

The District, as with many other park agencies, experiences vandalism and security problems in its parks. Since 2001, the District has contracted with Grant School District's Security Guards to patrol its parks on a limited basis. With this patrol, increasing park use, a Park Watch Program, increasing collaboration between RLERPD and the School Districts, and greater public education program, it is anticipated that vandalism and security problems in parks can be lessened.



Park security is in part related to proper planning and development of its parks and facilities, neighborhood awareness, and public awareness of park use regulations. However, past experiences at the District have shown that these factors alone will not

deter vandalism in the parks. There is a continuing need to have a patrol to provide security for the parks so long as vandalism continues and the patrol service is economically viable.

The District has a number of ways to help reduce vandalism and other anti-social activities in its parks including:

- Inform and educate the public regarding the proper use of the parks and facilities, and post park regulations in visible locations in the parks.
- Apprehend and prosecute vandals.
- Provide the public with ways to report crime or vandalism.
- Work with the Sheriff's office to establish Park Watch Programs in park neighborhoods.
- Post notices that limit park use to dawn to dusk unless organized evening activities are conducted. Lock parking lots when the park is closed.
- Plan and design parks and facilities to discourage vandalism and lessen security concerns.
- Design the parks to enable drive-by visibility of majority of the park by police, security guards, and the general public.
- Provide sufficient park security lights to aid in surveillance and discourage vandalism.

4) Recreation Programs:

Provide a variety of recreation programs to meet the expressed needs of the community. The recreation programs should address the needs of all ages and special interest groups to the extent that is possible. To maximize effort and minimize cost, cooperative or joint sponsorship of programs with school Districts and adjacent park agencies should be considered. To offset preschool and youth programs that may not be self-supporting, adult programs should be revenue-generating. Refer to Chapter VI Recreation Needs Survey conclusions and recommendations, regarding future needs in programming. The District also needs to document more accurately the participation in various recreational programs to effectively evaluate programs annually.

G. Additional Considerations to Implementing the Master Plan

1) Other Recreation Providers:

District should encourage, support, and work with other public and private recreation organizations that provide recreation facilities and services that complement the programs offered by the District. District should also investigate opportunities for private concessionaires to lease and operate facilities and programs on District parks or facilities to benefit the District residents. Through cooperative efforts with other recreation providers, the community could be provided with an expanded and higher level of service, and some of the burden of providing similar services by the District could be lessened. Also, properly contracted, the private recreation concessionaires could also help to reduce maintenance burden and possibly help to reduce vandalism.



2) Schools:

As described in other sections of this master plan, school sites and facilities constitute a significant recreation resource for the community. It would behoove both the Park and the School Districts to work cooperatively for mutual benefit since the facilities and services provided by both are very complementary. From planning and land acquisition to development, operation, and management, the District should work closely with the School Districts, especially in regard to sites offering joint use opportunities.

3) Other Agencies:

The efforts by Sacramento County Department of Water Resources and SAFCA to acquire flood prone residential properties in the Dry Creek flood plain using FEMA and State funds should be strongly endorsed by the District. Beyond the fact that

this process is aiding in assembling the Dry Creek Parkway and eventually benefiting the residents of the District, there may also be opportunity for the District to be the direct beneficiary of such properties particularly associated with the residential properties abutting the Central Horse Arena. The District should petition the Board of Supervisor to provide the District the first right of refusal to take management responsibility for such flood prone properties that are acquired adjoining District park sites. In the case of the Central Horse Arena site, the adjoining residential properties that have been acquired to remove residences from flood prone areas, after the site is cleared of structures, should be transferred to the District to enlarge the Central Park Horse Arena and provide badly needed additional recreational facilities.

Appendix A — Funding

The following are some of the funding sources that should be pursued for implementation of the Rio Linda Elverta Recreation and Park District Master Plan.

Grants

Federal:

1. Department of Transportation Intermodal Surface Transportation Efficiency Act (ISTEA)

The Act allows a portion of the transportation funds to be used to build bicycle paths along federal-aid highways, roads, trails or parkways.

2. Watershed Assistance Grants Program (WAG)

The Clean Water Action Plan calls for the creation of a dedicated source of funding to build the capacity of existing or new watershed partnerships to protect and restore their watershed. These partnerships would serve as national models of how to bring together diverse interests to achieve watershed protection and restoration and of how to ensure diversity in watershed partnerships. The WAG program will make grants to local watershed partnerships to support their organizational development and long-term effectiveness.

3. Cooperative Endangered Species Conservation Fund

Granted by the U.S. Fish and Wildlife Service to a State agency with a cooperative agreement with the Secretary of the Interior to assist in the development of programs for the conservation of endangered and threatened species – including habitat protection, restoration, management and acquisition; and public education. Up to 75% of program costs may be received.

4. Wildlife Conservation Fund (Partnership For Wildlife)

Granted by the U.S. Fish and Wildlife Service, available for actions to conserve fish and wildlife species and their habitats; and to provide opportunities for the public to use and enjoy fish and wildlife through non-consumptive activities. Eligible for any fish and wildlife agency in partnership with State agencies and private organizations and individuals. Up to 33% of program costs may be received and private funding match required.

5. Water Banks Program

Granted by the Department of Agriculture's Natural Resources Conservation Service, landowners are eligible for funds to conserve surface waters; preserve and improve wetlands and preserve important nesting, breeding and feeding areas of migratory waterfowl. Annual payments for 10 years will be made for \$7 to \$75 per acre.

6. Wetlands Grants

Granted by the EPA's Office of Water, funds are available to States, local government and not-for-profit organizations to develop the capacity to protect, manage and restore wetlands and riparian resources. Minimum match of 25% of total project cost is required.

7. North American Wetlands Conservation Fund

Granted by the U.S. Fish and Wildlife Service, funds are available for wetlands conservation projects to be matched one on one by U.S. non-federal dollars. Special consideration is given for migratory bird habitat and other key wildlife habitat. Beneficiary eligibility is available to any organization or individual.

8. Urban Park and Recreation Recovery Program

Funded by the National Park Service, funds are available for the rehabilitation of recreation areas and facilities, demonstration of innovative approaches to improving recreation opportunities, and development of improved recreation planning. These grants are matching grants (50% Federal – 50% local).

9. Recreational Trails Program

Granted by the Department of Transportation's Federal Highway Administration, this grant is available to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. A State agency must be designated by the Governor to receive the funds.

10. Outdoor Recreation Acquisition, Development and Planning (Land and Water Conservation Fund Grants)

Grants provided by the National Park Service to acquire and develop outdoor recreation areas and facilities for the general public, to meet current and future needs. Not more than 50% of the project cost may be federally financed.

11. Environmental Education Grants (EEG)

For grants provided by the EPA's Office of Environmental Education, funds are available to support projects to design, demonstrate, or disseminate practices, methods, or techniques related to environmental education and training. Federal funds will not exceed 75% of the project cost.

State:

1. California's Department of Conservation Resource Conservation District (RCD) Assistance Program/Grants

This grant annually provides \$120,000 to support conservation education and on-the-ground projects promoting conservation with landowners and communities within watersheds. Land restoration, fish and wildlife habitat enhancement, water quality conservation, and public outreach and education are all eligible actions supported with this grant. A 25% local match is required.

2. State Lands Commission

Can acquire land through Land Bank funds and/or exchange.

3. Department of Transportation

Proposition 116 - Bicycle trails funding.

4. Resources Agency

State Environmental License Plate Funds – Grants are offered to state agencies, city or county agencies, or private non-profit organizations to support a variety of projects that help to preserve or protect environment. Eligible projects include acquisition, restoration or enhancement of resource lands and endangered species, and development of interpretive facilities. Projects are funded in one-year increments and each must be a separate, distinct project with a clearly defined benefit.

Environmental Enhancement and Mitigation Program (EEMP) – Grants offered to local, state or federal agencies or non-profit entities to provide enhancement or additional mitigation related to eligible transportation facilities. Eligible projects include highway landscaping and urban forestry, acquisition restoration or enhancement of resource lands, and acquisition and/or development of roadside recreation opportunities. The program, established in 1989 (Section 164.56 of the Streets and Highways Code) provides funding from fuel taxes and weight fees.

5. Department of Fish and Game

Inland Fisheries Division Grant Project provides funds for fishery restoration work.

The Cigarette and Tobacco Tax Benefit Fund (Proposition 99) provides funds to restore fish habitat. The Commercial Salmon Stamp account provides funds for projects directed at restoring salmon populations through habitat enhancement or fish rearing, and for projects designed to educate the public on the importance and the ecology of salmon. Anyone may apply. Action projects are preferred to studies, evaluations or monitoring. Funding levels are recommended by the

Commercial Salmon Trollers Advisory Committee or the California Advisory Committee on Salmon and Steelhead Trout.

6. Wildlife Conservation Board (Generally administers the Federal Land and Water Conservation Fund)

Proposition 19 (1984 Fish and Wildlife Enhancement Bond Act) provides funds to correct the more severe deficiencies in fish and wildlife habitat. Funds may be used only by public agencies to enhance, develop or restore flowing waterways for the management of fish outside the coastal zone. Proposition 70 funds are available for endangered species and for native trout habitat restoration.

