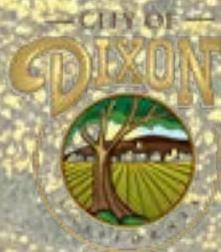


CITY OF DIXON

PARKS AND RECREATION MASTER PLAN UPDATE

APPROVED AND ADOPTED
BY CITY COUNCIL DECEMBER 19, 2023



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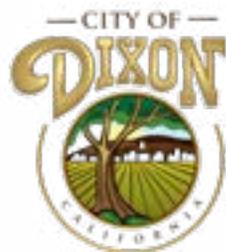
CITY OF DIXON

PARKS AND RECREATION MASTER PLAN UPDATE

PREPARED FOR
City of Dixon

PREPARED BY
LPA, Inc.

DECEMBER 20, 2023



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ACKNOWLEDGMENTS



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1.0 EXECUTIVE SUMMARY

IN THIS SECTION:

Introduction

Needs Assessment

Recommendations

Funding and Implementation
Strategies

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INTRODUCTION

The purpose of this Master Plan Update is to provide a realistic and visionary guide for the creative, orderly development and management of parks, trails, and recreation facilities for the City, now and into the future. The Master Plan Update findings and recommendations are based on a combination of community input derived from community workshops and surveys; input from professional staff; the City General Plan and existing records; participation data; and technical analyses. As such, they represent the historic background and community expectations moving forward.

RECREATION FACILITY NEEDS ASSESSMENT

As part of the year-long Master Planning process, considerable effort was devoted to identifying existing recreation resources and then interacting with the community and frequent facility users in an attempt to identify specific interests, needs and satisfaction with City programming and facilities. City staff and community sports organizations were able to provide a significant amount of input regarding community participation levels, requests for services and facilities and professional insight into trends and anticipated needs. In addition, a process of technical analysis was conducted regarding existing facilities. A significant portion of this process included data gathering to assess community expectations, facility requirements, demand, and needs analysis. A summary of these efforts are as follows:

FIGURE 1-1

EXISTING FACILITY INVENTORY SUMMARY

18.52 ACRES ACROSS SIX NEIGHBORHOOD PARKS

71.33 ACRES ACROSS TWO COMMUNITY PARKS

1.50 MILES MULTI-USE RECREATION TRAILS

COMMUNITY-WIDE RANDOM SAMPLE SURVEY

A total of 361 surveys were completed through use of a random SMS text message survey tool. The purpose was to provide a statistically valid basis for determining how residents participate in recreation activities and their areas of interest.

COMMUNITY WORKSHOPS AND FOCUS GROUPS

A total of three facilitated community workshops were conducted. The first workshop focused on community perceptions of the City's overall character and its recreation facilities. The second focused on identifying preferred existing facilities and desired additions. The third discussed recreation facility priorities. Numerous individuals representing organizations or special interest groups attended more than one of these meetings.

SPORTS ORGANIZATION QUESTIONNAIRES

Sports organizations that operate in the City responded to a questionnaire designed to gather information about participation, needs, and facilities used.

TECHNICAL ANALYSIS AND NEEDS ASSESSMENT

In addition to the above, significant effort was placed on conducting a range of detailed studies including recreation facility demand needs analysis based upon actual participation rates, service area analysis, trends analysis, regional benchmark analysis, parkland acreage analysis, an assessment of program needs, and the physical condition of City facilities.

SUMMARY OF PARKLAND ACREAGE FINDINGS

The City currently manages just under 90 acres of parks, facilities, trails and recreation lands, the equivalent of 4.73 acres per 1,000 residents. This figure is higher than many communities in California, which helps explain why the majority of Dixon’s residents report a very high satisfaction rate for parks and recreation. When the acreage is broken down into functional categories, however, there are a few areas for improvement that are identified in this Master Plan. As shown in Table 2-1, the City currently has 18.52 acres of neighborhood park land. Using the City’s recommended parkland acreage goal for neighborhood parks at 1.2 acres per 1,000 residents (utilizing the current population figure of 19,017), there is currently a goal figure of 22.8 acres, resulting in a current deficit of 4.2 acres. This is approximately the equivalent of one neighborhood parks. In the category of community park acreage, the current quantity of 71.33 acres is slightly below the required 72.24 acres.

In addition to the above, based upon the identification of additional facility needs outlined on page 54, by year 2040 a cumulative total of approximately 34.14 acres of neighborhood park land development would be required, and a total of approximately 4.06 additional acres of community park land would be required. This amount is approximate and could be met by a combination of utilizing existing undeveloped parkland and acquiring new parkland to develop. The highest needs expressed by the community were for aquatics facilities, indoor recreation facilities and sports fields. This master plan update provides detailed recommendations to help the City meet the expressed needs in a systematic way, so the City will have the tools it needs to develop parks as funding becomes available.

RECREATION FACILITY RECOMMENDATIONS

The facility needs assessment outlined in Section Three includes an analysis of existing conditions and future needs and suggests enhancements to better meet current and future facility and program needs. As an outcome of that process, Section Four outlines specific recommendations regarding enhancements/expansion of existing facilities, potential for new facilities to meet current and anticipated future needs and improved maintenance to address some deferred maintenance issues. In general, the recommendations for expanded and new facilities are based largely on community input which reflects the interest in these facilities by current user groups and individuals.

Consistent with the overall organization of the Master Plan, the recommendations and findings related to facilities are listed below:

FACILITY CHANGES/ ADDITIONS TO MEET ANTICIPATED FUTURE DEMAND

- Additional swimming pools in a future aquatic center
- Indoor recreation space in a new recreation center
- Additional youth baseball fields
- Additional youth softball fields
- Additional multi-sports long fields (soccer, football, rugby and lacrosse)
- Additional multi-use jogging/walking/ bicycling trails
- Emphasize opportunities for synthetic turf at future facilities

PARK FACILITY MAINTENANCE ITEMS

- Convert some lawn areas to low-water, low-maintenance groundcover or shrubs
- Improve irrigation systems to increase water conservation capabilities
- Add additional security and sports lighting to existing parks

RECOMMENDATIONS, PROGRAMS AND POLICIES

Section Four provides the recommendations, programs and policies of the Parks and Recreation Master Plan Update. This section provides a comprehensive multi-year projection (to year 2040) of achievable and measurable action items for staff, Parks and Recreation Commission, and City Council to consider in the prioritization and allocation of resources to meet the parks, recreation and trails needs of the community.

FUNDING AND IMPLEMENTATION STRATEGIES

Funding of parkland acquisition and development is a complex combination of long term planning, budgeting and implementing financing options. The requested needs of the community are calculated and the individual costs are combined so that an overall cost is identified. The Master Plan identifies estimated costs for potential improvements in the Section Five.

Funding analysis requires calculation of the nexus between costs required to meet current perceived deficiencies versus costs to meet future anticipated needs that arise because of population growth, shifting demographics and changing interests. A nexus is established when it is shown that new residential development provides an equitable funding level to alleviate the impact to existing services. The Master Plan also provides projected future costs for land acquisition and anticipated development in Section Five. A companion Park Impact Fee Nexus Study was conducted as part of this planning process and is provided in Appendix D, with the resulting resolution and ordinance update process.

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2.0 INTRODUCTION

IN THIS SECTION:

Approach + Organization

Purpose of Master Plan

Context

Relationship to Other Documents

Site Inventory and Analysis

Planned Parks

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APPROACH AND ORGANIZATION

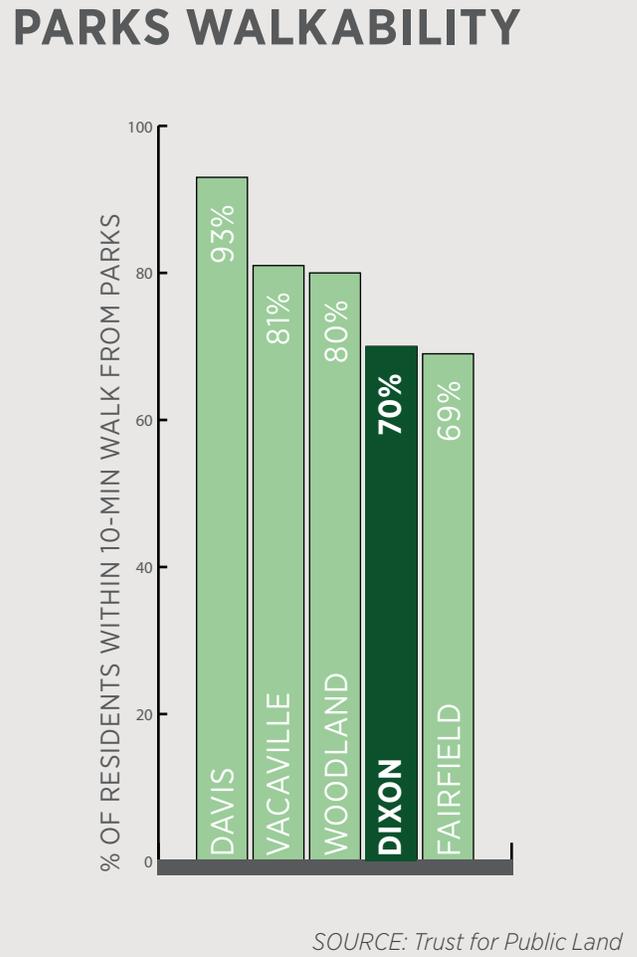
This City of Dixon Parks and Recreation Master Plan Update is intended to build upon the previous Parks and Recreation Master Plan, adopted in 2015, and update it to address the evolving needs of the community's parks and recreational needs. Over the course of several months, the City and Consultant Team underwent a process of research, assessment of current facilities, community survey and engagement, and analysis to provide the recommendations contained herein.

Section 2.0 of this document provides the inventory and assessment of the current park facilities and recreation programs within the City, as well as context relevant to the City of Dixon.

The City and Consultant Team underwent a robust community engagement process to elicit quantitative and qualitative feedback on current and future needs for the City's park and recreation system. The engagement process included interviews with key stakeholders, community workshops, and statistically valid surveys. Section 3.0 of this document provides more detail about the outreach process, including results of the feedback.

Community input, combined with a detailed assessment of the current park system, provided the basis for determining specific park and recreational needs for the City of Dixon as the population grows. Specific needs are assessed in Section 4.0, which outlines those facility recommendations, as well as updates to park policies and standards.

FIGURE 2-1



The potential financial impacts of the growing recreational needs of the community are discussed in Section 5.0, including rough order of magnitude probable cost values, operations and maintenance impacts, and potential developer impact fees. Full copies of the financial reports can be found in the Appendix.

THE CASE FOR PARKS

Parks are an incredibly important part of a community. They provide an array of benefits for citizens and the community.



GOOD FOR HEALTH AND WELLNESS

There is a vast body of evidence by the Centers for Disease Control and Trust for Public Land that shows a direct link between physical activity, connection to outdoors, and physical and mental health. Parks provide citizens with facilities to exercise, relax, and recharge, which improves overall community health. Communities with good access to parks see lower cases of health issues, reduced stress, and improved self-esteem and mental health.

GOOD FOR LOCAL ECONOMY

Quality parks are linked to increased property values, tourism dollars, business attraction and retention. Home buyers want to live near quality park systems, which attract businesses seeking skilled employees.



GOOD FOR COMMUNITY

Parks are a resource for community cohesion and safety. Quality parks serve as neighborhood hubs where neighbors can spend quality time together; where sports clubs and interest groups can meet; and families and friends can celebrate together. These activities are integral to building strong and safe communities. Research shows that parks can reduce feelings of isolation, violent crime, and the impacts of stress.

PURPOSE OF THE MASTER PLAN

The Parks and Recreation Master Plan is a policy document that addresses current and future recreation and community services, park planning and development, maintenance and operations, community programs, potential funding strategies, and an implementation plan of those programs and facilities.

- 1.** The Master Plan's primary purpose is to act as a bridge between the General Plan and the Capital Improvement Plan (CIP). The General Plan's scope is broad, setting high-level policies, goals, and standards for city-wide parks and recreation. The CIP is a finely detailed budget and schedule for the implementation of specific improvements. The Master Plan is the link between the two documents in which the City Council evaluates needs and sets policies to guide the preparation of the CIP and the planning for specific projects.
- 2.** To recommend amendments, if necessary, to the General Plan that will facilitate coordination of General Plan policies for public facility development with the Master Plan and the CIP.
- 3.** To provide a detailed list of specific projects that is needed to complete the park system and to mitigate the impact of growth on recreation services.
- 4.** To provide documentation for the calculation of impact mitigation fees.

FIGURE 2-2
DIXON PARKS AT A GLANCE

8 PARKS



1

FOOTBALL FIELD



5

SOCCER FIELDS



8

PLAYGROUNDS



8

BARBECUE PITS



3

RESTROOMS



1

SKATE PARK



1

AQUATICS CENTER



7

BASEBALL +
SOFTBALL FIELDS



9

HALF
BASKETBALL
COURTS



6

TENNIS COURTS



1

DOG PARK



7

COVERED PICNIC
AREAS

90 ACRES

FIGURE 2-3

REGIONAL CONTEXT MAP



CONTEXT

Dixon is a wonderful city in Northern California that is slowly transitioning from a small, agricultural town, to a suburban community. The City is ideally located between the population centers of Sacramento and the Bay Area, in California's Central Valley. The City was incorporated in 1852 as an agricultural community along the route that would become Interstate 80, between San Francisco and Sacramento. Railroad transportation, agricultural development, and later the interstate, saw the settlement grow into a town. By the early 1900s, Dixon was known as "Dairy City." The City is home to the Dixon May Fair, the oldest district fair and fairgrounds in the state of California.

The population has grown quickly from 7,541 in 1980 to 18,974 in 2021. Since 1986, Dixon has had a managed growth policy to limit residential development to a maximum of three-percent annually. Within this growth, the city has aimed to achieve a balance of 80% single-family to 20% multi-family in order to help promote a family-oriented community. According to the General Plan, population is projected to grow to 28,450 by 2040.

Dixon's location between the Bay Area and Sacramento is an asset, and it's small-town feel make it desirable, especially to young families and business owners. The Planning Area encompasses 5,522 acres of incorporated and unincorporated land. The vast majority, 84 percent, of the Planning Area is within the city limits (4,635 acres).

RELATIONSHIP TO OTHER DOCUMENTS

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

As an update to the Parks and Recreation Master Plan (2015), this document builds on the policies, recommendations, and actions identified within that document, while updating for current and projected needs of the community.

This Master Plan Update also makes reference to the Solano County Active Transportation Plan, compiled by the Solano Transportation Authority in 2020. This document seeks to build upon the bicycle and trail network needs framework outlined in the Solano County Active Transportation Master Plan.

SITE INVENTORY AND ANALYSIS

Critical to understanding future needs of a community is creating an accurate baseline. A park-by-park inventory and analysis was conducted in 2022 to document each park and the facilities contained within. Most parks were observed to be in fair to good condition.

The neighborhood parks each have playground facilities, shaded picnic areas, walking paths and open space. Some neighborhood parks also include additional recreational facilities, such as basketball courts or exercise equipment.

The City also has two community parks, which serve the whole Hall Park is the largest park, and

contains many of the special facilities, such as the skate park, pool facility, dog park, pickleball and tennis courts, and the only synthetic turf field in the City. Hall Park also has a covered arena for futsal/ soccer or volleyball.

At 0.33 acres, Pardi Plaza is the smallest park. It is an urban park at the center of downtown and features a flexible lawn space, shaded stage, and seating areas which serve as a hub for community events in downtown.

A more complete and detailed inventory and analysis of each park facility follows.

TABLE 2-1

EXISTING PARKS + TRAILS

PARK SITE	ACREAGE
NEIGHBORHOOD PARKS	
PARDI PLAZA	0.33
WOMEN'S IMPROVEMENT PARK	0.65
SOUTHWEST NEIGHBORHOOD PARK	4.00
PATWIN PARK	4.93
CONEJO PARK	3.61
VETERANS PARK	5.00
TOTAL NEIGHBORHOOD PARKS	18.52
COMMUNITY PARKS	
NORTHWEST PARK	22.53
HALL PARK	48.80
TOTAL COMMUNITY PARKS	71.33
TOTAL PARK ACREAGE	89.85
TOTAL TRAIL MILES	1.5

EXISTING PARKS MAP

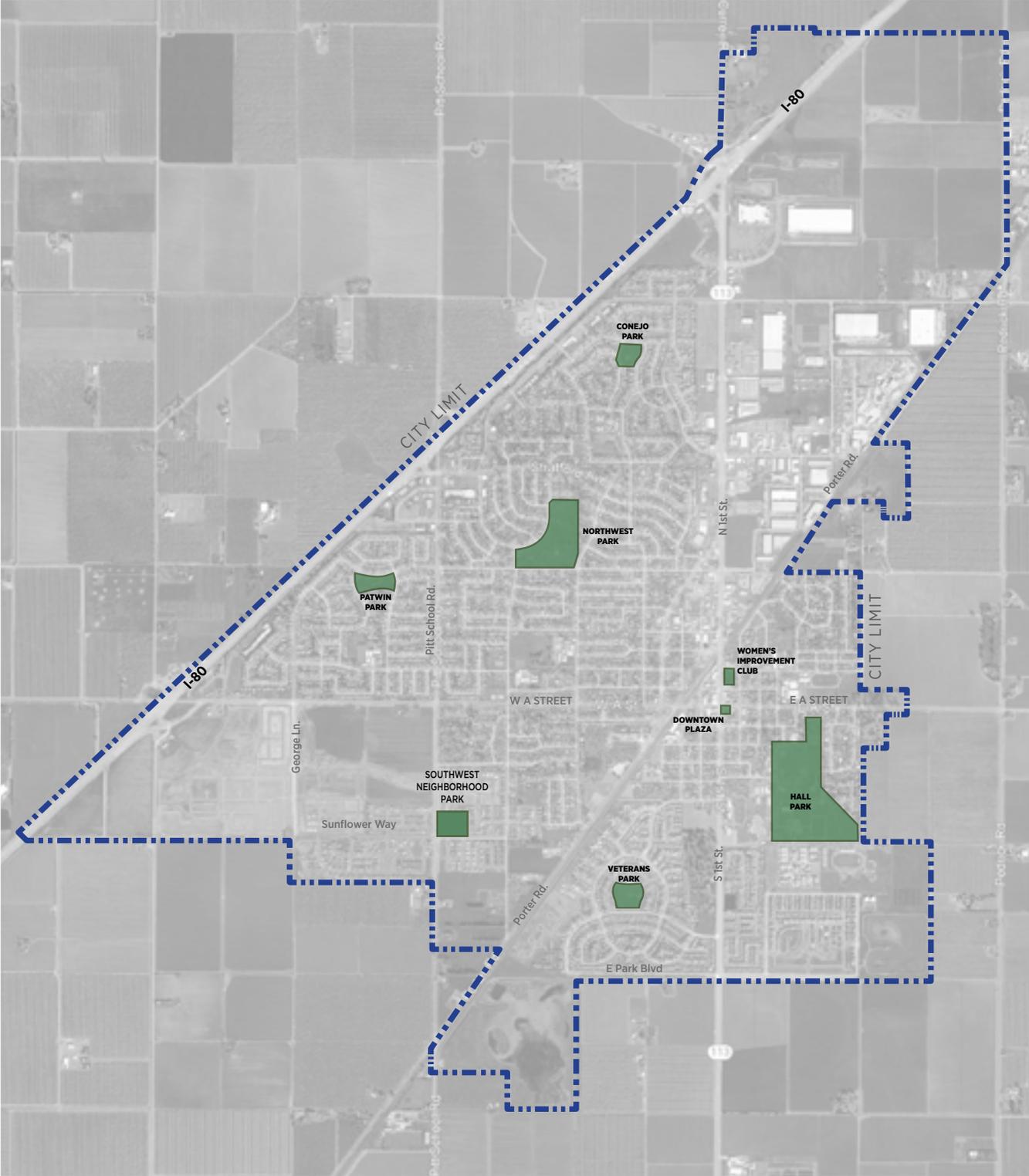


FIGURE 2-4 | EXISTING PARKS MAP

BICYCLE AND TRAIL SYSTEMS

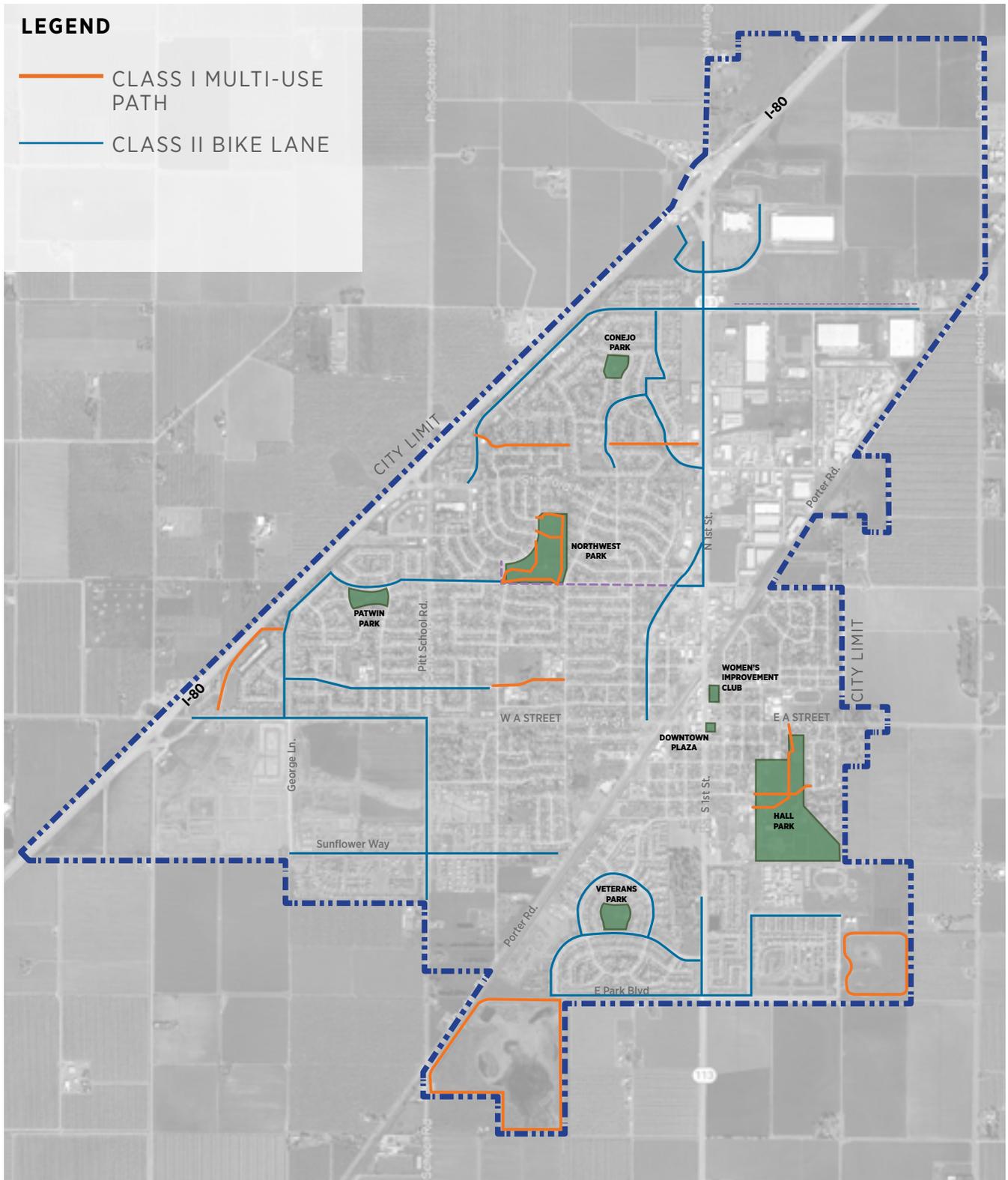


FIGURE 2-5 | EXISTING BICYCLE AND TRAIL SYSTEMS

PARK DISTRIBUTION & WALKABILITY

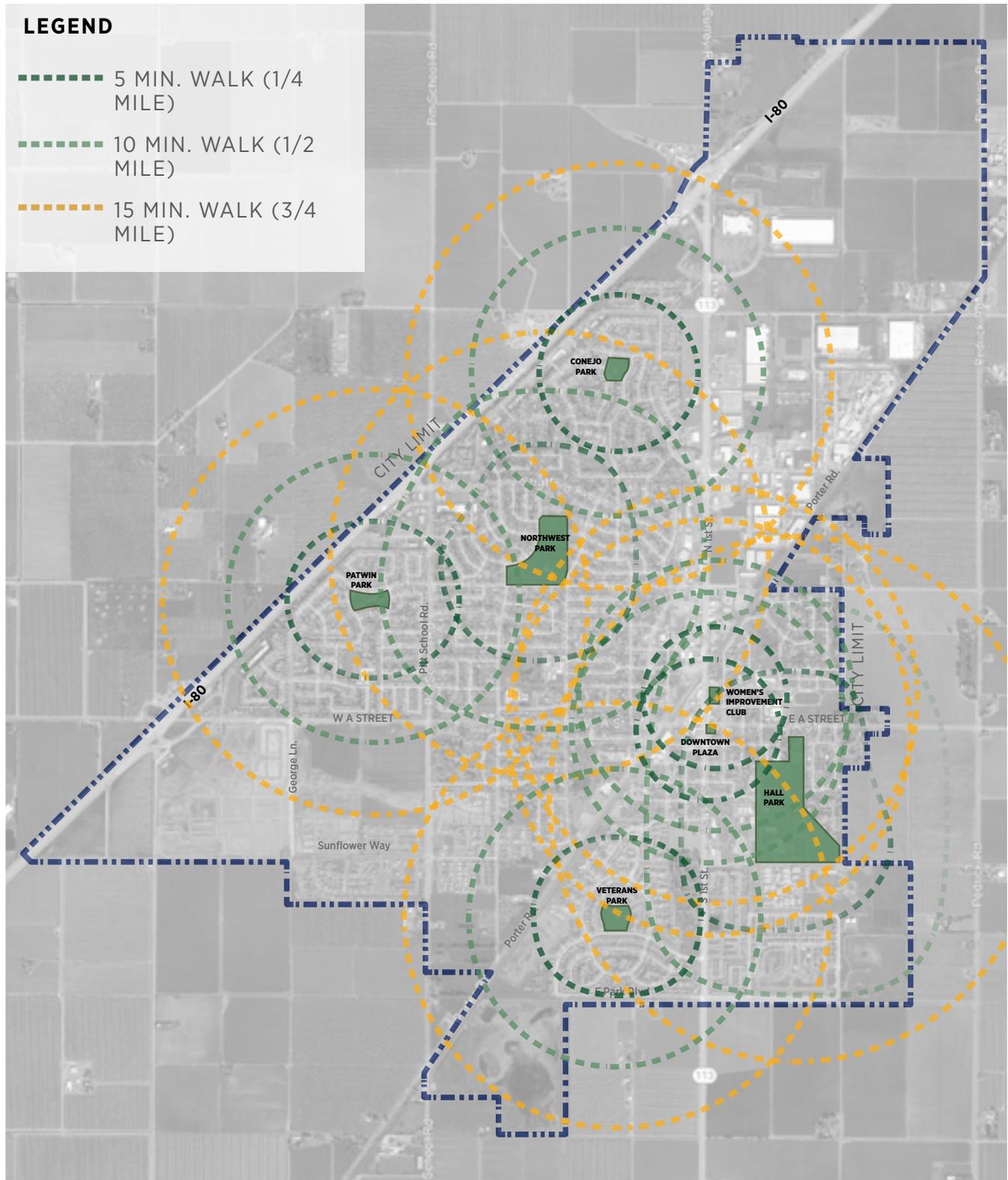


FIGURE 2-6 | PARK DISTRIBUTION AND WALKABILITY

NEIGHBORHOOD PARKS



FIGURE 2-7 | PARDI PLAZA MAP

NOT TO SCALE

LEGEND



USABLE OPEN SPACE/
PLAZA SPACE



COVERED PICNIC / STAGE



EXISTING LIGHTING

PARDI PLAZA

LOCATION: East A Street and South 1st Street
SIZE: 0.33 acres

Located at the heart of Downtown on East A Street and South 1st Street, Downtown Plaza Park serves as the central gathering space for City events, performances, celebrations, and farmer's markets. This 1/3 of an acre urban plaza boasts usable open space, a covered stage and benches and picnic tables throughout.



NEIGHBORHOOD PARKS



FIGURE 2-8 | WOMEN'S IMPROVEMENT CLUB PARK

NOT TO SCALE

LEGEND



USABLE OPEN SPACE



EXISTING LIGHTING

WOMEN'S IMPROVEMENT CLUB PARK

LOCATION: North 1st Street and East C Street
SIZE: 0.65 acres

Located near the heart of downtown on North 1st Street and East C Street, Women's Improvement Club Park is a 0.65 acre park that hugs the northern edge of the Dixon Public Library. With mature trees and open lawn space, this park can hold special events for the City, such as holiday tree lighting celebrations.