7. Department of Water Resources

Urban Streams Restoration Program offers grants for local street restoration projects for prevention of property damage by floods and bank erosion and to restore the natural value of streams. Under the Proposition 13 - Safe Drinking Water, Clean Water, Watershed Protection and Flood Protection Act, the grants can fund simple projects such as organizing volunteer help to monitor and clean up streams or can fund complex stream restoration work. Cities, counties, Districts and nonprofit organizations may apply for grants. Small unincorporated community organizations or consulting firms may apply but must find a non-profit organization or a local government to sponsor this proposal. This grant program stresses community participation. Therefore, any proposal submitted by a government agency must be cosponsored by a logical local group with an interest in the problems or streams to be addressed by the proposal. Likewise, projects submitted by nonprofit organizations must be co-sponsored by an appropriate local agency.

8. Department of Forestry and Fire Protection

The Urban Forestry Grant Program (Proposition 12 Tree Planting Grant) was created by the Watershed, Wildlife, and Parks Improvement Bond Act. Cities, counties, Districts and nonprofit organizations may apply for grants. Eligible projects include planting trees along streets, in dedicated open space areas, and in public parking lots and school yards.

Forest Stewardship Program – Funded by Federal dollars and administered by the State for private land owners only. Grants are provided to protect, restore and improve wetlands and riparian areas to maintain water quality and enhance habitat. Eligibility for private landowners as well as public jurisdictions.

9. State Water Resources Control Board

The Non-point Source Pollution Control Program – Non-point sources (NPS) are the major cause of water pollution in California. As the state agency charged with protecting water quality in the State of California, the State Water Resources Control Board (State Board) is committed to promoting implementation projects that reduce NPS pollution in water bodies of the State. The February 1987 amendments to the federal Clean Water Act (CWA) include Section 319, which establishes the framework for non-point sources (NPS) activities on the State

level. The CWA provides funding for the states' NPS programs, including grants for NPS implementation projects. Implementation projects to reduce NPS loading from various sources are eligible for grant funding. NPS implementation activities include demonstration projects, technology transfer, training, public education technical assistance, ordinance development, and other similar activities associated with control of NPS pollution.

Water Quality Planning – The State Water Resources Control Board provides water quality management planning grants to state, local, and regional agencies to address a wide variety of surface and ground water quality problems. These funds are provided by the federal government under Sections 205 and 604(b) of the Clean Water Act. These grants require a 25% non-federal match. The funding emphasis is on projects that focus directly on corrective or preventive actions for water bodies identified as "impacted" in the State's Water Quality Assessment. However, projects that focus on other water quality problems will also be considered.

EPA's State Wetland Program Development – Under the Clean Water Act (CWA) Section 104 (b)(3), grants are given to various wetland projects include "multi-objective river corridor management" projects that address multiple use of rivers and adjacent areas, such as recreation habitat protection, water quality and open space. Funds are available to assist states and local government in implementing new programs relating to wetlands preservation and enhancement.

10. Department of Parks and Recreation

Land and Water Conservation Fund – This program has funds available for the acquisition or development of neighborhood, community or regional parks or facilities supporting outdoor recreation activities. Eligible applicants include counties, cities, recreation and park Districts, special Districts with public park and recreation areas. This is a 50/50 matching program. The applicant is expected to finance the entire project and will be reimbursed 50% of the costs, up to the amount of the grant. The amount of funds available varies from year to year.

Riparian and Riverine Habitat Grant Program – To provide funds on a competitive basis to increase public recreational access, awareness, understanding, enjoyment, protection, and restoration of California's irreplaceable rivers and streams. Includes the acquisition, development, or improvement of recreation areas, open space, parks, and trails in close proximity to rivers and streams. All projects must include a Riparian or Riverine habitat enhancement element and also provide for public access.

Habitat Conservation Fund – This program provides funds for a variety of habitat conservation projects. Eligible applicants include counties, cities, cities and counties, or Districts as defined in Subdivision (b) of the Public Resources Code. Eligible projects include: deer and lion habitat, including oak woodlands; habitat for rare and endangered, threatened and fully protected species; wildlife corridors and urban trails; wetlands; aquatic habitat for spawning and rearing of anadromous salmonids and trout species; and riparian habitat. This is a 50/50 matching program. The match must come from a non-State source.

Non-Motorized Trails Grant Program – Eligible applicants include cities, counties, eligible Districts, and eligible local agencies formed for park purposes, and federally recognized California Indian tribes. This competitive grant program funds the development, improvement, rehabilitation, restoration, and enhancement of non-motorized trails and associated interpretive facilities for the purpose of increasing public access to, and enjoyment of, public areas for increased recreational opportunities.

Private:

1. The Conservation Fund – American Greenways Grant Program

Provides grants in recognition of accomplishments in successful and creative approaches to developing California Greenways, particularly through overcoming obstacles and creative problem-solving.

2. National Fish and Wildlife Foundation’s Grants

A private non-profit established by Congress in 1984, the foundation fosters cooperative partnerships to conserve fish, wildlife, plants, and the habitats on which they depend. The Foundation works with its grantees and conservation partners to stimulate private, state, and local funding for conservation through challenge grants. Through a challenge grant, each dollar awarded by the Foundation must be matched with one non-federal dollar. Projects that benefit multiple species, achieve a variety of resource management objectives, and/or lead to revised management practices that reduce the causes of habitat degradation. A special emphasis is placed on larger projects that demonstrate a landscape-level approach and produce lasting, broad-based results on the ground. Numerous grants would apply to the Dry Creek Parkway including “Bring Back the Natives”, “Native Plant Conservation Initiative”, and habitat conservation plans focusing on migratory bird populations.

Low Cost Services

Federal:

1. U. S. Department of Agriculture, Soil Conservation Service, Resource Conservation District

This program focuses on preserving site-specific plants through collection and propagation of native seeds if project approved by local Resource Conservation District.

State:

1. Conservation Corps

The Conservation Corps provides low cost services for brush clearance and trail building. Sponsor must provide materials, but Corps provides supervision and some tools, and crews often work alongside volunteers.

Other Services/Materials

Federal:

1. National Parks Service

Rivers and Trails Conservation Assistance Program – Under the National Center for Recreation and Conservation. This program provides technical assistance for corridor conservation plans, statewide assessments, conservation workshops, consultation, and information exchange. Rivers & Trails staff work on the grassroots level with local citizens groups and state and local governments to revitalize nearby rivers, preserve valuable open space, and develop trail and greenway networks. All Rivers & Trails projects are locally led and managed, and begin with an invitation from local agencies and/or organizations to help.

State:

1. Department of Forestry

The Department of Forestry sells low-cost native trees. The trees must be purchased in quantities of 10, habitat and erosion control, but not for landscaping. Can also provide discounts if jurisdiction provides own seed. Ordering requires advance planning for availability during proper season.

2. Conservation Corps

The Conservation Corps provides plant materials to any public agency at cost. They prefer 1 to 1-1/2 years lead time for preparation of plant materials. Planting projects do not have to have Corps workers.

Other:

1. Special Tax

The State constitution permits local governments to levy taxes for specific purposes if approved by a two-thirds vote of the electorate. The tax must also be authorized by state law. While cities have a broad choice of taxes which may be used in this manner, counties are much more restricted. A county may, however, use the transient occupancy tax (hotel/motel tax) for general or specific purposes. Some local governments in California earmark this tax or a portion of it for recreation and tourism activities.

2. Benefit Assessment

Traditionally, benefit assessments have been used to fund specific Public Works facilities which directly benefit the property assessed and increase its value. Streets, sidewalks, and street lighting are examples of such facilities. Since Proposition 3 was approved, assessments have been authorized by the Legislature for new facilities on a broader scale. In some cases, voter approvals are required which make the assessment differ little from a special tax. But in other cases, a vote is not required unless a certain percentage of affected property owners file protests. Evolution of the law will determine whether a County-wide benefit assessment to fund Parkway facilities maintenance and development could be implemented.

3. In-Kind and Other Funding Sources

Private contributions of materials or equipment, volunteers and similar types of assistance are "funding" sources which should play a role in future park maintenance, development, and interpretation. Community groups could assist with a variety of activities including Neighborhood Park Watch Program, safety education programs, maintenance, tree planting, vegetation management, and docent tours.

4. Property Tax

Investigate the opportunity to renegotiate the percentage of property tax dedicated to special districts.

Appendix B — Trends Affecting the Future of Park and Recreation

The following is a summary from the “Trend Analysis for Park and Recreation: 2000 and Beyond” which resulted from the VIP (Vision, Insight, Planning) Project conducted by the California Park and Recreation Society’s (CPRS) report “Creating Community in the 21st Century”. In this report, Tapan Munroe, Ph.D., looks at the emerging trends and issues that will be shaping the future and the implications for park and recreation in California. Although some of the trends and recommendations pertain primarily to CPRS and its statewide strategy, the trends and recommendations included herein are pertinent to local communities such as the Rio Linda & Elverta Recreation and Park District.