NEIGHBORHOOD PARKS

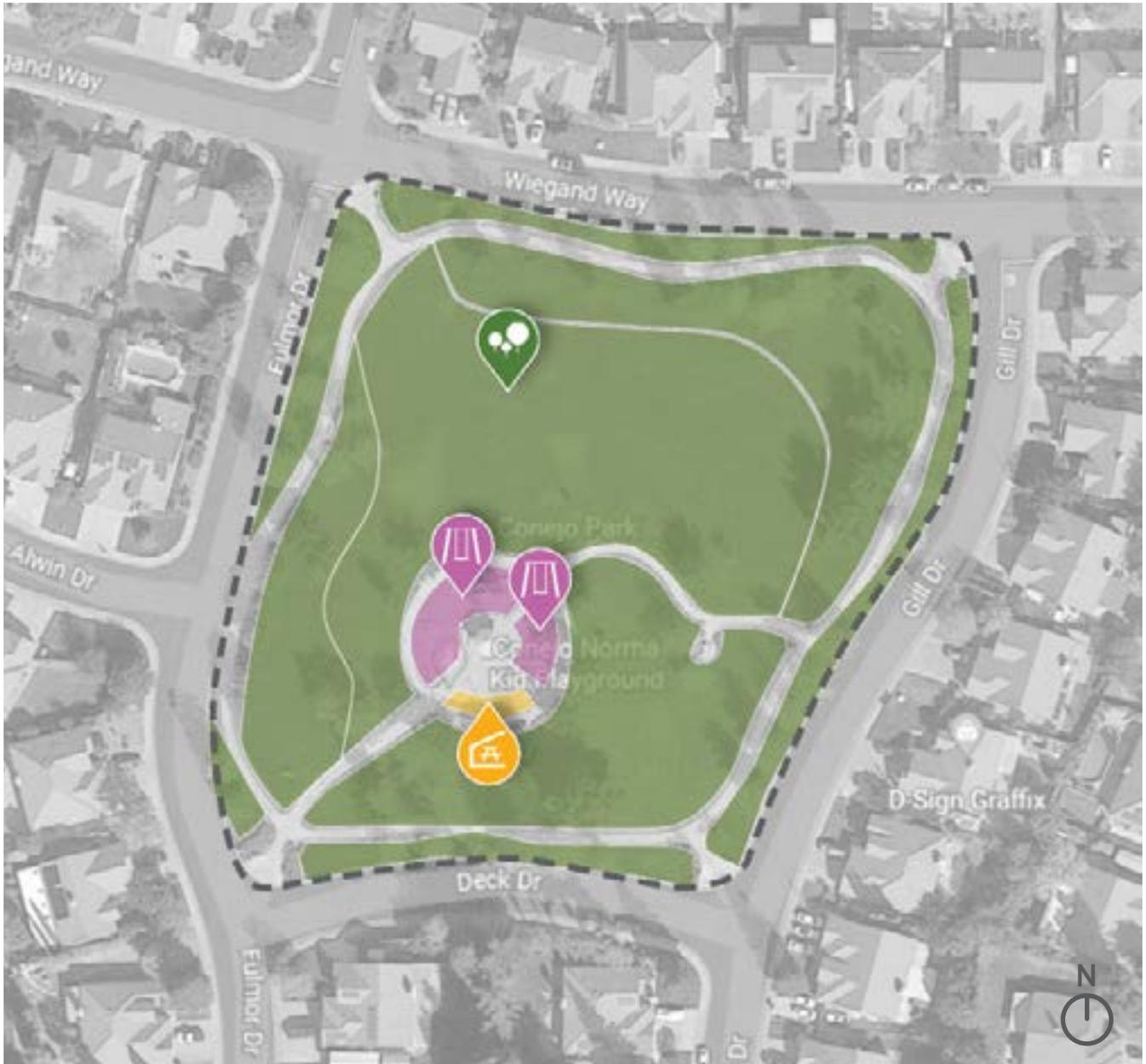


FIGURE 2-9 | CONEJO PARK MAP

NOT TO SCALE

LEGEND



PLAYGROUNDS



COVERED PICNIC



USABLE OPEN SPACE



EXISTING LIGHTING

CONEJO PARK

LOCATION: Weigand Way and Gill Drive
SIZE: 3.61 acres

Conejo Park is a 3.61 acre neighborhood park at the corner of Weigand Way and Gill Drive in northern Dixon. It primarily consists of open lawn, which can be used for a number of recreational activities. It also has a lighted covered picnic area and one play apparatus each for ages 2-5 and 5-12 children. The park also features a perimeter walking path and shade trees.



4.0 | RECOMMENDATIONS

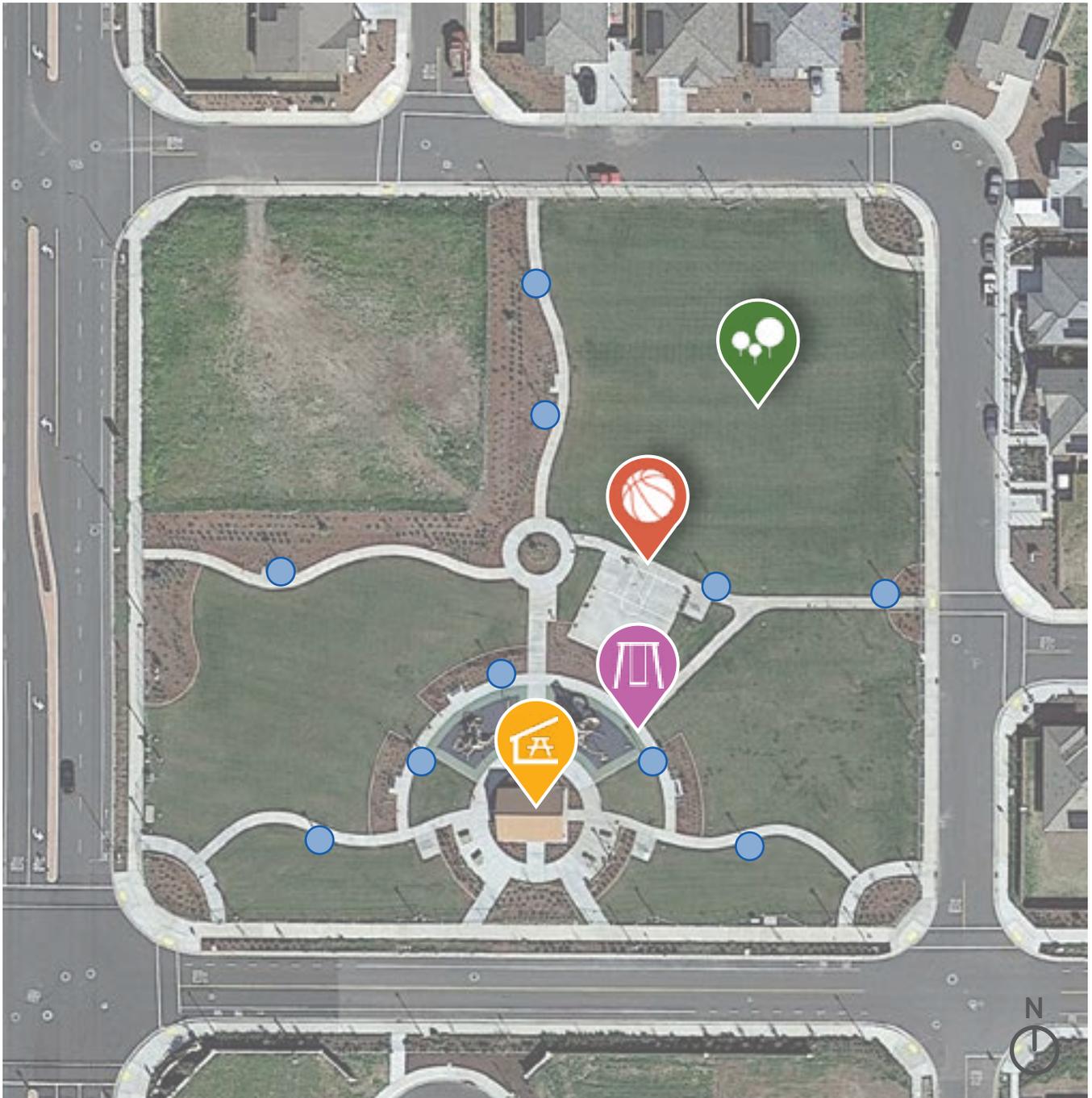


FIGURE 2-10 | SOUTHWEST NEIGHBORHOOD PARK

NOT TO SCALE

LEGEND



PLAYGROUNDS



COVERED PICNIC



USABLE OPEN SPACE



BASKETBALL COURT



EXISTING LIGHTING

SOUTHWEST NEIGHBORHOOD PARK

LOCATION: Pitt School Rd. and Sunflower Way
SIZE: 4 acres

Another park within the Homestead Specific Planning Area is an (at the time of this writing) unnamed neighborhood park. The 4 acre park has been built and opened during the process of preparing this document. The new park contains several recreational facilities typical of a neighborhood park, including separate play apparatuses for ages 2-5 and 5-12, picnicking facilities, shade structure, multi-use open space, walking paths, and a half basketball court.



NEIGHBORHOOD PARKS



FIGURE 2-10 | PATWIN PARK MAP

NOT TO SCALE

LEGEND



PLAYGROUNDS



COVERED PICNIC



USABLE OPEN SPACE



BASKETBALL COURT



OUTDOOR EXERCISE



EXISTING LIGHTING

PATWIN PARK

LOCATION: West H Street and Pheasant Run Dr.
SIZE: 4.93 acres

Located on West H. Street and Pheasant Run Drive, Patwin Park is an approximately 4.93 acre neighborhood park that is surrounded by residences. It has play apparatuses for both ages 2-5 and 5-12. Patwin Park also has picnic / BBQ facilities that can accommodate groups up to 30 people. There is also an expanse of useable open space, a half basketball court, and outdoor exercise facilities.

NEIGHBORHOOD PARKS



FIGURE 2-11 | VETERANS PARK MAP

NOT TO SCALE

LEGEND



PLAYGROUNDS



COVERED PICNIC



BBQ



BASKETBALL COURT



USABLE OPEN SPACE



EXISTING LIGHTING

VETERANS PARK

LOCATION: Valley Glen Dr. and Legion Ave.
SIZE: 5 acres

This 5 acre neighborhood park is located between Valley Glen Drive and Legion Avenue on the southern part of the City of Dixon. Amenities include play apparatus for ages 2-5 and 5-12, a covered picnic area, BBQ facilities that accommodate groups up to 30, two half basketball courts and expanse of useable open space.



COMMUNITY PARKS



FIGURE 2-12 | NORTHWEST PARK MAP

NOT TO SCALE

LEGEND



PLAYGROUNDS



COVERED PICNIC



RESTROOMS



BASKETBALL COURT



SOCCER



USABLE OPEN SPACE



EXISTING LIGHTING

NORTHWEST PARK

LOCATION: W H Street and N Lincoln Street

SIZE: 22.53 acres

Northwest Park is a 22.53 acre community park at the corner of W H Street and N Lincoln Street in Central Dixon. The park features several formal and informal long-fields, which are primarily used for soccer games. Other active recreational features include play apparatuses for both ages 2-5 and 5-12, a perimeter walking loop, and a basketball court. The park has several passive recreational features, including a covered picnic area, shaded open space and walking paths. Northwest Park also has some perimeter lighting, shade trees, a small off-street parking lot, and bathroom facilities.



COMMUNITY PARKS

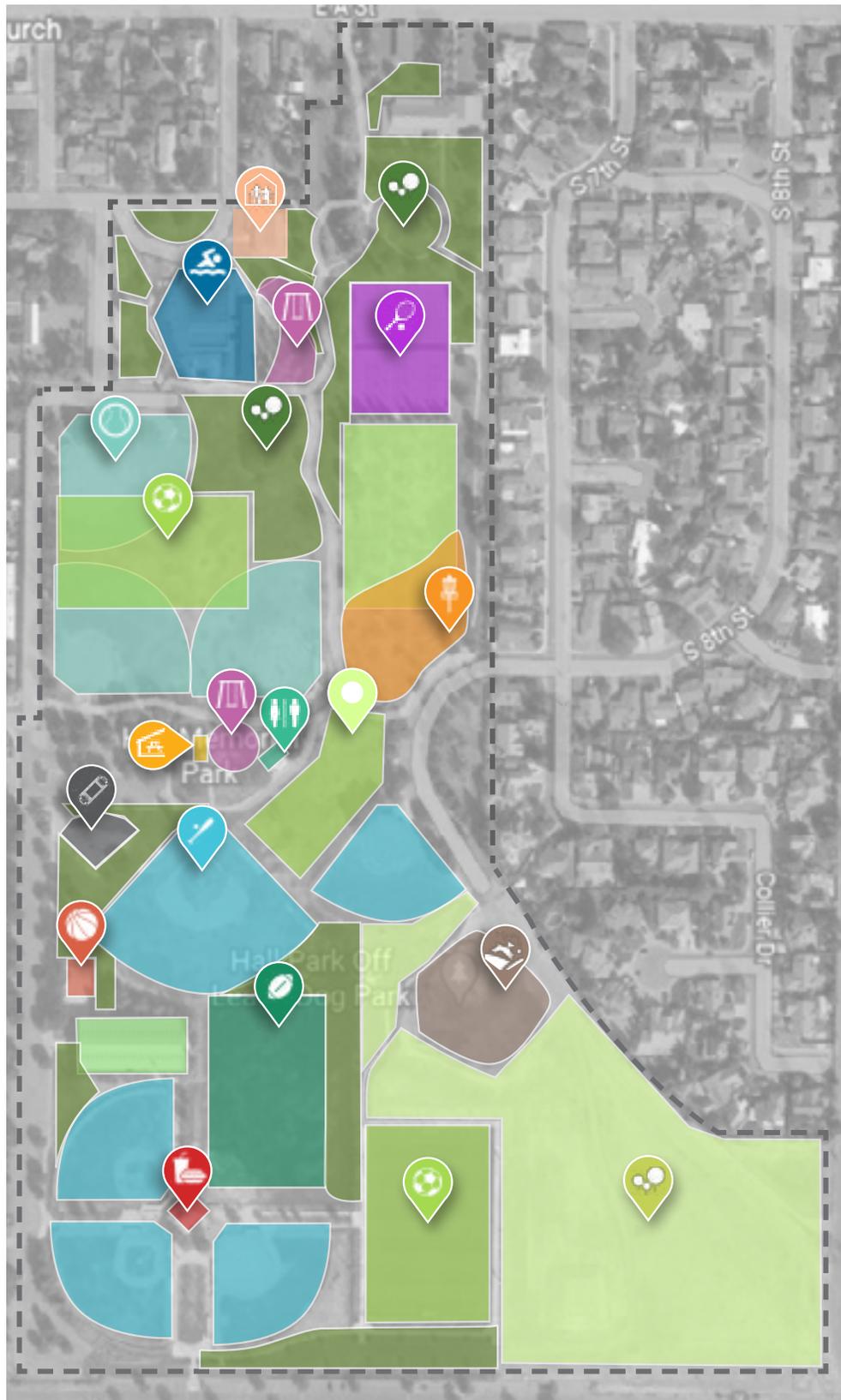


FIGURE 2-10 | HALL PARK MAP

NOT TO SCALE

LEGEND



AQUATICS CENTER



FUTSAL



PLAYGROUND



FOOTBALL



SOFTBALL



BASEBALL



DISC GOLF



BASKETBALL



SOCCER FIELD



CONCESSIONS



TENNIS COURTS



DOG PARK



OPEN SPACE



RESTROOMS



MIXED USE FIELD



SKATE PARK



COVERED PICNIC



SENIOR MULTI-USE CENTER



OTHER OPEN SPACE

HALL PARK

LOCATION: East A Street

SIZE: 48.8 acres

At 48.8 acres, Hall Park is the largest park in Dixon, and is located in the southeast corner of Dixon below East A Street. It is adjacent to the Dixon May Fair and north of Dixon High School. This park is where Dixon City Hall is located as well as the Senior Multi-Use Center, Pat Granucci Aquatics Center, and skate park. Other amenities include two playgrounds for ages 5-12, restrooms, concessions, dog park, and covered/group picnic areas that can accommodate groups up to 30. Sports facilities include three softball fields, one baseball field, three little league fields, one full basketball court, one soccer field, and one covered multi-use court. Not included as part of the park's acreage calculations, but still part of the park property, is an additional 9 acres of undeveloped land. These additional acres should be considered for future development.



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3.0 NEEDS ASSESSMENT

IN THIS SECTION:

Key Stakeholder Input

Community Workshops

City-Wide Resident Web-Based Survey

Needs Assessment

TOP FINDINGS

Through interviews with key stakeholders, city staff, and robust community input, some themes emerged regarding the City's Parks and Recreation. Those findings, summarized here, formed the foundation of the Master Plan needs assessment and recommendations.

1. AQUATIC CENTER NEEDED

While Dixon currently has an aquatics center, there was consensus that a larger multi-purpose recreation and competitive facility is needed to support more sports, especially water polo.

2. MAINTENANCE IS A TOP PRIORITY

While most parks were found to be in fair to good condition, every community group interviewed wanted to ensure the existing parks are kept in their current condition. Improving and maintaining the existing parks is a priority.

3. MORE BALLFIELDS

Baseball and softball are popular activities in Dixon, and several residents stated that softball in particular was under-served, but also expressed a need for additional baseball fields.

4. FLEXIBLE INDOOR RECREATION WOULD BE VALUED

Dixon currently does not operate any indoor recreation facilities. The Senior Center provides flexible activity and meeting space, but lacks space for recreational programs. While there are gym facilities within the city, they are privately owned. Many residents felt there was need for a flexible indoor gym and community facility to support a range of sports, fitness, programming, and activities.

5. TRAILS ARE IMPORTANT

Jogging / walking is one of the most popular recreational activities in the U.S. Multi-use trails, bike lanes, and bike corridors create recreational facilities for residents, but can also serve as a safe means for commuters to get to and from school, work, and services.

6. PARKS NEED TO BE ACCESSIBLE AND SAFE

Safety, primarily as it pertains to nighttime lighting levels, was a consistent concern from stakeholders. Several parks were identified as not having adequate or lighting. Access to parks via adequate parking, trail / walking connections, and safe walking paths will help make parks easier and more comfortable to use.

7. CURRENT PARKS ARE COVERING THE BASICS

With the current level of service at 4.7 acres of parkland per 1000 residents, Dixon is almost meeting the goal of 5 acres per 1000 residents. Basic recreational needs are met, but additional facilities are needed to keep up with demand.

8. EXTENDED RECREATION TIME

Extending the use of the existing facilities was very important to residents. Strategies like sports lighting on existing fields for evening use, and all-weather surfacing to extend playability of facilities into inclement weather.



9. SOMETHING FOR YOUTH TO DO

Dixon's long been a family-focused community, and there is a strong desire for more youth-oriented recreational programs and activities, particularly for pre-teens and teens.

10. EXPAND PICKLEBALL FACILITIES

Pickleball is one of the fastest growing sports in the U.S. Dixon's current pickleball courts are very popular and there is need for additional courts to meet current and rising demand.

We need a splash pad for the kids and more open swim time at Pat Granucci Pool.

More shade please! Playgrounds are too hot most of the summer.

COMMUNITY ENGAGEMENT PROCESS

As a part of the Parks and Recreation Master Plan Update effort, the City and LPA developed a robust community engagement and consensus strategy to elicit feedback from a wide range of constituents. Over several months, the team met with key stakeholders, City staff, and engaged the community regarding the needs for the City's Parks and Recreation system. With the City's assistance, LPA conducted multiple key stakeholder and focus group interviews, a series of community workshops, and a statistically valid random phone survey. This phased outreach strategy garnered important qualitative and quantitative data from a diverse stakeholder group in order to gain consensus about the condition of the current park system and recreation programs, their usage, and potential future community recreation needs.

The Parks and Recreation Master Plan Update planning process began in April, 2022. LPA was engaged to help facilitate stakeholder input to determine the specific needs of the community. This public process was to gather community input; the decision-making and allocation of funds for future projects will occur at a later date. A more detailed summary for each method of outreach follows in the next sections. Full copies of the feedback data can be found in Appendix A.



KEY STAKEHOLDER INTERVIEWS

Face-to-face interviews with selected stakeholders were conducted in the third quarter of 2022 during in-person and virtual meetings and phone conferences. The consultant team met with ten (10) individuals identified by City staff who would be able to provide important user group information that would be very specific to the Dixon business, volunteering, seniors and sports communities. This provided the opportunity to gain valuable perspective from Dixon residents and school district leaders as well as elected officials and representatives of specific user groups.. These interviews sought insight into the City's values, strengths, weaknesses, unique attributes, distinctive competencies and initiatives as well as identify any private sector and/or non-profit organizations and their capabilities to compete or collaborate with the City in the delivery of recreation services.

The key consensus takeaways from the summary of input gathered during the stakeholder interview process is included below:

The summary findings above were presented to staff and to the Dixon community during the Community Workshops held in the fourth quarter of 2022 and the beginning of 2023.

KEY STAKEHOLDER NEEDS

- Swimming pool (Aquatic Center) for community-wide use, swim team competitions and water polo
- Maintain existing facilities well
- Need more lighted, all weather sports fields
- Trails are needed
- Need more things for youth to do, activities and programs
- Soccer fields
- Baseball fields
- Tennis courts
- Golf driving range
- Frisbee golf
- Pickleball

FOCUS GROUPS

Focus Groups were conducted in September of 2022 with multiple groups to engage stakeholders, staff, community leaders, youth and adults in the interactive planning process. Focus groups provided effective interaction with specific population groups in more detail than possible in a large group or one-on-one setting. These groups included representatives from City staff, public agencies, schools, public safety, non-profit community agencies, business leaders, faith-based organizations, special interest groups, and others. LPA facilitated three (3) focus groups to elicit comments from the participants to identify issues, concerns, and current or emerging facility or program needs. The following three Focus Groups were conducted:

FOCUS GROUP #1
Seniors and Volunteer Organizations
Sept. 13, 2022 noon to 1:30pm

FOCUS GROUP #2
Sports Organizations
Sept. 13, 2022 5:00 to 6:30pm

FOCUS GROUP #3
Business Associates & Special Events
Sept. 26, 2022 2:00 to 3:30pm

The following consensus summary of the most commonly repeated needs, comments and concerns from the summary of the Focus Group Meetings follows:

TOP FOCUS GROUP NEEDS

- Something for youth to do in town
- Swimming pool for community-wide use, swim team competitions and water polo
- Gym facility is not large enough
- Lighted sports fields, especially soccer
- Softball field, lighted
- Shortage of volunteers for programs, coaching, instructors and lifeguards
- Programs, sign-ups and special events are slowly recovering from Covid-19 pandemic
- Events that celebrate the diversity of the population of Dixon
- Theater arts, music and STEM related programs
- Golf driving range
- Funding for new facilities
- Maintain what we already have
- Community center with multi-use flexibility

SPORTS ORGANIZATION QUESTIONNAIRE

Soliciting the attitudes and perceived needs of recreation facilities user groups in the City is an essential element in the process. This questionnaire achieved the objective of outreach to these community groups and it provided valuable information regarding facility usage, team size, recreation seasonality, and player volume that is most important in an understanding of facility demand. The Consultants provided a questionnaire form regarding information relevant to the usage of recreation facilities in the City. The City distributed the questionnaires and the consultant team compiled summaries of the results to evaluate the future needs based upon existing and projected growth of the league sizes. The Facility Needs Ratios developed in the report reflects the projected growth based upon the data provided by the user groups.



COMMUNITY WORKSHOPS

An integral component in the development of the Parks and Recreation Master Plan update is the public workshop process. Workshops were facilitated by the consultant team and driven by the participants and City Staff. The goals of the workshops were three-fold: 1) To provide opportunities for the community to participate, share issues and concerns, and learn about the Master Plan Update process, 2) To foster synergistic public dialogue regarding expectations, solutions and vision, and 3) To create a pathway for the community to author recommendations regarding priorities, through consensus-building and community support development.

The results of the city-wide survey were presented in the course of the workshop presentations and program or facility desires would be solicited and cataloged. Importantly, the outcome of the workshops provided input to prioritization of future recreation program or facility improvements in the City. The workshop process clarified and augmented the identified desires of the community developed through other public planning methods. Most importantly, the workshop process was structured to arrive at consensus regarding the priorities perceived by the public for improvements to the recreation programs, trails and facilities system.

Each of the proposed three (3) workshops as further described below included up to a 3-hour session for all the participants. City staff heavily promoted and advertised for the workshops, which were held in the senior/community center meeting room in Hall Park.

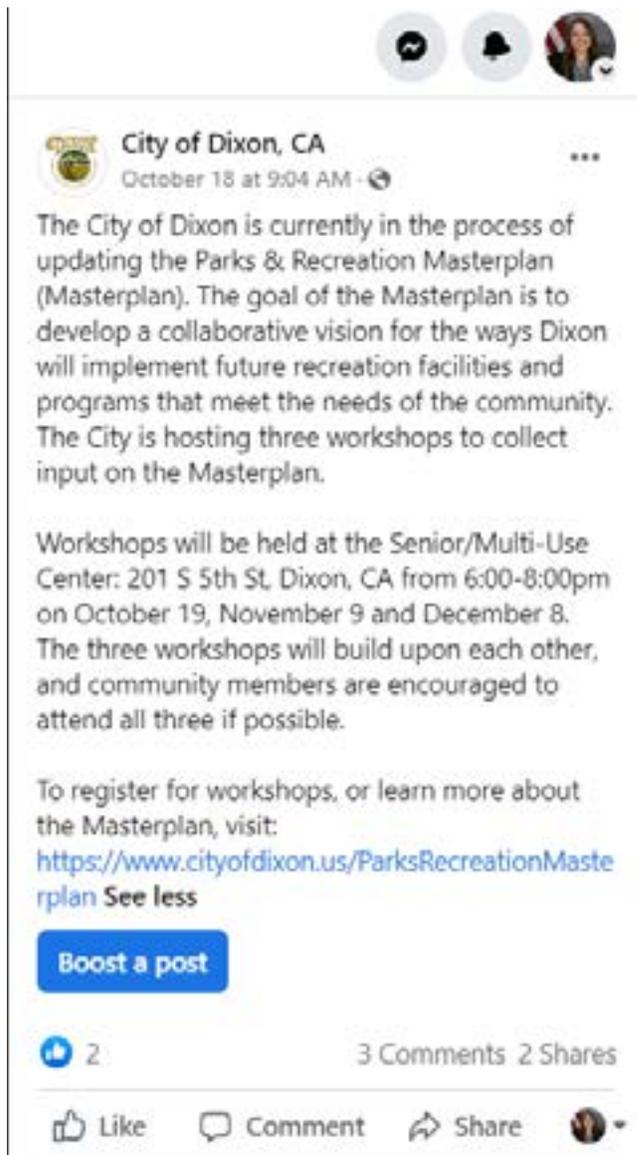




FIGURE 3-2 | INTERNET WORKSHOP ADVERTISEMENT

MULTI-CHANNEL ADVERTISEMENTS

The City advertised the three public workshops in a number of ways in order to raise awareness of the events. Below is a list of the outreach methods advertising the workshops:

- Created a webpage and posted on City’s website calendar
- Advertised on City’s social media accounts - www.CityofDixon.us/parksandrecreationmasterplan
- Sent hard copy flyers (In offices, Senior Multi-Use Center, advertised at Fire Department open house 10/15/2022)
- Issued a press release, was printed in all 3 local papers
- Shared in City newsletter
- Mailed a bill insert to 3,511 utility customers

COMMUNITY WORKSHOP #1

The first public workshop was envisioned to present the Master Plan process and focus on what the public sees as community recreation characteristics, issues, and current opportunities and constraints.

The residents were organized into small groups and first asked to answer certain question prompts individually and then to discuss their answers as a group. Each group was then asked to pick their top answers to each question. Top answers were reported to the rest of the workshop, where common answers could be recorded. Through this process, the most common opinions could be identified and consensus built.

Full documentation of the workshop results can be found in the Appendix.

Q1. What are the TOP 5 most important community characteristics that make Dixon a great place to live, work, and play?



FIGURE 3-3 | COMMUNITY WORKSHOP 1 IMAGES AND QUESTION SUMMARIES

Q2. What are the TOP 5 issues or trends that maybe negatively impacting those important community characterisitcs and should be considered in the Parks and Recreation Masterplan?

Q3. What ROLE can parks, recreation and community services play in addressing those issues, and support the community characteristics that make Dixon a great place to live, work and play?

PARK MAINTENANCE

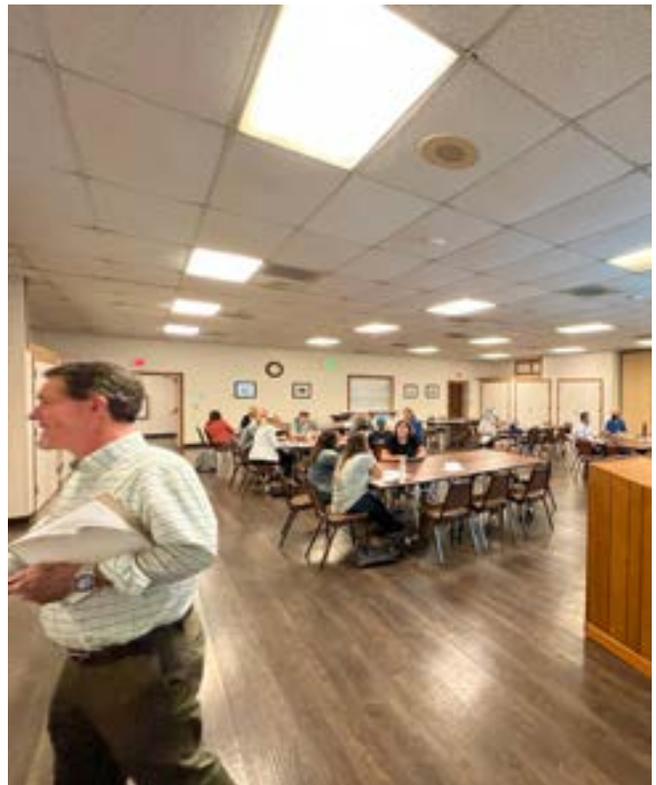
TRAFFIC ISSUES

LIGHTING

IMPROVED PUBLIC INPUT & COMMUNITY ENGAGEMENT

INCREASE FUNDING FOR PARK/REC MAINTENANCE

ENVIRONMENTAL FOCUS



COMMUNITY WORKSHOP #2

The second workshop focused on special interests (i.e. sports groups, trails/open space, active adult community, youth community, etc.) and their experiences with the facilities in the City. The team utilized the same consensus building technique as in Workshop #1. Hall Park and sports were favored heavily over other parks and recreation facilities. Restrooms and maintenance were also chief concerns



FIGURE 3-4 | COMMUNITY WORKSHOP 2 IMAGES AND QUESTION SUMMARIES

Q1. What are your FAVORITE parks and recreation facilities in the City of Dixon? Why?