1. California Economy:

- Park and Recreation is a critical component of California’s growing economy, and communities such as RER&PD needs to take an active role in developing, maintaining and promoting local parks and recreation opportunities.
- Parks and Recreation is a part of the larger Tourism and Hospitality Industry that accounts for over \$30 billion of our annual State economy. RER&PD needs to develop joint marketing campaigns with the local and regional tourism and convention bureaus to receive its share of the economic benefit.

2. Community Economic Vitality and Other Economic Impacts

- Park and Recreation is a Critical Factor in community economic vitality and particularly in competing with other communities for desirable industries. Some of the quality of life factors that most businesses consider in business retention and relocation include physical environment, recreation amenities, cultural amenities, and climate. The quality of parks and recreation opportunities provided by RER&PD is a vital part in attracting and keeping business in the community.

3. Demographic, Social, and Cultural Trends

- Population growth and increased park usage will place greater burdens on the State, regional and local park agencies to maintain existing parks and develop additional parks and recreation facilities to meet the growing demand. This will require additional and new funding means for local agencies to acquire, develop, staff, and maintain the needed park and recreation facilities.
- Growing ethnic diversity of the State and local population will require greater understanding of cultural preferences, sensitivities, needs, and trained staff to cater to the changing cliental. Park facilities will also need to be user-friendly to a diverse population without detracting from the enjoyment of others.
- The increasing population of elderly and retirees will be more active, more financially secure, and will be very politically influential. They will require new and growing level of recreational / educational services, while also being a reservoir of potential volunteers that RER&PD should utilize.
- Income inequality and urban and rural poverty continues to grow even as majority of Californians continues to prosper. This new inequality is based on lack of training, education, and the inflexibility to changing workplace by those

with minimal means. Park and recreation programs need to be sensitive to this trend and create programs to increase access to those with limited means. Recreation programs that also help to build work related skills and job mobility training should be encouraged.

- Meeting the challenge of crime, violence, and concern for personal safety will continue to be a major issue. The traditional response of more police, longer jail terms, and more prisons does not appear to be solving the problem. There is also considerable evidence that crime rate drops when open space and recreation opportunities are expanded and improved. Community leaders need to understand that providing adequate park and recreation programs can be a cost effective way of lowering juvenile crime by engaging young people in creative and healthy activities. RER&PD can play an important role in collaborating with police, community development department, community organizations, and business to enhance community livability.
- Quest for economic sustainability and environmental stewardship becomes a greater and greater issue as Californians become more concerned with the sustainability of their communities and lifestyles. RER&PD needs to become more proactive in educating the public about the long-term socioeconomic and environmental benefits of parks and recreation programs.
- Increased focus on choice and personal autonomy via technology means that the park and recreation field must also learn to customize and personalize services to effectively compete with private business. RER&PD must embrace information and computer technology in the design and delivery of programs and services, customize programs with customer need in mind, and embrace technology that will help to run more cost-effective programs and operations.
- Emerging trends in business particularly in the area of privatization of services offer greater flexibility, help to reduce cost, and improve customer satisfaction. Most Park and Recreation agencies are already utilizing private contractors for program instructors and team officials. Some communities are using contract park maintenance effectively. Privatization of other aspects of park and recreation services will also become more common in the future.
- Communities should take advantage of ways to create park and open space by utilizing programs such as decommissioning of military bases, reuse of unused utility corridors, reuse of unused road right-of-ways, reuse of old landfills and reuse of vacant lots obtained via tax foreclosures, etc.

4. Changing Technology and the Communications Revolution

- Technology is changing how people view where they live and work. For many now, where they live and work is the same place. Also for more senior employees of companies, time spent away from the office working is increasing. RER&PD needs to utilize this flexible schedule by offering programs for teleworkers and by providing 24 hour facilities.
- Technology will also mean that many businesses will no longer need to be in urban centers, employees will be able to function in separated, dispersed locations linked via computers. The consequence of this will be that cities will

change from employment centers to centers of culture and possibly recreation. With the use of technology, park and recreation can be the link that prevents isolation and loneliness of the decentralized workers by providing flexible programs that caters to suburban areas where people will live and work.

- Technology and the changing homes of the future will also provide yet another opportunity for providing services to the residents. Homes of the future will be more than a place to relax, rest, and entertain friends; it will also be a place to obtain a broad range of services via the Internet. RER&PD needs to be positioned to take advantage of this up-coming change.

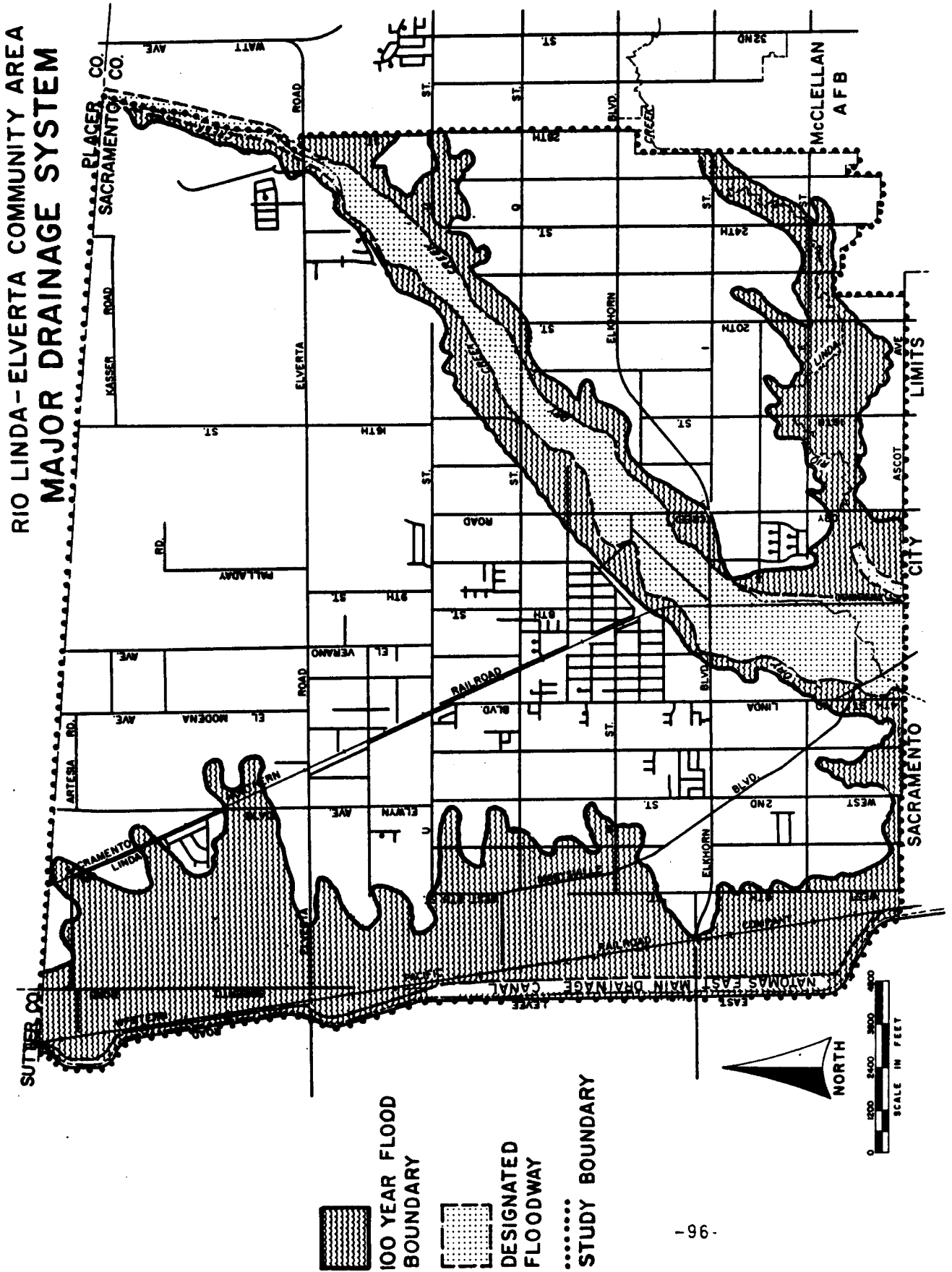
5. Time Use Patterns

- Speeding up of American Life and increasing concerns about “Leisure Productivity” means that Park and Recreation programs that are short, effective, and highly focused will meet with greater customer satisfaction.
- Time deepening and increasing stress being experienced by majority of Americans means that RER&PD can play an important role in helping to relieve stress by providing a broad range of programs and activities that deal with stress and lifestyle management.
- Recreation as a status symbol means that the separation between work and leisure-related activities is becoming blurred. Many recreational skills are taking on the status of career and job related factors. RER&PD needs to take advantage of this trend by offering programs that provide relaxation and fitness benefits while helping people in their careers.
- RER&PD can play a major role in educating the public about the dangers of the couch potato syndrome. Alternative choices should be available through RER&PD which can have significant benefits on health and the quality of life for the participants.

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Appendix C — Rio Linda-Elverta Community Area Major Drainage System

FIGURE 8



Appendix D — Resolution No. 82-385

PLEASE RETURN TO: SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
700 H St., Suite 4243
Sacramento, CA 95811

Official Use Only
1532 JUN 29 AM 8 53
COUNTY CLERK-RECORDER

CERTIFICATE OF COMPLETION

OFFICE OF THE COUNTY RECORDER
P. O. Box 1206
Sacramento, California 95806

NO FEE

I, JOHN S. FARRELL, the Executive Officer of the Local Agency Formation Commission named herein, hereby certify that the District has completed a change of organization pursuant to the District Reorganization Act of 1965, and specifically, Section 56451 of the Government Code, as follows:

The Name of the ~~XXXXXXX~~ is: THE CITY OF SACRAMENTO

The Name of the County or Counties in which the entire District is located is (are):
THE COUNTY OF SACRAMENTO

The kind of change of organization completed is:
An Annexation XXX A Reorganization

The short title, if any, of the annexation, detachment or reorganization proceeding is:
RANEY REORGANIZATION (6-11)

The legal description of the territory annexed or detached is set forth in the attached Exhibit A.

The terms and conditions, if any, of the change of organization as set forth in the resolution ordering the change of organization are contained in the attached Exhibit B.

The change of organization was:
XXXX Ordered without an election and the resolution ordering the change of organization was adopted by the Governing Board of the District on June 1, 1987

XXXX Confirmed by the voters and the resolution confirming the change of organization after confirmation by the voters was adopted by the Governing Board of the District on _____

CERTIFIED:

John S. Farrell
John S. Farrell, Executive Officer
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
June 25 1987

RESOLUTION NO. 82-365

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUN 1 1987

RESOLUTION ORDERING REORGANIZATION OF THE RANEY PROPERTY PURSUANT TO THE DISTRICT REORGANIZATION ACT OF 1965 (UNINHABITED) (P-8702)

WHEREAS, a reorganization pursuant to the District Reorganization Act of 1965 (Government Code Section 5600 et seq.) proposing annexation of territory to the City of Sacramento has been commenced by petition of a landowner of such territory; and

WHEREAS, the proposal is for annexation of 111.1+ acres of territory to the City of Sacramento and detachment from the Natomas Fire Protection District, said territory generally being located south of I-880, west of Rosin Court, and more particularly described as set forth in Exhibit "A" attached hereto and incorporated by this reference; and

WHEREAS, the Sacramento County Local Agency Formation Commission has approved the reorganization of the territory, and the City Council of the City of Sacramento has rezoned the territory to the R-1A and A zones; and

WHEREAS, the proposed reorganization is consistent with the Sacramento City General Plan and the 1978 South Natomas Community Plan; the property is contiguous to the City of Sacramento; the property is planned for residential and highway commercial development requiring urban services; and the City of Sacramento is the only agency capable of providing such urban services; and

WHEREAS, the proposed reorganization will implement these plans and will benefit, and is in the interest of, the City of Sacramento and the future inhabitants of the territory; and

WHEREAS, all the property owners within the annexation territory have submitted approval of the proposed reorganization; and

WHEREAS, the Sacramento County Local Agency Formation Commission has determined the City Council may order the reorganization without notice and hearing, or an election, pursuant to Government Code Section 56261 and 56439.5.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento:

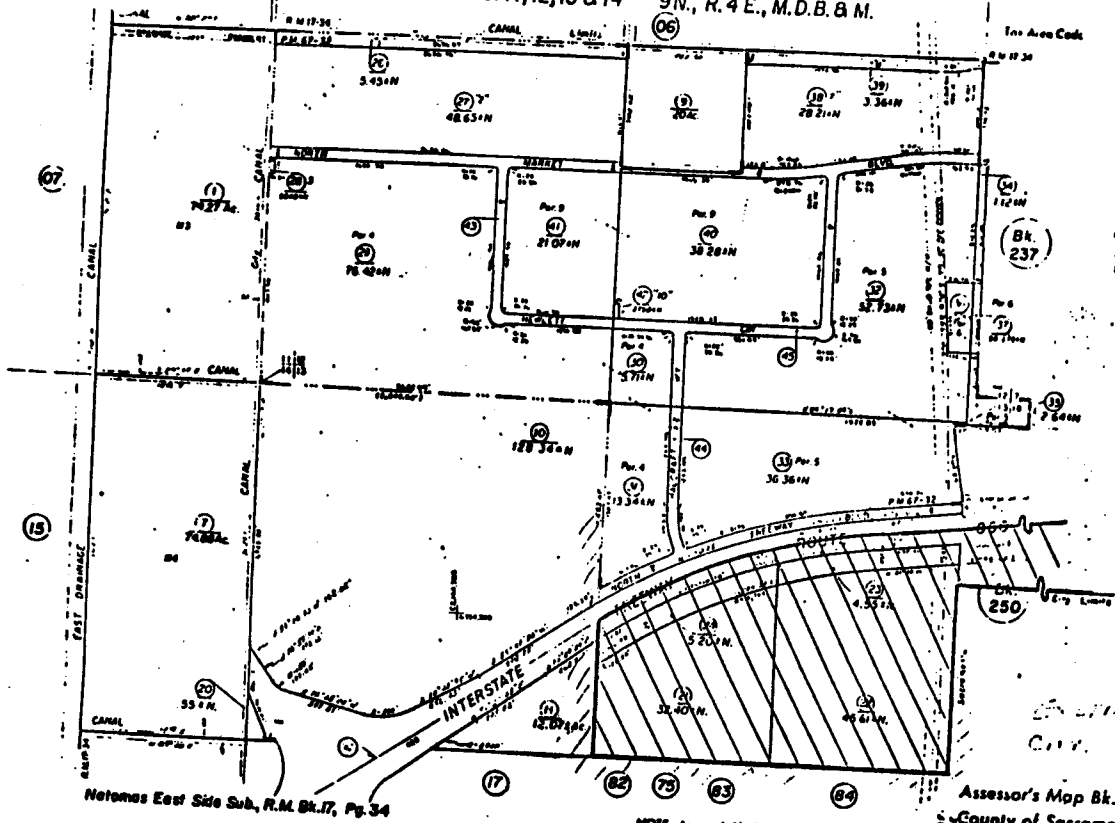
1. That pursuant to Government Code Sections 56261 and 56439.5 the reorganization for the Raney Property, which is described in Exhibit "A" attached hereto and incorporated by this reference, is hereby approved and ordered without notice and hearing, or an election.

CERTIFIED AS TRUE COPY
of Resolution No. 82-365

JUN 1 1987
DANIEL H. HAYES
CITY CLERK

POR. SEC'S 11, 12, 13 & 14 - 9N., R. 4 E., M.D.B. & M.

225-16



Netones East Side Sub, R.M. Bk. 17, Pg. 34

Assessor's Map Bk. 225-Pg. 16
County of Sacramento, Calif.

BOOK PAGE

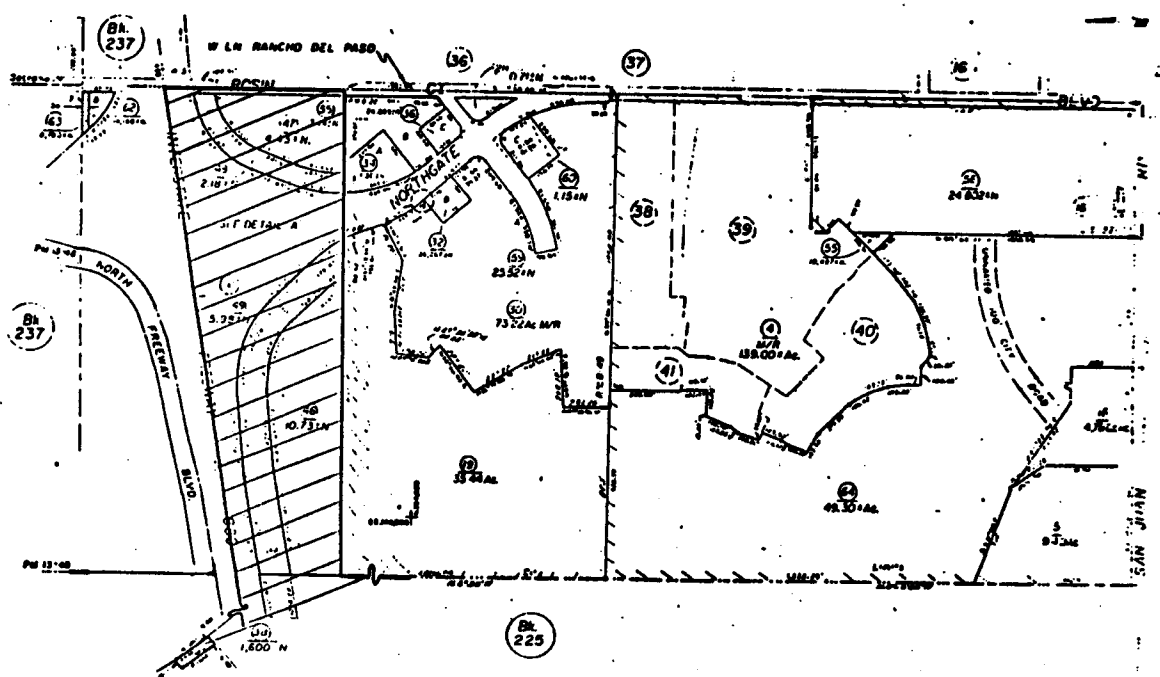
82 06 29 0580

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

82 29 0581

SEC. 18, T. 9 N., R. 5 E., M.D.B. & M.