Q2. What are your least FAVORITE parks and recreation facilities in the City of Dixon? Why?



Q3. What are the MOST IMPORTANT parks and recreation needs in the City of Dixon?



COMMUNITY WORKSHOP #3

The final workshop summarized the citizen input from the first two workshops, outlined the Master Plan process, and gathered public comment on the findings of the first two workshops. Specifically, this workshop established the consensus regarding prioritization of parks, recreation programs, trails, and facility needs in the City. Maintenance, aquatics, and indoor recreation facilities remained a key theme throughout each workshop.

CITY OF DIXON PROGRAM NEEDS

GROUP # TOTAL

ITEM	1	2	3	4	5	6	7	8	9	10	TOTAL
Events that celebrate the cultural diversity of Dixon	1	1									2
Fitness Classes / Programs	1	1									2
Funding for new Parks and Rec facilities	1	1	1								3
Programs and activities for Senior Center	1	1									2
Provide Lighting for existing sports fields	1	1									2
Maintain / renovate existing facilities	1	1	1	1							4
Need more activities and programs for youth	1	1									2
Develop strategy to encourage more volunteers for programs such as coaching, instruction, and lifeguards	1										1
Theater Arts, Music, STEAM, and Library programs	1	1									2
PHYSICIAN SPARK	1	1									2
SWIMMING PROGRAMS	1	1									2
ADULT / SENIORITY PROGRAMS	1	1									2

CITY OF DIXON FACILITY NEEDS

GROUP # TOTAL

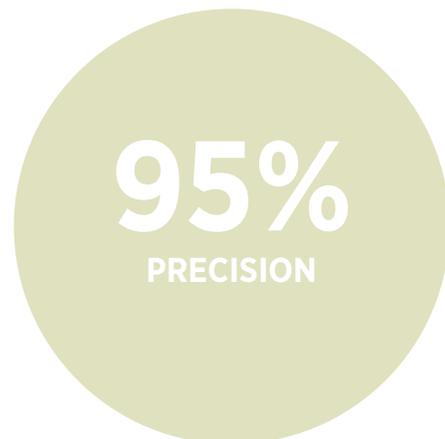
ITEM	1	2	3	4	5	6	7	8	9	10	TOTAL
Assistant Center (Large multipurpose recreation / competition facility w/ sports field)	1	1	1	1	1	1	1	1	1	1	10
Baseball Courts (Outdoor)	1	1	1	1	1	1	1	1	1	1	10
Baseball	1	1	1	1	1	1	1	1	1	1	10
Community Recreation Center (Multi Use Flexibility)	1	1	1	1	1	1	1	1	1	1	10
Community Gardens	1	1	1	1	1	1	1	1	1	1	10
Dog Parks	1	1	1	1	1	1	1	1	1	1	10
Drinking Fountains	1	1	1	1	1	1	1	1	1	1	10
Outdoor Exercise Equipment Area	1	1	1	1	1	1	1	1	1	1	10
Frishie Golf (Disc Golf)	1	1	1	1	1	1	1	1	1	1	10
Football Fields	1	1	1	1	1	1	1	1	1	1	10
Golf Driving Range	1	1	1	1	1	1	1	1	1	1	10
Indoor Court Sports Facility (Large)	1	1	1	1	1	1	1	1	1	1	10
Lighted Paths	1	1	1	1	1	1	1	1	1	1	10
Lighted Sports Fields / Courts	1	1	1	1	1	1	1	1	1	1	10
Multi-purpose Sports Complex	1	1	1	1	1	1	1	1	1	1	10
Open Grass Areas	1	1	1	1	1	1	1	1	1	1	10
Park Lighting	1	1	1	1	1	1	1	1	1	1	10
Pickleball Courts	1	1	1	1	1	1	1	1	1	1	10
Public Tables/BQs	1	1	1	1	1	1	1	1	1	1	10
Playground Tot Lot	1	1	1	1	1	1	1	1	1	1	10
Restrooms	1	1	1	1	1	1	1	1	1	1	10
Rugby	1	1	1	1	1	1	1	1	1	1	10
Shade Structures	1	1	1	1	1	1	1	1	1	1	10
Slate Park	1	1	1	1	1	1	1	1	1	1	10
Soccer Fields	1	1	1	1	1	1	1	1	1	1	10
Softball Fields	1	1	1	1	1	1	1	1	1	1	10
Track (Walking / Running)	1	1	1	1	1	1	1	1	1	1	10
Tennis Courts	1	1	1	1	1	1	1	1	1	1	10
Trail System Linkages (various completion)	1	1	1	1	1	1	1	1	1	1	10
Trails, Biking / Cycling	1	1	1	1	1	1	1	1	1	1	10
Tools, Walking/Jogging Paths	1	1	1	1	1	1	1	1	1	1	10
Tennis	1	1	1	1	1	1	1	1	1	1	10
Volleyball Courts	1	1	1	1	1	1	1	1	1	1	10
STAND-ALONE SPARK PRO	1	1	1	1	1	1	1	1	1	1	10
FEWAL	1	1	1	1	1	1	1	1	1	1	10
ACCESS TO B.E.	1	1	1	1	1	1	1	1	1	1	10
SPARK PANELS	1	1	1	1	1	1	1	1	1	1	10
ADA PLAYGROUND	1	1	1	1	1	1	1	1	1	1	10



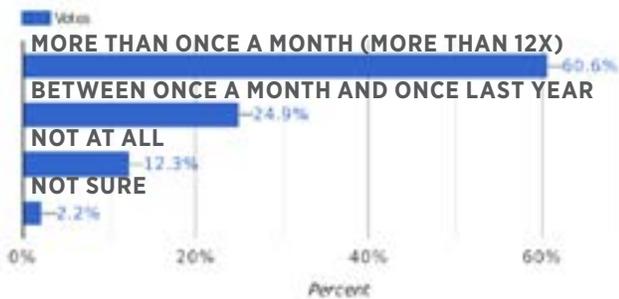
FIGURE 3-5 | COMMUNITY WORKSHOP 3 IMAGES AND QUESTION SUMMARIES

CITY-WIDE RESIDENT WEB- BASED SURVEY

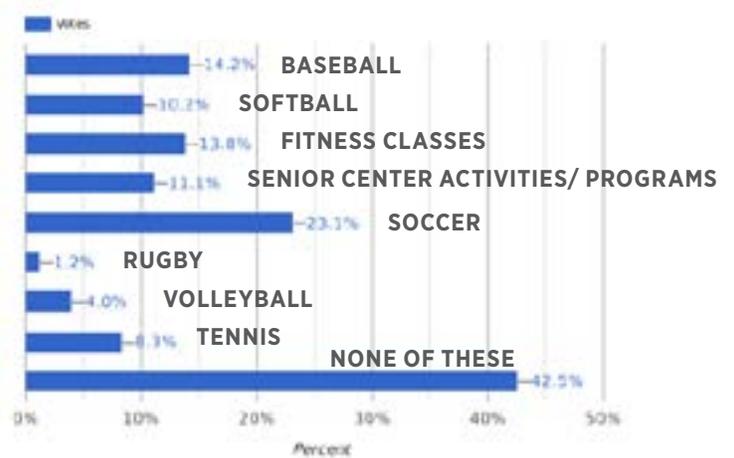
Resident surveys are a critical public planning tool due to their ability to represent the public as a whole with statistical validity. They also are an important validation check on the feedback from those citizens who choose to participate in venues such as public workshops or other open engagement. The city-wide surveying was distributed via SMS text messages during early December 2022. A good response rate was accomplished. A total of 361 residents provided fully completed responses to achieve statistical reliability with +/- 6% margin of error and a 95% confidence level. Results were tabulated and provided in graphic format that included geographically and demographically indexed results for the most helpful decision support. The following is the summary findings from the survey.



Q1. In the last 12 months, about how often have you or your family visited City of Dixon parks, fields, recreational facilities or the Senior/Multi-use Center?



Q3. In the last 12 months, which of the following other recreational activities have you or your family participated in, if any?



Q2. In the last 12 months, which of the following recreational activities have you or your family participated in, if any?

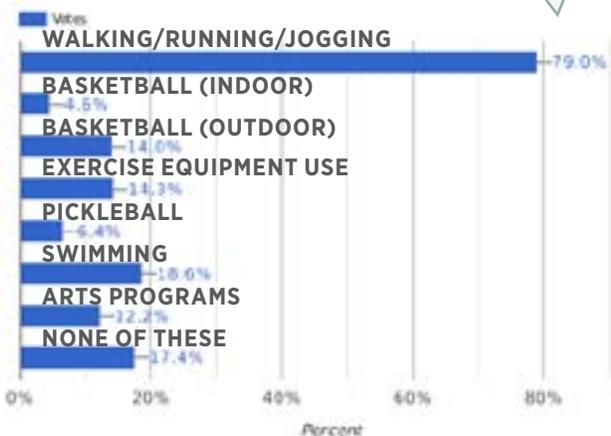


FIGURE 3-6 | WEB-BASE SURVEY RESULTS

Q4. In the last 12 months, which of the following City facilities, fields or park amenities have you or your family used in Dixon, if any?

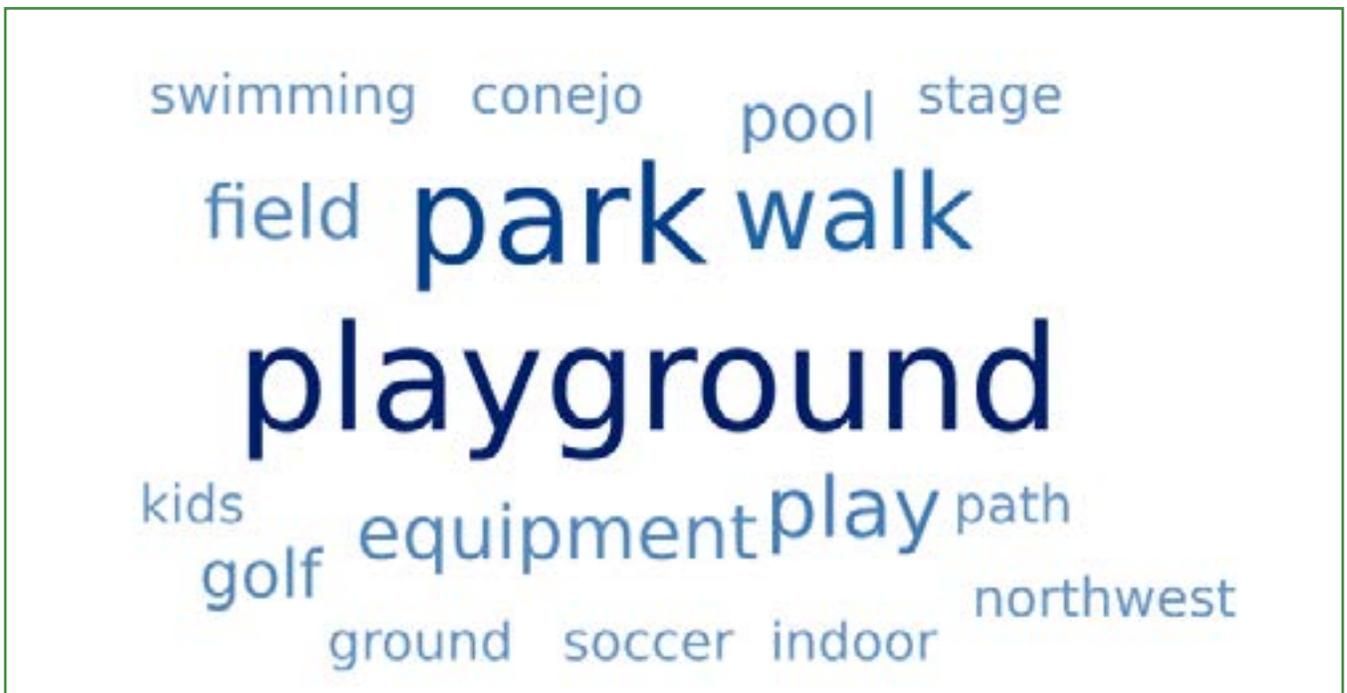
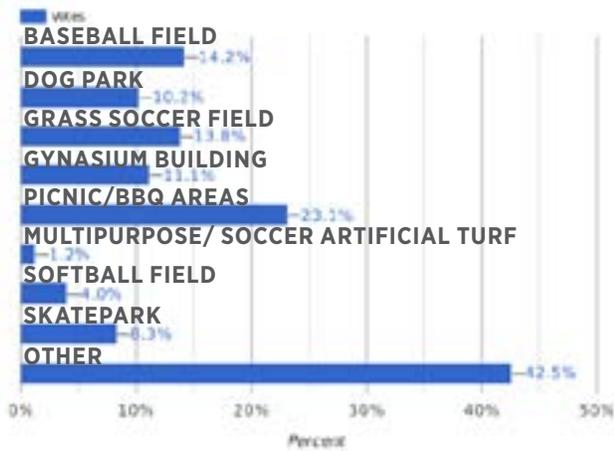


FIGURE 3-7 | WEB-BASE SURVEY RESULTS

Q5. Which park amenities do you think Dixon parks need more of, if any?

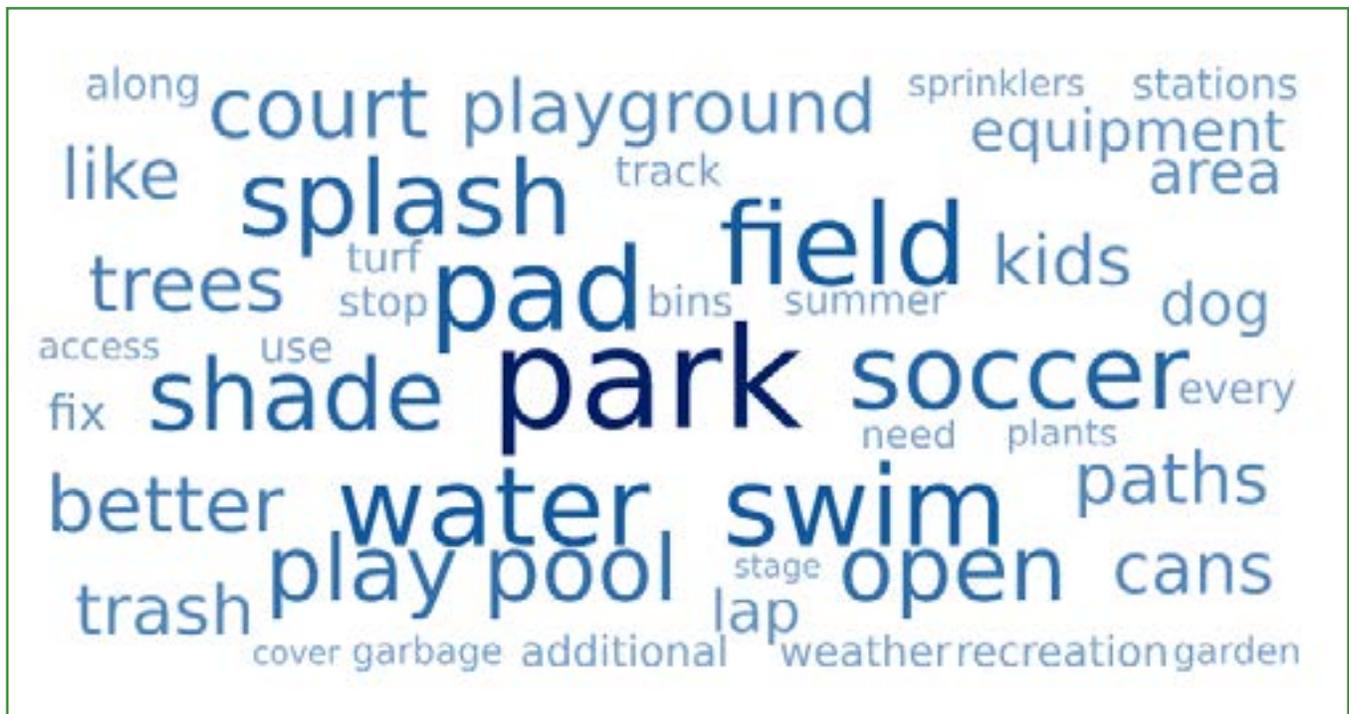
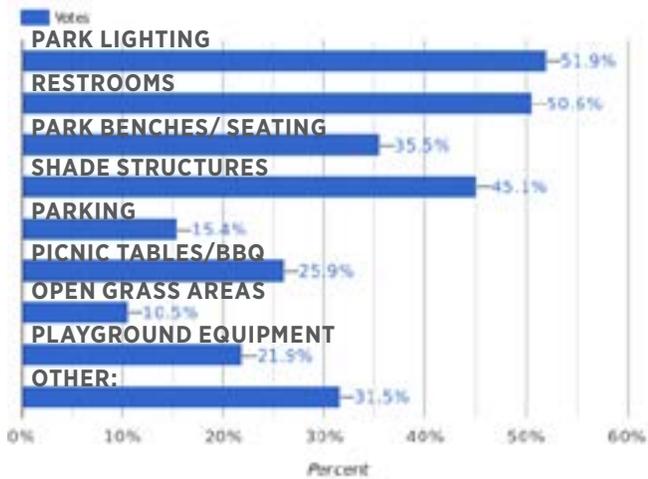


FIGURE 3-8 | WEB-BASE SURVEY RESULTS

NEEDS ASSESSMENT

OUTREACH INPUT TOOLS

The Community Engagement process outlined in the previous section was a multiple-month process of data collection and consensus building. The stakeholder one-on-ones, focus group interviews and community workshops provided valuable qualitative data about the current condition of the parks, current needs and projected deficiencies. The workshops also allowed for consensus building among the community to find top areas of focus for the City. The city-wide survey provided statistically valid quantitative data about current use patterns of parks, programs, and facilities.

Analysis of this data, with emphasis on the web-survey, provide the foundation for the current and projected parks and recreational needs of the City. To derive the top needs, a matrix was developed that identified each of the park programs, amenities, and facility needs and which input tools stated they were priorities. These needs may include specific facilities, such as a softball field or aquatics center, or programmatic needs, such as youth programs or improved maintenance and operations. The web-survey is weighted heavier than other input tools, due to it be a statistically valid representation of the current use patterns of city parks by all residents. The matrix to the right shows the top priorities and a summary follows.



TABLE 3-1

OUTREACH INPUT TOOLS

IDENTIFIED NEEDS	QUANTITATIVE		QUALITATIVE							TOTAL OF INPUT THAT IDENTIFIED AS PRIORITY NEED
	CITY-WIDE WEB SURVEY	NEEDS ASSESSMENT	STAKEHOLDER INTERVIEWS	FOCUS GROUP 1	FOCUS GROUP 2	FOCUS GROUP 3	COMMUNITY WORKSHOP 1	COMMUNITY WORKSHOP 2	COMMUNITY WORKSHOP 3	
AQUATICS CENTER (LARGE MULTI-PURPOSE RECREATION + COMPETITION FACILITY)	2	1	1	1	1	1	1	1	1	10
MAINTAIN WHAT WE ALREADY HAVE			1	1	1	1	1	1		6
SOFTBALL FIELD	2	1		1	1	1		1		6
GYMNASIUM / INDOOR SPORTS FACILITY (BASKETBALL / VOLLEYBALL)		1		1	1	1		1		5
TRAILS ARE NEEDED		1	1	1	1	1				5
BASEBALL FIELD	2	1	1							4
COMMUNITY CENTER WITH MULTI-USE FLEXIBILITY				1	1	1			1	4
DISC GOLF			1	1	1	1				4
GOLF DRIVING RANGE			1	1	1	1				4
LIGHTED SPORTS FIELDS (ESPECIALLY SOCCER)			1	1	1	1				4
PICKLEBALL COURTS	2	1	1							4
SOMETHING FOR YOUTH TO DO IN TOWN (ACTIVITIES AND PROGRAMS)			1	1	1	1				4

CURRENT NEEDS

TOP RECREATION PRIORITIES

1. Aquatics Center

The only facility that was a top priority across all input tools was an Aquatics Center. The residents felt very strongly the City needs a recreational and competition swim facility that can accommodate competitive water polo, swim tournaments, learn-to-swim programs, and recreational swim. Some residents expressed the need for a splash play component as well.

2. Maintain What We Already Have

The second highest need was upkeep of the existing facilities. While City operations and maintenance crews are applauded on their efforts, there is a desire among citizens to ensure the current level of service (or better) is maintained across the existing park facilities.

T2. Softball Field

Tied for second highest priority was the need for additional softball fields. The city currently maintains three fields in Hall Park, but the community felt additional fields were needed to meet current demand.

4. Indoor Sports Facility / Gymnasium

An indoor recreation facility and gymnasium was the fourth most important need for the community. Indoor sports, such as futsal, volleyball, and basketball are very popular, particularly during inclement weather. These facilities often give opportunity to house other programs, like flexible meeting space, locker rooms, fitness centers, and running tracks, which aligns with some of the community's other top needs.

T4. Trails Are Needed

Trails were tied with the Indoor Sports Facility as a fourth priority. The City currently has a number of hiking/walking paths, multi-use trails, and on and off-street bicycle lanes. The community felt improving the existing trail network by linking existing trails and building new trails would greatly improve recreation and mobility within Dixon.

6. Baseball Fields

In addition to softball, baseball was also a top priority. The City's current fields are split between Hall Park, Patwin Park, and Veterans Park. Adding additional fields would increase Dixon's ability to host local and regional tournaments and support league play.

T6. Community Center w/ Multi-Use Flexibility

Tied as a sixth top need was a community center and flexible meeting space that would support a number of programs and activities. While programmatically different from an Indoor Gym, meeting rooms and community center programs can often be added to an indoor gym facility, combining the two into a single building. These efficiencies can help the City reduce development costs and create a hub for community activity.

T6. Disc Golf

Residents would value the addition of a disc golf course with Dixon. As a less intensive facility, these courses are often incorporated into more naturalized park settings, but can also be in more developed parks.

T6. Golf Driving Range

Like disc golf, the residents felt a traditional golf driving range was a priority. There are currently no golf facilities within the City. The nearest golfing facility is over 15 miles away in either Davis or Vacaville.

T6. Lighted Sports Fields

Dixon has several sports fields, primarily in Hall and Northwest Park, some of which are lighted. Providing high-quality, full cut-off sports lighting for the remaining fields is important to residents. This lighting extends the service hours of each field, which can reduce the overall need for additional fields.

T6. Pickleball Courts

Pickleball is one of the fastest growing sports trends. Hall Park is home to the City's temporary Pickleball striped courts, and there is a need for permanent courts to meet demand.

T6. Something For Youth To Do In Town

A common challenge for cities is providing youth-oriented programs and amenities. Community members felt Dixon would benefit from additional programs during summer and after school for youth, particularly pre-teen and teen aged children.

CURRENT DEFICIENCIES

Neighborhood Parks and Community Parks, while both parks, generally offer different types of facilities and recreation. Neighborhood Parks are smaller, under 12 acres, and provide a service radius of up to a half-mile. These amenities are typically oriented toward informal recreation or sports, families, and individuals. They may also include sports facilities for informal recreation such as shuffleboard, tennis, pickleball, or basketball.

Community parks are larger scale parks that serve the broader community. In addition to some of the amenities offered in Neighborhood Parks, they should primarily offer facilities geared toward formal sport and recreational activities, such as baseball, soccer, and football. They are typically over 12 acres in size and service a larger radius of up to 3 miles.

The General Plan has set goals for minimum acreage of parkland per resident, and it also identifies goals for the distribution of park type. This is to encourage a diversity in the type of park and amenities available to the community, as well as ensure appropriate access to recreational facilities. The standard shall maintain a distribution of at least 1.2 acres of neighborhood parkland and at least 3.8 acres of community parkland per 1,000 residents.

NEIGHBORHOOD PARKS STANDARD

1.2 acres / 1000 residents

COMMUNITY PARKS STANDARD

3.8 acres / 1000 residents

CITYWIDE PARKS STANDARD

5.0 acres / 1000 residents

TABLE 3-2

PLANNED PARKS

PARK SITE	ACREAGE
NEIGHBORHOOD PARKS	
NORTHEAST QUADRANT NEIGHBORHOOD PARK	5.0
TOTAL EXISTING + PLANNED NEIGHBORHOOD PARKS	23.52
COMMUNITY PARKS	
HALL PARK EXPANSION	8.99
SOUTHWEST COMMUNITY PARK	21.40
NORTHEAST QUADRANT COMMUNITY PARK	14.00
TOTAL EXISTING + PLANNED COMMUNITY PARKS	115.73
TOTAL PARK ACREAGE	139.25

PARKLAND DISTRIBUTION BY PARK TYPE

With 18.52 acres of neighborhood parks and a 2023 population of 19,017, the City is currently under the goal at 0.97 acres / 1,000. As development occurs, additional neighborhood parks will need to be dedicated to increase the level of service to meet the City standards. There are 71.33 acres of community parks which almost meets the goal with 3.75 acres / 1,000 residents.

The Homestead Specific Planning Area has set aside parkland for an additional community park, currently known as the Southwest Community Park (21.4 acres). This park will address several critical recreational facility needs, as well as contribute to the General Plan standard for acres of park per capita.

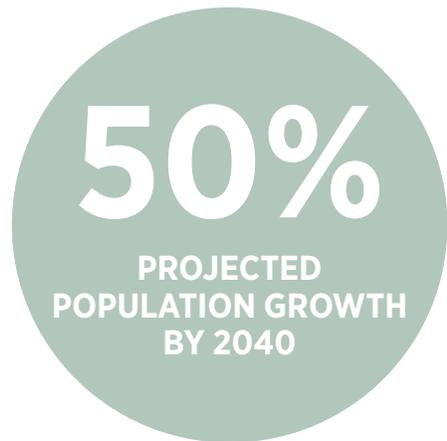
CURRENT PARKLAND DISTRIBUTION

NEIGHBORHOOD PARKS
 18.52 acres / (19,017 / 1,000) =
0.97 acres / 1,000 residents

COMMUNITY PARKS
 71.33 acres / (19,017 / 1,000) =
3.75 acres / 1,000 residents

PROJECTED NEEDS

The City of Dixon is projected to grow nearly 50% by the year 2040 to a population of 28,450 residents. In order to meet the goal of 5 acres of parkland for every 1000 residents, this will require the dedication of additional parkland as development occurs. Currently, Dixon is under the goal, with 89.85 total acres of parkland and a population of 19,017, which creates a ratio of 4.73 acres per 1,000 residents.



ADDITIONAL PARKS

By 2040, the City will require an additional 52.4 acres of parks, for a total of 142.25 acres in order to meet the projected growth. The planned park in Homestead Specific Planning Area, the Hall Park expansion, and proposed parks in the NE Quadrant will contribute to the total, but there will still be a need for approximately three additional acres of parks to meet the goal in 2040.



NEIGHBORHOOD PARKS BY 2040

23.52 acres existing and planned

34.14 acres needed to meet 1.2 acres / 1,000

FINDING: Additional 10.62 acres will be required by 2040 to sustain ratio

COMMUNITY PARKS BY 2040

115.73 acres existing and planned

108.11 acres needed to meet 3.8 acres / 1,000

FINDING: 4.06 acres / 1,000 residents complies with standard





ADDITIONAL FACILITIES, PROGRAMS + AMENITIES

Development of additional parks will ultimately entail an in depth stakeholder process to determine specific programmatic elements on a project-by-project basis, but by establishing participation rate standards, the City can set minimum standards for Level of Service (LOS). By extrapolating current participation rates across projected growth patterns, we can determine how many additional facilities, programs, and amenities of each type will be required to meet the needs of the community.

Survey of the community found that fitness walking and jogging was by far the most popular form of recreation, with an almost 80% participation rate. Soccer, swimming, using exercise equipment or classes, baseball, and basketball were also highly popular activities. The data also showed that though less widely participated in, pickleball had the highest demand for facilities at five new courts. Fitness classes also show as an area of need. The existing rugby and senior center facilities are enough to meet demand.

The table at the left provides a detailed breakdown of participation rates and projected facility needs.