250-



DETAIL A
SCALE 1"=100'

CITY OF SACRAMENTO
Assessor's Map Bk. 250-Pg. 6
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.

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**Appendix E — Rio Linda & Elverta
Recreation and Park District Recreation
Needs Survey – Summary Results**

The following is a summary of the results from the Recreation Needs Survey taken by residents of the District.

Please rate the Rio Linda & Elverta Recreation and Park District's performance in caring for its parks and facilities:

	Total Responses	A Excellent	B Good	C Fair	D Poor	E No Opinion
1. Maintaining park turf and planting areas.	45	10 (22%)	22 (48%)	11 (24%)	1 (2%)	1 (2%)
2. Keeping parks clean of papers and trash.	45	12 (26%)	21 (46%)	10 (22%)	1 (2%)	1 (2%)
3. Maintaining athletic fields and play equipment.	46	9 (20%)	18 (39%)	6 (13%)	2 (4%)	11 (24%)
4. Keeping parks safe to visit at night.	38	6 (16%)	7 (18%)	3 (8%)	8 (26%)	14 (37%)
5. Keeping parks safe to visit during the daytime.	45	11 (24%)	19 (42%)	9 (20%)	1 (2%)	5 (11%)
6. Maintaining clean restrooms in the park.	43	6 (14%)	9 (21%)	9 (21%)	6 (14%)	13 (30%)

7. What do you like most about our District parks and facilities?

Summary Responses

Playground Equipment	5
Easy Access	4
Clean and Friendly	4

8. What do you like least about our District parks and facilities?

Summary Responses

Lack of maintenance/upkeep	3
Trash or litter in parks	3
Not enough activities/dissatisfaction with current activities	3
Lack of shade/trees	2

9. What additional park and recreational facilities would you like to see developed in our District?

Summary Responses

Pool that is open year round	10
Gym	6
Playground equipment	2
CPHA	2
Skate Park	2

10. If additional recreation facilities such as gyms, swimming pools or additional community centers are needed, how should they be provided? (**91 total responses**)

Number of Responses

A. Use school facilities during unused hours	24 (26%)
B. Develop new facilities on park land	20 (22%)
C. Expand existing facilities	18 (20%)
D. Rent or lease an existing facility	9 (10%)
E. Other	6 (7%)
F. Combination of A, B, C, D or E	14 (15%)

11. Where should the Rio Linda & Elverta Recreation and Park District place its emphasis for park development in the future years? (**74 total responses**)

Number of Responses

A. Maintain, redesign or rehabilitate existing facilities	24 (32%)
B. Provide additional or different recreational facilities	21 (28%)
C. Purchase new park lands for construction of new facilities	10 (14%)
D. Other	4 (5%)
E. Combination of A, B, C, or D	15 (20%)

12. What types of parks and natural areas do you think are most needed in the community?

	Total Responses	A High	B Moderate	C Low	D No Opinion
Mini Parks (less than an acre) at many locations in the District.	40	6 (15%)	9 (23%)	20 (50%)	5 (12%)
Neighborhood Parks (5-10 acres) within easy bicycle ride of homes.	41	21 (51%)	14 (34%)	4 (10%)	2 (5%)
Community Parks (25-75 acres) in several areas of the District with organized recreational facilities.	44	15 (34%)	12 (27%)	12 (27%)	5 (11%)
Natural open space areas for passive recreation (trails, nature study, bird watching, etc.) and for wildlife protection.	41	17 (41%)	15 (37%)	6 (15%)	3 (7%)

13. Please rate the importance of providing future recreational programs for the differing age groups in the District:

	Total Responses	A High	B Moderate	C Low	D No Opinion
Preschool, Age 1-4	42	13 (31%)	18 (43%)	7 (17%)	4 (10%)
Children, Age 5-12	41	23 (56%)	16 (39%)	0	2 (5%)
Teenagers, Age 13-18	41	27 (66%)	13 (32%)	0	1 (2%)
Adults	40	17 (42%)	15 (38%)	6 (15%)	2 (5%)
Senior Citizens	39	17 (44%)	14 (36%)	6 (15%)	2 (5%)

14. Which of the following recreation program areas should the Rio Linda & Elverta Recreation and Park District emphasize? (Please check all that apply). **(132 total responses)**.

	Number of Responses
A. Special Events (Halloween Carnival, Easter Egg Hunts, etc.)	28 (21%)
B. Trips and Excursions (Marine World, Wine Country Trips, etc)	15 (11%)
C. Sports, Athletics and Leagues (Softball, Basketball, etc.)	29 (22%)
D. Special Interest Classes (Crafts, Aerobics, etc.)	34 (26%)
E. Outdoor Oriented Programs (Nature Study, Day Camps, etc.)	26 (20%)
F. Other	Folk dance, educational classes, developmental learning for toddlers

15. If you or your family currently participate in any of the District programs, please check all the programs that apply: **(50 total responses)**

	Number of Responses
A. Classes (i.e.: dances, after school programs, aerobics, etc.)	21 (35%)
B. Youth Sports Activities	11 (18%)
C. Adult Sports	7 (12%)
D. Senior Programs	2 (3%)
E. Special Events	19 (32%)

16. Please indicate your level of agreement or disagreement with the following five policy questions relating to the Rio Linda & Elverta Recreation and Park District:

	Total Responses	A Strongly Agree	B Agree	C Disagree	D Strongly Disagree	E No Opinion
Use of alcoholic beverages should be prohibited in certain parks.	43	25 (58%)	14 (33%)	1 (2%)	3 (7%)	0
Parks should only be open for public use from dawn to dusk, except for parks with lighted facilities.	44	28 (64%)	9 (20%)	3 (7%)	3 (7%)	1 (2%)
Special programs and activities should be supported by user fees.	41	17 (41%)	20 (49%)	2 (5%)	2 (5%)	0

RECREATION PREFERENCES:

17. Please list your family's five most popular recreation activities:

	Number of Responses		Number of Responses
Golf	2	Gardening	4
Dance	4	Fishing	5
Easter	2	Tennis	3
Horseback Riding	6	After School	2
Basketball	6	Walking/Hiking	8
Horses	3	Piano	2
Swimming	8	Biking	11
Arts and crafts	4	Dogs	2
Camping	7	Baseball	3
Adult Softball	6	Picnic/BBQ	5
Halloween	2	Roller Blading	2

18. What community/local, City, County or Regional Park does your family visit most frequently and why?

	Number of Responses
Westside Park	3
RLCC	14
Gibson Ranch	8
Discovery Park	5
CPHA	2

NOW WE WOULD LIKE TO ASK YOU SOME QUESTIONS ABOUT YOUR HOUSEHOLD THAT WILL ASSIST US IN PLANNING FOR YOUR FUTURE RECREATION AND PARK SERVICES. PLEASE BE ASSURED THAT ALL RESPONSES ARE CONFIDENTIAL AND FOR STATISTICAL PURPOSE ONLY.

19. What is your gender? **(43 total responses)**

- A. Male 7 (16%)
- B. Female 36 (84%)

20. What are the age groups of persons living in your household? (Please check all that apply)
(74 total responses)

- | | |
|--------------------------|----------|
| A. Under 12 years of age | 14 (19%) |
| B. 13 – 18 years of age | 5 (7%) |
| C. 19 – 40 years of age | 23 (31%) |
| D. 41 – 55 years of age | 24 (32%) |
| E. 56 years or over | 8 (11%) |

21. How long have you resided in the Rio Linda & Elverta Area? **(43 total responses)**

- | | |
|-----------------------|----------|
| A. Less than one year | 1 (2%) |
| B. 1 – 5 years | 9 (21%) |
| C. 6 – 10 years | 4 (9%) |
| D. 11 – 20 years | 15 (35%) |
| E. Over 20 year | 14 (32%) |

22. Please refer to the attached District Map and check the Planning Area that you reside in.

- | | |
|--------------------|--------------------------------|
| A. Planning Area 1 | Data omitted from the District |
| B. Planning Area 2 | |
| C. Planning Area 3 | |
| D. Planning Area 4 | |
| E. Planning Area 5 | |

23. Does any person in your household require special recreation programs for the disabled?
(41 total responses)

- | | |
|--------|----------|
| A. Yes | 1 (2%) |
| B. No | 40 (98%) |

24. Taking all members of your household into account, what income group did your household fall into in year 2000? **(39 total responses)**

- | | |
|----------------------------------|----------|
| A. Below \$25,350 | 3 (8%) |
| B. Between \$25,351 and \$40,550 | 5 (13%) |
| C. Between \$40,551 and \$50,650 | 2 (5%) |
| D. Between \$50,651 and \$60,800 | 12 (31%) |
| E. Greater than \$60,800 | 17 (44%) |

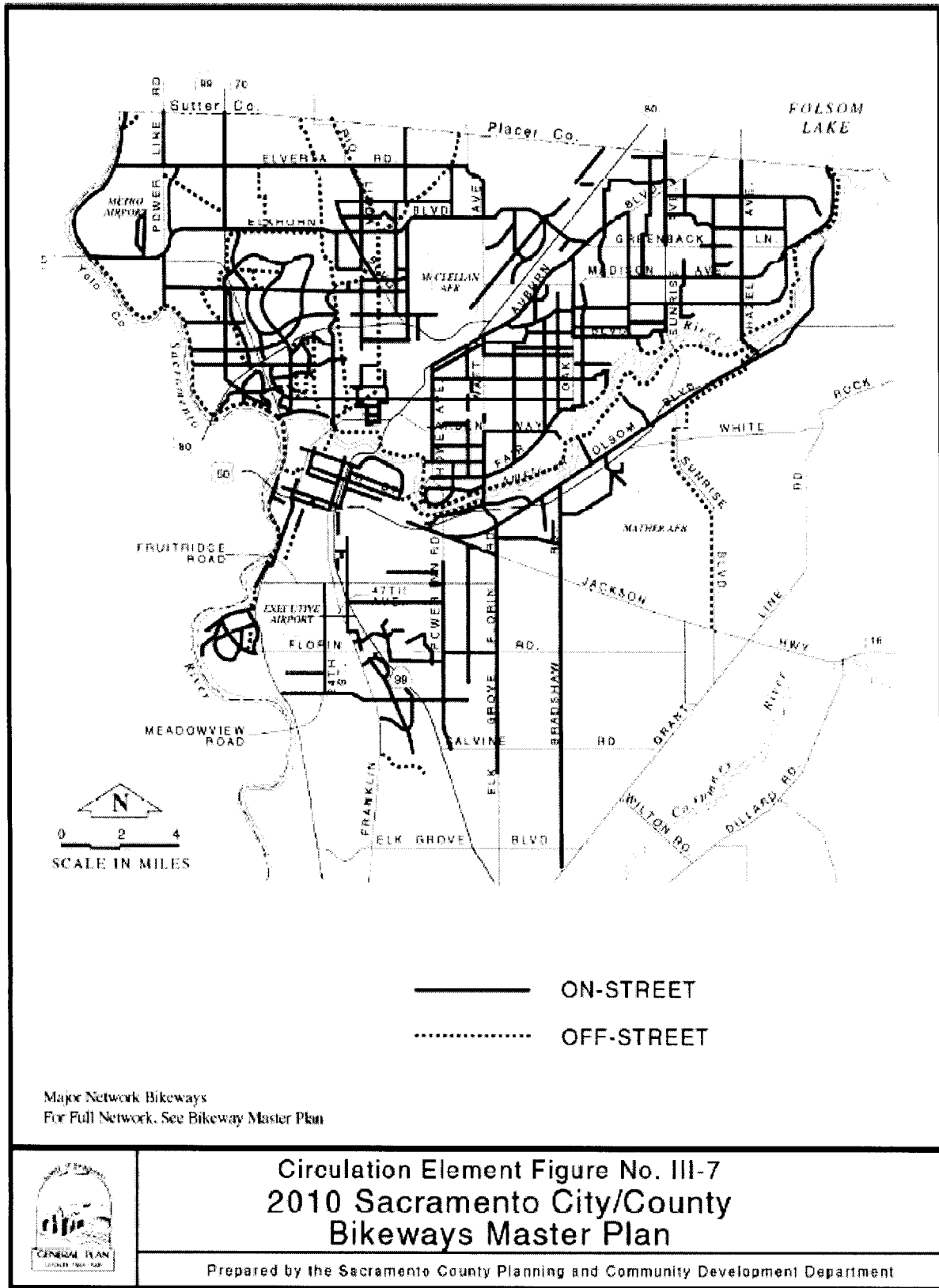
25. Please indicate the number of people in your household. (**43 total responses**)

A. One	4 (9%)
B. Two	15 (35%)
C. Three	9 (21%)
D. Four	10 (23%)
E. Five or more	5 (12%)

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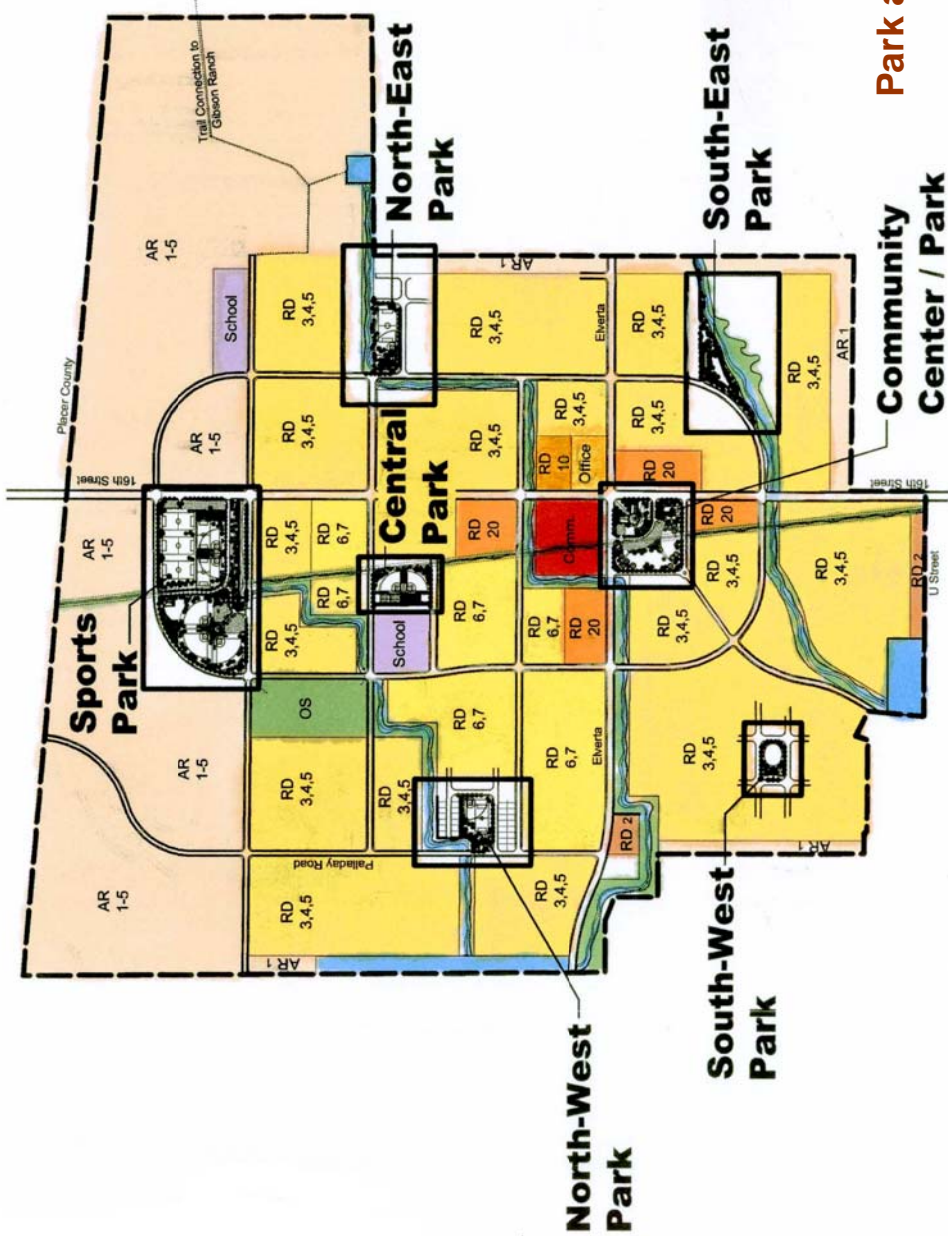
Appendix F — Average Daily Traffic Volumes – Existing Conditions

Appendix G — 2010 Sacramento City/County Bikeways Master Plan



Appendix H — Elverta Specific Plan

Draft Parks and Recreation Program



Appendix I — Panhandle Planned Unit Development

At the time of writing this Master Plan, the Panhandle Planned Unit Development planning process was incomplete and a final plan had not yet been approved. The data included in this appendix is the best data available at the time, but should be updated once the final Panhandle PUD plan is approved. The planning project is being carried out by MacKay and Soms Civil Engineers' Sacramento office under the direction of the Law Offices of George E. Phillips.

**Panhandle
Project Overview
May 16, 2005**

1.0 BACKGROUND INFORMATION

Project Name: Panhandle

Applicants/
Developers: Dunmore Homes
2150 Professional Drive
Roseville, CA 95661
(916) 771-7500

Vaquero Land Holdings, LLC
4855 Ketchum Court
Roseville, CA 95746
(916) 847-4482

Applicants'
Representative: Law Offices of George Phillips
2306 Garfield Avenue
Carmichael, CA 95608
(916) 979-4800

Property Owners: See Section 3, Table 1 for list of owners.