TABLE 3-3

PARTICIPATION RATES FOR RECREATION ACTIVITIES AND PROGRAMS

EXISTING FACILITY / PROGRAM	PARTICIPATION RATE	DEMAND FACILITY NEED RATIO	EXISTING FACILITIES	DEMAND	EXISTING FACILITY DEMAND OR SURPLUS
WALKING / JOGGING TRAIL	79.0%	1 PER 3,940	3	5	-2
SOCCER	23.1%	1 PER 2,675	6	7	-1
SWIMMING	18.6%	1 PER 9,840	1	2	-1
EXERCISE EQUIPMENT	14.3%	1 PER 3,850	1	5	-4
BASEBALL	14.2%	1 PER 3,970	4	5	-1
BASKETBALL (OUTDOOR)	14.0%	1 PER 2,207	7	9	-2
FITNESS CLASSES	13.8%	1 PER 4,200	0	5	-5
ARTS PROGRAMS	12.2%	N/A	N/A	N/A	N/A
SENIOR CENTER	11.1%	1 PER 17,600	1	1	0
SOFTBALL	10.2%	1 PER 4,865	3	4	-1
TENNIS	8.3%	1 PER 2,187	6	9	-3
PICKLEBALL	6.4%	1 PER 2,838	2	7	-5
BASKETBALL (INDOOR)	4.6%	1 PER 9,935	1	2	-1
VOLLEYBALL	4.0%	1 PER 9,865	1	2	-1
GYMNASIUM	2.2%	1 PER 10,250	1	2	-1
RUGBY	1.2%	1 PER 20,800	1	1	0

TABLE 3-4

NEIGHBORING CITIES RECREATIONAL FACILITY BENCHMARKING

FACILITY / PROGRAM	CITY OF DIXON	NRPA STANDARD 2020	VACAVILLE	WEST SACRAMENTO	ROSEVILLE	DAVIS
BASEBALL	1 PER 3,970	1 PER 3,396	1 PER 2,750	1 PER 27,088	1 PER 2,870	1 PER 64,606
BASKETBALL (INDOOR)	1 PER 9,935	1 PER 8,916	N/A	N/A	1 PER 4,500	N/A
BASKETBALL (OUTDOOR)	1 PER 2,207	1 PER 4,090	1 PER 5,000	1 PER 6,020	N/A	N/A
DOG PARK	N/A	1 PER 19,066	N/A	1 PER 27,088	1 PER 36,800	N/A
EXERCISE EQUIPMENT	1 PER 3,850	1 PER 8,916	N/A	N/A	N/A	N/A
FITNESS CLASSES	1 PER 4,200	1 PER 8,916	N/A	N/A	N/A	N/A
GYMNASIUM	1 PER 10,250	1 PER 8,916	1 PER 32,000	N/A	N/A	1 PER 37,000
PICKLEBALL	1 PER 2,838	N/A	N/A	N/A	N/A	N/A
PICNIC AREAS	N/A	N/A	N/A	N/A	1 PER 280	N/A
PLAYGROUND	N/A	1 PER 3,750	N/A	1 PER 3,010	N/A	N/A
RUGBY	1 PER 20,800	1 PER 29,228	N/A	N/A	N/A	N/A
SENIOR CENTER	1 PER 17,600	1 PER 22,424	1 PER 64,000	N/A	N/A	N/A
SKATE PARK	N/A	1 PER 19,805	N/A	1 PER 54,176	1 PER 44,500	N/A
SOCCER	1 PER 2,675	1 PER 3,294	1 PER 4,000	1 PER 7,739	1 PER 3,000 (YOUTH) 1 PER 18,900 (ADULT)	1 PER 5,500
SOFTBALL	1 PER 4,865	1 PER 5,691	1 PER 2,750	1 PER 13,544	1 PER 8,200 (GIRLS) 1 PER 29,000 (ADULT)	N/A
SWIMMING	1 PER 9,840	1 PER 8,023	1 PER 32,000	N/A	1 PER 28,700	1 PER 12,921
TENNIS	1 PER 2,187	1 PER 2,922	1 PER 7,500	1 PER 7,500	1 PER 14,350	1 PER 3,700
VOLLEYBALL	1 PER 9,865	1 PER 7,866	1 PER 10,000	N/A	1 PER 462,200	N/A
WALKING / JOGGING	1 PER 3,940	1 PER 3,478	N/A	N/A	1 PER 4,400	N/A

*N/A indicates no data available or the city has not established a standard level of service

REGIONAL BENCHMARKING

Providing adequate parks and recreational facilities is not just a calculation of acreage per resident. It is also imperative to provide a diverse range of facilities which meet the needs of the community and meet the needs of the programs within the City. The amenities also need to be of a quality and standard which serve the community. While every community's needs are different, each amenity only has a certain capacity to serve the community. By comparing ratios of different facility types per the population of similar communities within the region, we are able to set level of service benchmarks. The following chart shows the level of service for different amenity types for cities within the community. With few exceptions, the City of Dixon is generally providing a similar or better level of service for every facility type as compared to other communities.

TRENDS AND IMPLICATIONS ANALYSIS

Recreation activities tend to follow trends. Different activities and sports may grow or shrink in popularity and participation rates over time. Understanding local and national trends can help the City of Dixon position parks and recreation as an essential service to the community. Some emerging trends nationally and locally that may assist the City are highlighted at the right.

LOCAL AND NATIONAL RECREATION TRENDS

-  Rugby is one of the fastest growing sports nationally. Dixon is ahead of the curve with an existing rugby field which meets current and projected needs.
-  Pickleball is an immensely popular activity, both indoors and out, and across generational users.
-  Football (touch, ultimate, and tackle) are seeing consistent drops in participation rates locally and nationally.
-  Aquatic activities continue to be one of the most popular forms of recreation and has seen sustained growth locally and nationally.
-  Post-COVID, national outdoor recreation rates are on the rise nationally.
-  Nationally, income tends to be an indicator of participation rates. Lower income households typically have less participation.
-  Demographics are shifting as Americans are aging, become more culturally diverse and living in smaller households.
-  Generational shifts affect participation rates. Generation Z (6-17) are most active, while Boomers (55+) are the least active.

FIGURE 3-8 | LOCAL AND NATIONAL RECREATION TRENDS

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4.0 RECOMMENDATIONS



IN THIS SECTION:

- Park Facilities Recommendations
- Recreation Programs
- Park Maintenance
- Park Policies

PARK FACILITIES RECOMMENDATIONS

At the time of this writing, a new community park is planned within the Homestead Development Area: the Southwest Community Park. While this development will benefit the city and add over 20 acres of additional parkland to the City, there will still be a need for more parks in order to meet 2040 growth projections. This section outlines recommendations for the planned Homestead area park and opportunities for additional parks as development occurs within the City.

EXISTING PARKS

HALL PARK

LOCATION: Hall Park

EXISTING SIZE: 48.80 acres

PROPOSED EXPANSION: 8.99 acres

The final phase of Hall Park will complete the build out of the remaining long fields and address needs for additional lighted soccer fields. The Master Plan updates the 2016 Master Plan to include additional spectator areas, restrooms and shade structures. It would also connect existing sidewalk circulation around the existing baseball fields park with new sidewalk and update or expand the existing skate park to meet community needs. A complete list of elements to be included in Hall Park are:

- (1) Lighted synthetic turf soccer field
- (1) Lighted natural turf soccer field
- Renovate existing skate park
- (2) Shade / picnic shelters
- (1) Restroom facility
- (1) Spectator seating between existing and proposed fields
- Extend perimeter sidewalk at baseball field



FIGURE 4-1 | HALL PARK EXPANSION PLAN

NOT TO SCALE

NEW PARKS

SOUTHWEST COMMUNITY PARK

LOCATION: West A Street and George Lane

SIZE: +21.4 acres

Planned within the Homestead Specific Plan is a large new community park. At approximately 21.4 acres, it will be the third community park within the City. Last authored in 2015, the Southwest Community Park Master Plan described a number of programmatic elements to be included in the park, including sports fields (baseball, softball, and soccer), an aquatics facility, playgrounds, picnic facilities, a skatepark, dog park, basketball, tennis, and parking facilities. This Master Plan updates the Southwest Community park plan to better align with the needs identified herein.

There is opportunity for Southwest Community Park to address a significant portion of the recreational needs identified in this Master Plan. The Southwest Community Park Master Plan has been updated to include the following programmatic elements in order to address the growing needs of the community:

- (1) Baseball Field
- (1) Softball Field
- (1) Lighted Soccer / Multi-use Field
- (1) 2-5 yr Playground
- (1) 5-12 yr Playground
- (1) Aquatics Center w/ Lap Pool and Recreation Pool
- (1) Community Recreation Building / Gym
- (2) Indoor Basketball Courts
- (2) Outdoor Basketball Courts
- (4) Pickleball Courts
- (4) Tennis Courts
- (3) Picnic Spaces
- (1) Dog Park
- (10) Fitness Stations



FIGURE 4-2 | SOUTHWEST COMMUNITY PARK PLAN

NEW PARKS

ADDITIONAL FUTURE PARK OPPORTUNITIES

As development occurs within the city, there will be a need for the dedication of parkland to meet the growing needs of the community. This section identifies possible areas where parks should be located as development of those areas occurs.

The Northeast Quadrant Development Area is located at the north side of town, between I-80 and Pedrick Road. This 643 acre plan area would bring a number of new homes along with commercial, retail, and other developments. Within this area, approximately 19 acres of parkland should be dedicated for the City. This acreage should come in the form of a community park of 14 acres, and a neighborhood park of 5 acres.

NE QUADRANT COMMUNITY PARK (14 acres)

At 14 acres, the Community Park can accommodate a number of recreational facilities. It can address several of the lower priority needs identified in this document, as well as provide the same level of service as other community parks within the City. Programmatic elements for the park should include:

- (1) Multi-Generational Fitness Loop
- (1) Disc Golf Course
- (1) Picnic Facility
- (1) Shade Shelter
- (2) Volleyball Courts
- (1) Restroom Facility
- (1) Multi-use Field w/ Lighting
- (1) Playground
- Shade Trees and Open Space

NE QUADRANT NEIGHBORHOOD PARK (5 acres)

A neighborhood park in this planning area should provide amenities to meet the surrounding neighborhood, but take care not to duplicate amenities with the nearby NE Quadrant Community Park. This park may have a more urban program, geared toward community events and activities. Programmatic elements for the park should include:

- (1) Amphitheater
- (1) Multi-use Event Lawn
- (1) Picnic Facility
- (1) Shade Shelter
- Shade Trees and Open Space

ADDITIONAL NEIGHBORHOOD PARK (10 acres)

In order to meet a ratio of 1.2 acres of neighborhood park per 1000 residents, 10 acres of additional neighborhood park(s) will be required. Placing this park in the Northeast Quadrant Development Area would overburden that area and is thus not appropriate. As additional development interest arises around the city, neighborhood park land should be dedicated.

At 10 acres, Westside Park is not a part of the City's current park and recreation system, but is used (and thought of) as a public park by the community. The land is owned and operated by Dixon Unified School District. An option for the City could be a joint-use agreement with DUSD. The additional 10 acres of Westside Park could satisfy the requirements of the General Plan.

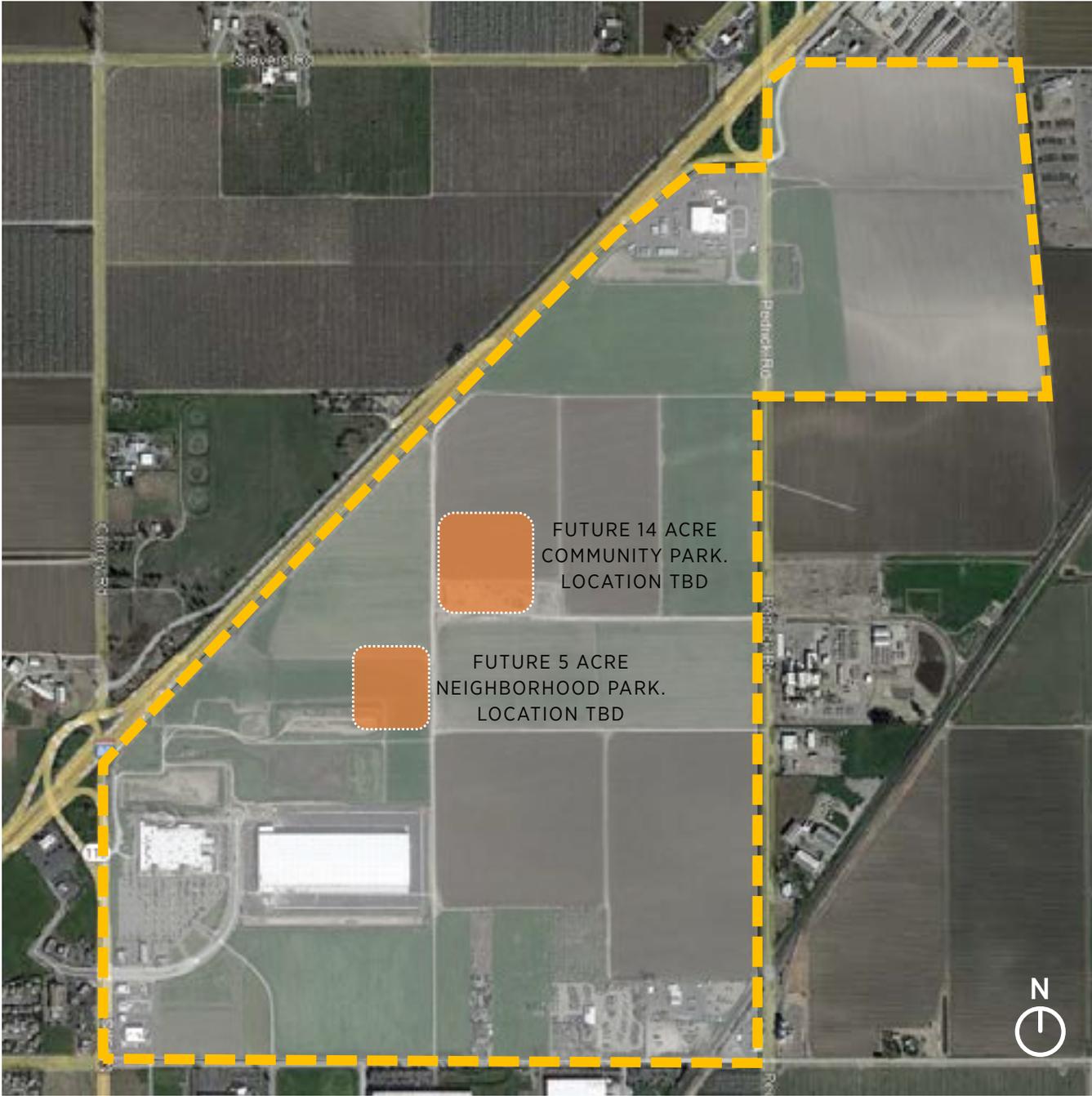


FIGURE 4-3 | NORTHEAST QUADRANT PLANNING AREA

NOT TO SCALE

EXISTING PARKS

RECREATION PROGRAMS

Recreational programs are a way to supplement the recreation amenities provided to a community beyond the facilities themselves. These value-added programs may also provide a means for cost-recovery for the City. The City should continue to evaluate the programs offered, pricing, and revenue goals to fit the community needs. Existing programs should be maintained, and additional programs oriented toward teens and youth should be prioritized. Residents also identified a need for additional arts programs, fitness classes, and senior programs.