2.0 INTRODUCTION

The proposed Panhandle project (Project) is a residential mixed-use community proposed within the North Natomas Community Plan (NNCP) area. The Project area includes approximately 595 acres between Elkhorn Boulevard and Del Paso Road in unincorporated Sacramento County. The Project is surrounded on the south, east and west by existing development within the City of Sacramento. The property location and its configuration create an infill opportunity within the NNCP.

Panhandle is proposed to assist in meeting the region's future needs for residential opportunities in a way that implements the best of traditional and historical urban planning principles. The Project is designed to implement the intent of the NNCP, the "smart growth" principles advocated by the Sacramento Area Council of Governments (SACOG) and the Panhandle Working Group Principles (2005).

3.0 PROPERTIES WITHIN PROJECT AREA

Project Site

The developers of the Panhandle Project are Dunmore Homes and Vaquero Land Holdings, LLC. Dunmore Homes controls approximately 348.9 acres of the site, consisting of APNs (201-0320-020, 225-0050-020, 225-0050-021, 225-0050-003, 225-0050-022 and 225-0050-021). Vaquero Land Holdings, LLC controls approximately 136.74 acres consisting of the Krumenacher Ranch (APN 201-0320-021).

Grant Joint Union School District controls 68.9 acres (APN 201-0320-018 and 201-0320-019).

The Project site area is 594.5 acres and consists of the participating properties controlled by Dunmore Homes, Vaquero Land Holdings, LLC and Grant Joint Union School District.

Annexation Area

The area north of Del Paso Road and south of Elkhorn Boulevard proposed for annexation consists of 594.7 acres and includes the Panhandle Project area APN 225-0050-016 owned by Ernest Brothers (40.3 acres). Although not a part of the Project, the parcel owned by Ernest Brothers is located in the annexation area.

An inventory of properties within the Project area is shown on Table 1.

**Table 1
Panhandle Properties**

APN	Owner/Mailing Address	Acreage	Controlled By
201-0320-021	Alice A. Krumenacher Trust 6301 E. Levee Road Rio Linda, CA 95673	136.74	Vaquero Land Holdings, LLC
201-0320-018	Kenneth Cayocca P.O. Box 340723 Sacramento, CA 95834-0723 (916) 991-2480	33.70	Grant Joint Union School District
201-0320-019	Sandra Cayocca Cunha P.O. Box 340723 Sacramento, CA 95834-0723 (916) 991-2480	35.15	Grant Joint Union School District
201-0320-020	BD Properties 8570 Elm Avenue Orangevale, CA 95662 Attn: Orin Bennett (916) 783-4100	80.82	Dunmore Homes
225-0050-020	Laverne P. Brothers c/o Law Offices of Jo Anne M. Berhard 2621 K Street Sacramento, CA 95816 (916) 442-4908	30.86	Dunmore Homes
225-0050-021	Laverne P. Brothers c/o Law Offices of Jo Anne M. Berhard 2621 K Street Sacramento, CA 95816 (916) 442-4908	9.40	Dunmore Homes
225-0050-003	Tasso Peter Cononelos 2505 Del Monte Street West Sacramento, CA 95691 (916) 452-2667	40.25	Dunmore Homes
225-0050-022	J. Rise Richter 30872 South Coast Highway Laguna Beach, CA 92651	119.85	Dunmore Homes
225-0050-021	J. Rise Richter 30872 South Coast Highway Laguna Beach, CA 92651	67.70	Dunmore Homes
Total Application		554.47	

The following parcel located within the annexation area is not included in the application.

225-0050-016	Ernest G. Brothers 414 L Street Rio Linda, CA 95673	40.26	
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4.0 PROJECT LOCATION

The Project site encompasses 554.7 acres (gross) of land located south of Elkhorn Boulevard and north of Del Paso Road in unincorporated Sacramento County. The Project site is located immediately west of the Natomas East Main Drainage, Sorento Road and E. Levee Road and immediately east of the Natomas Park subdivisions. The Project site is located in unincorporated Sacramento County, in the City's sphere of influence. The site is bound on the east and west by lands that are within the City's limits.

5.0 PROJECT SETTING

The Project is covered with grasses and is undeveloped. There are a few existing home sites, along with barns and outbuildings on the site. Existing residential uses served by domestic wells and private septic systems. Historically, the site was used for agricultural uses including wheat, hay and barley. There are no farming operations on the site today.

On the eastern portion of the property, high-voltage power lines traverse in a north-south direction. Two sets of steel lattice towers are constructed in the corridor that support double-circuit 230 kV lines owned by the Western Area Power Administration and a 115 kV line owned by Sacramento Municipal Utility District (SMUD). Radio towers are mounted on top of the steel towers that support the electric lines.

Elkhorn Boulevard is the northern boundary of the Project area. Lands north of Elkhorn Boulevard are within unincorporated Sacramento County and are zoned AG-80. An existing residential unit is located at the northwest corner of Elkhorn Boulevard and E. Levee Road and the area west of the home site is being used for rock material stockpiling. E. Levee Road and the Natomas East Main Drain Canal (NEMDC) are located along the eastern edge of the site. East of the NEMDC, are the Elkhorn Asphalt Plant operated by Granite and other light industrial uses. Farther south and east of Sorento Road are ranchette home sites in the Valley View Acres neighborhood.

Del Paso Road forms the southern boundary of the Project area and light industrial office buildings are located south of Del Paso Road. The area west of the Project site is completely developed within the North Natomas Community Plan with residential uses in the Regency Park and Natomas Park communities. Natomas Charter School is located immediately west of the Project site, on Del Paso Road.

6.0 ENTITLEMENT REQUEST

The Project includes the following entitlement requests:

1. **General Plan Amendments** from Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, Public/Quasi-Public to Low Density Residential, Medium Density Residential, Parks-Recreation-Open Space, Public/Quasi-Public, Community Commercial;
2. **Community Plan Amendments** from Low Density Residential, Medium Density Residential, High Density Residential, Parks-Open Space to Low Density Residential, Medium Density Residential, High Density Residential, Parks-Open Space, General Public Facilities (schools) and Village Commercial;
3. **Pre-Zoning** of the site from AG-80 (Sacramento County Zoning Designation) to R-1 PUD, R-1 PUD (School), R-1A, R-2A PUD, C-1 PUD, and A-OS (PUD);
4. **Establishment of the Panhandle Planned Unit Development;**
5. **Inclusionary Housing Plan** - Krumenacher Ranch (Vaquero Land Holdings, LLC) for a portion of the Panhandle Project.
6. **Inclusionary Housing Plan** - Dunmore Homes for a portion of the Panhandle Project;
7. **Development Agreement** between the City of Sacramento and Dunmore Land Company, LLC for a portion of the Panhandle Project; and
8. **Development Agreement** between the City of Sacramento and Vaquero Land Holdings, LLC (Krumenacher Ranch) for a portion of the Panhandle Project.

The following entitlements are necessary for implementation of the Project and will be requested in separate applications that will complement the application for plan amendments:

1. Master Tentative Parcel (Large Lot) Map to create large lot parcels for the purpose of creating legal parcels corresponding to villages within Panhandle.

2. Small Lot Tentative Subdivision Maps for the Project to subdivide the property into small lots for single-family residential home sites and other uses.

In addition to the above City approvals and entitlements, implementation of Panhandle will/may require approval of the following permits from federal, state and local agencies prior to construction. This list is not inclusive; additional permits may be identified during preparation of the EIR.

- Sacramento Local Area Formation Commission (LAFCO) approval of Municipal Services Review, annexation of territory to the City of Sacramento and detachment from Sacramento County Water Maintenance District, County Service Area #1, Rio Linda/Elverta Parks and Recreation District, Natomas Fire District, and Sylvan Cemetery District;
- U.S. Army Corps of Engineers section 404 permit to fill wetland areas;
- Department of Fish and Game Streambed Alteration Agreement for work in any water courses;
- State General Construction Activity Stormwater Permit, issued by the Regional Water Quality Control Board; and
- Regional Water Quality Control Board permits related to the control of nonpoint source runoff pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements, and approval for the recycled water deliveries for non-potable use.

7.0 REGULATORY FRAMEWORK

General Plan Amendments

The Project site is designated in the City’s General Plan with the following land uses: The existing and proposed General Plan designations for the site are shown below:

General Plan Designation	Existing Acreage	Proposed Acreage
Low Density Residential (4-15 du/ac)	335.8	271.3
Medium Density Residential (16-29 du/ac)	72.4	95.0
Parks, Recreation, Open Space	176.5	121.5
Public/Quasi-Public – Misc	10.0	76.1
Community Commercial		30.8
	594.7	594.7

Community Plan Amendments

The Project site is located within the North Natomas Community Plan (NNCP) (1994). The 1994 NNCP designates the Project site for Low Density Residential, Medium Density Residential, High Density Residential and Parks-Open Space. The existing and proposed NNCP designations for the site are shown below:

Community Plan Designation	Existing Acreage	Proposed Acreage
Low Density Residential (3-10 du/ac)	339.7	271.3
Medium Density Residential (7-21 du/ac)	20.9	45.9
High Density Residential (11-29 du/ac)	51.4	49.1
Parks – Open Space	176.5	121.5
General Public Facilities (Schools)	6.2	76.1
Village Commercial		30.8
	594.7	594.7

Prezone/Rezone

The site is located in unincorporated Sacramento County is zoned Agriculture-80 (AG-80). A Planned Unit Development (PUD) will be established for the site, known as the Panhandle Planned Unit Development. The existing zoning and proposed zoning within the PUD are shown below:

Zone	Existing Acreage	Proposed Acreage
AG-80 (Sacramento County)	594.7	0
R-1 PUD	0	303.0
R-1 PUD (School)		66.1
R-1A PUD	0	47.8
R-2A PUD	0	49.1
C-1 PUD	0	30.8
A-OS PUD	0	97.9
	594.7	594.7

Inclusionary Housing Plans

Upon annexation, the Project site will be located in a new growth area and will be subject to the City's Mixed Income Housing Policy. The Mixed Income Housing Policy adopted in the City's Housing Element and required by the City's Mixed Income Housing Ordinance, City of Sacramento City Code Chapter 17.190 requires that ten percent (10%) of the total units in a Residential Project be affordable to very low income households and five percent (5%) for low income households (Inclusionary Requirement). The affordable housing plans ensure that affordable units are developed concurrent with market rate units.

The Project consists of 2,977 dwelling units. Based on the current Project proposal, the Inclusionary Requirement for the Project is 298 units for Very Low Income (10%) and 149 units for Low Income (5%) for a total of 447 inclusionary units. All Inclusionary Units will be constructed on-site within the Panhandle Project area.

The Project includes two draft Inclusionary Housing Plans prepared for Vaquero-controlled parcels (Krumenacher) and Dunmore-controlled parcels.

Development Agreements

Two development agreements are proposed for the Project. One agreement will be between the City of Sacramento and Dunmore Homes, et al for a portion of the Panhandle Project and the other will be between the City of Sacramento and Vaquero Land Holdings, LLC. The agreements are based on the North Natomas Development Agreement model.

Annexation

The Project site is located within the City's Sphere of Influence and within the Frying Panhandle Annexation (Reorganization) (M00-066) for which the City initiated annexation of the territory to the City of Sacramento in December 2000 (Resolution 2000-734). The Frying Panhandle Annexation (Reorganization) consists of the following:

- Annexation of territory to the City of Sacramento
- Detachment of territory from Sacramento County Water Maintenance District, County Service Area #1, Rio Linda/Elverta Parks and Recreation District, Natomas Fire District, and Sylvan Cemetery District;

The Frying Panhandle Annexation consists of approximately 1,430 acres, of which the Project is approximately 555 acres and the Ernest Brothers property (APN 225-0050-016) is approximately 40 acres. Most of the annexation area outside of the Project consists of light industrial and office park uses south of Del Paso Road.

In initiating the reorganization, the City Council found the following:

- The affected territory is within the Sphere of Influence of the City;
- The affected territory is within the North Natomas Community Plan area;
- The affected territory is within the Urban Service Boundary of the County General Plan;

- The annexation represents a logical and reasonable extension of the City boundaries because it is surrounded on three sides by the existing City limits;
- The annexation would facilitate the more efficient provision of municipal services, including compliance with the uniform City planning and development standards throughout the North Natomas Community Plan area.
- The annexation would constitute a fiscally sound addition to the City because the revenue generated by the non-residential land uses would likely exceed the costs of providing municipal services;
- The annexation area can be served by existing or planned infrastructure and municipal services, consistent with the City Master Services Element;

8.0 OVERVIEW OF LAND USES

The proposed Project is a residential mixed-use community proposed within the North Natomas Community Plan area. The goal of Panhandle is to create a variety of residential neighborhoods with a nearby open space parkway nearby. Panhandle is designed to adhere to the NNCP's goal of encouraging pedestrian-friendly neighborhood circulation and convenient access to open space and recreation uses.

Panhandle consists of residential, commercial mixed use, open space, parks and school sites on 595 acres. The Project proposes 2,977 dwelling units in a mix of residential unit types, lot sizes and densities. Table 2 summarizes proposed land uses.

**Table 2
Land Use Summary**

Use	Acreage (gross)	Units	Density (gross)
Residential			
<u>Low Density Residential</u>			
40 x 60' Alley	38.5	243	
40' 80'	22.9	174	
45 x 75' Alley	24.9	144	
45' x 100'	22.3	104	
50' x 90'	33.1	190	
50' x 100'	32.5	186	
55' x 95'	79.2	411	
60' x 105'	17.9	81	
Subtotal	271.3	1,533	5.7
<u>Medium Density Residential</u>			
Cluster	45.9	498	10.8
<u>High Density Residential</u>			
Multi-Family Attached	49.1	926	18.9
Subtotal	366.3	2,957	8.1
Commercial Mixed Use			
Commercial Mixed Use (CMU)	30.8	20	
Open Space and Park			
Pocket Parks	15.7		
Neighborhood Parks	33.3		
Open Space Parkway	51.2		
Open Space- Detention Basins	21.3		
<i>Subtotal</i>	121.5		
Public/Quasi-Public			
Elementary School	10.0		
High School/Middle School	66.1		
<i>Subtotal</i>	76.1		
TOTAL	594.7	2,977	5.0

**Table 3
Land Use by Planning Area**

Planning Area	Land Use	Product Type	Units	Gross Acreage	Density
1	Single Family	Cluster	105	13.3	7.9
2	Single Family	45 x 100	104	22.3	4.7
3	Single Family	50 x 100	186	32.5	5.7
4	Single Family	45 x 75 Alley	144	24.9	5.8
8	Multi-Family	Attached	186	9.3	20.0
9	Single Family	50 x 90	71	12.2	5.8
10	Single Family	50 x 90	119	20.9	5.7
11	Single Family	Cluster	214	17.4	12.3
13	Multi-Family	Attached	255	15	17.0
14	Multi-Family	Attached	380	19	20.0
15	Single Family	55 x 95	107	21	5.1
16	Single Family	40 x 80	174	22.9	7.6
17	Single Family	60 x 105	81	17.9	4.5
18	Single Family	55 x 95	136	26.1	5.2
19	Multi-Family	Attached	105	5.8	18.1
20	Single Family	40 x 60 Alley	119	15.1	7.9
21	Single Family	40 x 60 Alley	124	23.4	5.3
22	Single Family	55 x 95	90	17.4	5.2
23	Single Family	55 x 95	78	14.7	5.3
24	Single Family	Cluster	99	8.4	11.8
25	Single Family	Cluster	80	6.8	11.8
26	High School/Middle School			66.1	
28	Elementary School			10	
29	Commercial Mixed Use		20	23.2	
30	Commercial Mixed Use			7.6	
31	Park			4.2	
32	Park			3.8	
33	Park			8.3	
34	Park			1.9	
35	Park			3.7	
36	Park			2.1	
37	Park			10	
38	Park			15	
39	Open Space	Detention		11.7	
40	Open Space	Detention		9.6	
41	Open Space Parkway			51.2	
		Total	2,977	594.7	

Residential

In the Panhandle Plan, 2,957 residential units are proposed on approximately 366.3 acres. Densities of residential uses range from 4.5 to 20 units per acre. The density among residential uses is 8.1 units per acre and the average density over the Project site is 5.0 units per acre. The pattern of residential land uses is generally in a radiating form with a mix of dwelling types centered by some form of park or recreation facility. The mix of lot sizes and densities will supply housing stock for a variety of lifestyles and price ranges. Higher density residential areas have been dispersed.

Commercial Mixed Use

The Panhandle project will be anchored by a thematic mixed-use commercial center. The center consists of two sites at the southern end of the Project, north of Del Paso Road, on each side of National Drive. The commercial sites are located at the southern entry to the Project at National Drive and will provide community-serving commercial uses. Twenty residential units are proposed within the commercial site.

Schools

Grant Joint Union School District proposes a middle school and high school site within the Project, west of the proposed alignment of National Drive. An elementary school is proposed in the southern portion of the Project area. The elementary school is located within the Rio Linda Union School District.

Parks and Open Space

Panhandle includes approximately 121.5 acres of parks and open space uses. The land use concept for Panhandle includes a variety of park sizes rather than three or four traditional eight to ten-acre parks. Nearly 50 acres of parks are proposed in several pocket park and neighborhood park locations. This approach to park planning ensures that open space and recreation uses are generally available within 600 to 800 feet of each residential unit.

A highly amenitized bicycle and pedestrian trail system is proposed from Del Paso Road north to Elkhorn Boulevard within the open space parkway beneath the power lines. The open space area that would include the trail system would be approximately 200 feet in width and would link to the remainder of the plan area through east-west connections. The trail system will increase connectivity to other areas of Natomas and to existing trails to the south that connect to the American River Trail System.

Access/Circulation

Primary access to the Project site is available from Elkhorn Boulevard and Del Paso Road. The Project proposes to extend National Drive north from its existing terminus at Del Paso Road to Elkhorn Boulevard. National Drive will be

the primary arterial through Panhandle with an alignment that bends west through the site.