Other programs such as Community Special Events are value-added programs that citizens identified as contributing to the unique character of Dixon. These special events and festivals help build community and attract tourists in addition to creating recreational opportunities for residents.

fields should be considered. Additional lighted fields may help to address needs by allowing the fields to be used for longer periods of time and accommodating more users on a daily basis. A few extra hours of playability can reduce the need for new fields.

Northwest Park: Provide full cut-off energy efficient sports lighting for the two existing fields in Northwest Park.

SECURITY LIGHTING

Residents also expressed a need for additional security lighting in existing parks. Most of the existing parks have security lighting, but additional lighting may be required in two parks.

Conejo Park: provide additional security lighting along pathway and adjacent to playground

Northwest Park: provide additional security lighting between soccer fields and residences on the east side of the park as well as at the corner of W H Street and N Almond Street.

PARK MAINTENANCE

Continued and improved maintenance of existing facilities was a top priority for the community, and the City should take steps to ensure long term maintenance of existing parks. Fixing existing broken or dilapidated facilities should be a priority. Sometimes, smaller improvement projects can be ways to supplement or improve existing facilities in order to meet demand.

SPORTS FIELD LIGHTING

The use hours of existing facilities can be extended through additional lighting. In particular, adding sports lighting to existing soccer and sports



CONEJO PARK PROPOSED IMPROVEMENTS

- SECURITY LIGHTING

FIGURE 4-4 | CONEJO PARK MAINTENANCE RECOMMENDATIONS



NORTHWEST PARK PROPOSED IMPROVEMENTS

- ★ FULL CUT-OFF SPORTS LIGHTING
- SECURITY LIGHTING



NOT TO SCALE

FIGURE 4-5 | NORTHWEST PARK MAINTENANCE RECOMMENDATIONS

EXISTING PARKS

TURF CONVERSION

Natural turf is a popular groundcover in parks due to its flexibility in use, ease of maintenance, and verdant appearance. However, it does require significant amounts of water to maintain. As water security concerns increase across the state, water-use may be a focus. Should limited water resources become a concern in the future, portions of each park could be converted from the current planting of natural grass lawn to drought tolerant shrubs and groundcovers and efficient irrigation systems. Across all parks, there is potential for significant water-use savings if all parks are converted as recommended.

The light green hatch on the following diagrams highlight areas where opportunity for turf conversion may exist. These locations would need to be evaluated on a case-by-case basis to determine exact limits and implementation.

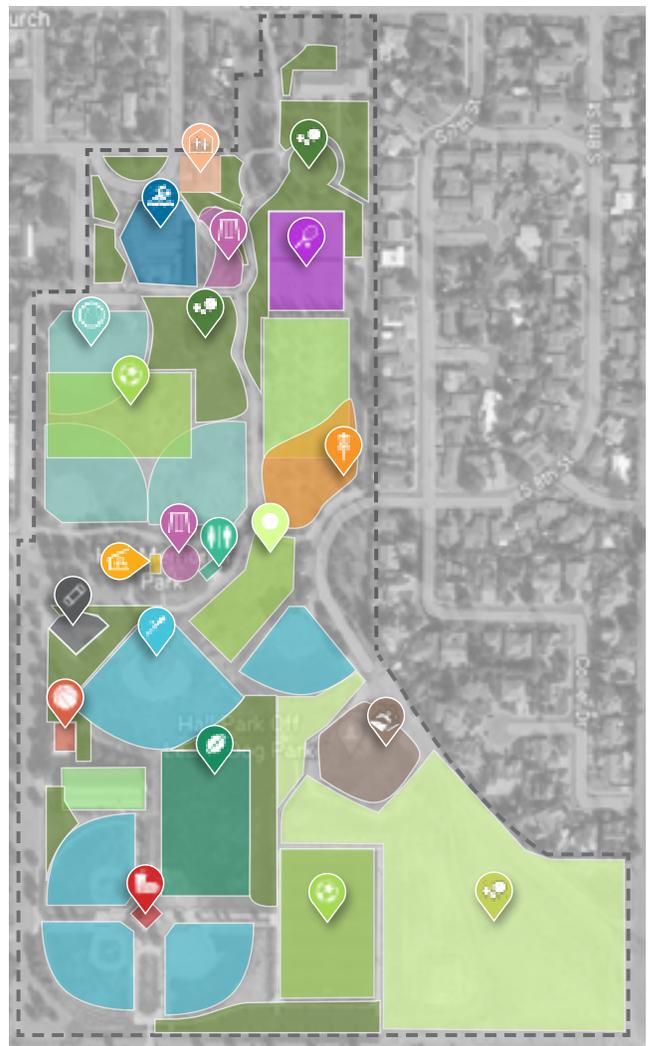
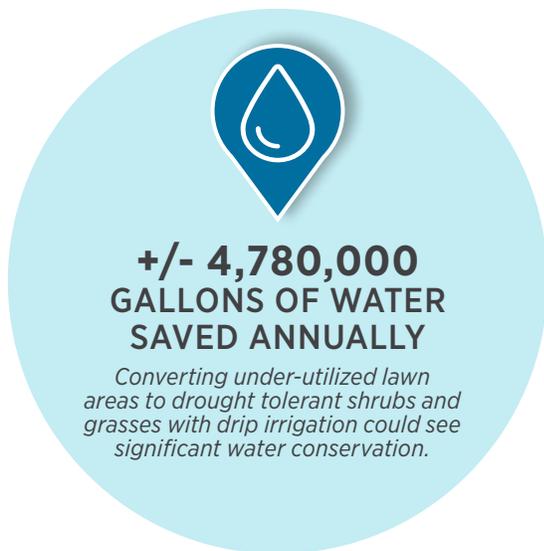


FIGURE 4-6 HALL MEMORIAL PARK TURF CONVERSION



FIGURE 4-7 | CONEJO PARK TURF CONVERSION



FIGURE 4-8 | PATWIN PARK TURF CONVERSION



FIGURE 4-9 | VETERANS PARK TURF CONVERSION



FIGURE 4-10 | NORTHWEST PARK TURF

PARK POLICIES

The General Plan sets level of service standards and other Parks and Recreation policies within the City of Dixon. It is incumbent on the Parks and Recreation Master Plan to set additional policies in order to meet the standards and goals set forth in the General Plan. The following policies are provided from the 2015 Parks and Recreation Master Plan. Most have not been amended and remain, however some updates have been made.

Text in *italics* indicate existing policies that have been amended. Amended policies have been highlighted in a green box.

Text in **color** indicate new policies.

LEVEL OF SERVICE

The foundation of the park level of service is established in the General Plan, under Public Services and Facilities Policy 23:

“The City shall maintain a ratio of at least 5 acres of parkland for each 1,000 Dixon residents.”

Policy 23 supports implementation of the Quimby Act, the California law that permits cities to require dedication of land for park or recreational purposes at a ratio of up to 5 acres per 1,000 residents as a condition of subdivision approval. More information on the specific requirements of the Quimby Act is provided in the Fee Nexus Study.

PARK DEDICATION POLICY

Policy Recommendation:

1. Continue to apply the Parkland Dedication Ordinance to acquire land for parks and recreational facilities according to the standards in the General Plan and Master Plan.
2. Continue to apply the Parkland Dedication Ordinance to acquire parklands and fees in-lieu of the land level of service standards specified by the General Plan and the Master Plan
3. **Private parks shall not count toward city-wide park facilities.**
4. **Acreage in parks dedicated for district-scale drainage facilities may also be used as recreational facilities, but will only receive partial acreage credit, as decided by the city on a case-by-case basis.**

NEIGHBORHOOD PARKS POLICY

Policy Recommendation:

1. Neighborhood park services are provided at designated neighborhood parks and in community parks. Neighborhood park services and facilities are designed to provide informal outdoor recreation and leisure opportunities for all age groups within easy walking distance of homes.
2. Typical neighborhood park services include children’s play areas, picnic tables and barbecues, small scale sports *and recreation* facilities such as basketball half courts and turf and landscape areas for strolling and informal sports. Facilities should be inclusive for persons with a wide range of physical abilities.

3. Restroom facilities are to be considered a community park service only.

4. The level of service (LOS) standard for neighborhood parks is:

LOS: 1.2 acres per 1,000 residents
Service area: 1/2 mile
Min. size: 3 acres

COMMUNITY PARKS POLICY

Policy Recommendation:

1. Community parks provide large-scale recreation facilities and services that cannot be provided at neighborhood parks.

2. Typical community park services include swim pools, multi-purpose/soccer/softball fields, Little League facilities, dog parks, *restroom facilities*, fitness stations, and community centers.

3. The level of service (LOS) standard for neighborhood parks is:

LOS: 3.8 acres per 1,000 residents
Service area: city-wide
Min. size: 15 acres

SPECIAL PARKS FACILITIES POLICY

Special Parks are unique to the overall park system. Parks like Downtown Plaza and the Women’s Improvement Club Park meet unique community needs but are outside the typical park standards.

Policy Recommendation:

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

3. Continue to maintain and operate Downtown Plaza as a neighborhood amenity.

RECREATION PROGRAM POLICY

Policy Recommendation:

- 1. Expand recreational programs for all ages and enhance the quality of life in the community.
- 2. Promote market recreation activities to increase the level of community participation.
- 3. Continue to work with Dixon Unified School District in order to maintain essential joint use plans necessary for recreation programming
- 4. Seek out and encourage volunteer assistance from service organizations, special interest groups, and individuals to provide support to recreation programs.
- 5. Maintain the Recreation Scholarship Fund so that low income children may have the opportunity to participate in recreation programs.
- 6. Provide programs that are accessible to residents with a wide range of physical abilities.

PARK IMPROVEMENT POLICY

Policy Recommendation:

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

4.0 | RECOMMENDATIONS

FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP)

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

Recommendation:

1. Park and recreation improvements in the CIP shall be consistent with the Master Plan.

DEVELOPMENT REVIEW POLICY

Policy Recommendation:

1. The level of service standards for community and neighborhood park facilities shall be applied by City staff and the Planning Commission in the review of subdivisions and other development applications.
2. Prior to development of new parklands, City staff shall develop an estimate of the personnel hours required to maintain the parklands at a level consistent with the City's level of service guidelines used in other parks in the city. Funding should be reviewed to verify that adequate maintenance funds are available without negatively affecting maintenance of existing parks.
3. For all new construction or rehabilitation of existing parks, City staff shall evaluate the design to control maintenance costs, particularly water and energy costs. City staff should also identify additional equipment

needs to determine if the City has the equipment necessary to maintain facilities.

4. When architectural design firms (landscape or structure) are hired, the selection process should include evaluating their prior experience for designing facilities to control maintenance costs.

GENERAL PLAN PARK POLICIES

DIVERSITY

The park and recreation program is to offer a range of facility types and sizes to address the diverse needs of the community.

QUALITY

Neighborhood and community parks will be high quality; this quality will be maintained for existing and future residents.

CONVENIENCE

Facilities will be located for easy access, with emphasis on the young, elderly, and persons with disabilities.

EQUITY

Facilities will be equitably distributed throughout the City.

NEIGHBORHOOD SERVICES

Local Recreation Facilities will be provided to each neighborhood area in general proportion to the citywide distribution

COMMUNITY-WIDE FACILITIES

Facilities designed for use by the entire community, as distinguished from neighborhood facilities, will be provided.

PARKLAND STANDARD

The City shall maintain a ratio of at least 5 acres of parkland for each 1,000 residents, at least 1.2 acres neighborhood parkland and at least 3.8 acres community parkland.

MITIGATION

The City will require new residential development to dedicate land and pay fees to mitigate the impact of development on recreation facilities. Land and fees acquired in this manner will be used for park facilities to maintain the 5 acres per 1,000 persons standard.

FIGURE 4-11 | GENERAL PLAN PARK POLICIES

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An aerial photograph of a soccer field with green artificial turf and white field markings. The field is surrounded by a concrete wall. In the background, there is a dirt area with some construction materials and a small building. A semi-transparent white box is overlaid on the bottom right of the image, containing text.

5.0

FUNDING AND IMPLEMENTATION STRATEGIES

IN THIS SECTION:

Rough Order of Magnitude Cost + Phasing

Operations and Maintenance Report

Park Impact Fee Nexus Study

ROUGH ORDER OF MAGNITUDE COST AND PHASING

A good parks master plan establishes a development plan to the site's highest potential. Available budget and economic pressures may require that the park's design be phased or strategically reduced in order to deliver a functional park space.

The following section will look at construction estimates of probable costs for the additional parks and facilities identified as needs in the previous sections. Project estimates are general in nature and developed to show potential costs and/or range of costs. Costs should be considered as approximations of individual facilities listed only. Actual costs will depend on design, size of facility, additional support facilities, utilities, infrastructure, and environmental conditions, as well as site-specific conditions which require additional study and have not been evaluated in the Master Plan.

The following phasing plan is only recommended if financial resources are limited and can be re-ordered by City Council as priorities change. A more detailed report and break down of what is included and not included in the cost exercise can be found in the Appendix.

EXISTING PARKS:

NORTHWEST PARK SPORTS AND SECURITY LIGHTING

Lighting and security were a top priority for residents of Dixon. While games may be played at parks throughout the city, only two parks currently have formal soccer fields: Hall Park and Northwest Park. Hall Park's fields are currently lighted. New full cut-off sports lighting should be installed at Northwest Park to bring those fields up to the same level of service as the Hall Park fields. Additionally, additional security lighting should be added to address concerns of way-finding and security at night.

ESTIMATED COST: \$7,200,000

TIMING: Short-Term (1-5 years)

HALL PARK PH. 4 (EXPANSION)

The Hall Park Master Plan shows completion of the field complex in the southeast corner, adding one additional lighted synthetic soccer field, and one lighted natural grass soccer field. Additional development in the southeast area shows a new restroom building and shade shelters; a spectator area; additional parking; walking paths; and completion of the perimeter road. The plan also identifies renovation or expansion of the existing skate park to meet the evolving needs of the skate community, and completion of the sidewalk around the baseball field to connect to Dixon High School.

ESTIMATED COST: \$12,600,000

TIMING: Mid-Term (6-10 years)

TABLE 5-1

CONSTRUCTION COST SUMMARY

BASE SCOPE ELEMENTS	AREA	COST/SF	TOTAL
SOUTHWEST COMMUNITY PARK PHASE 1: NEW AQUATICS CENTER	100,000 SF	\$150.00	\$15,000,000
SOUTHWEST COMMUNITY PARK PHASE 2: PARK DEVELOPMENT	810,600 SF	\$23.37	\$18,950,000
SOUTHWEST COMMUNITY PARK PHASE 3: RECREATION / GYM BUILDING	18,000SF	\$1,284.00	\$23,112,000
HALL PARK (EXPANSION)	2,175,000 SF	\$5.80	\$12,610,779
NEW NORTHEAST QUADRANT COMMUNITY PARK	10 AC	\$1,017,000	\$10,170,000
NEW NORTHEAST QUADRANT NEIGHBORHOOD PARK	4 AC	\$580,000	\$2,320,000
NORTHWEST PARK SPORTS AND SECURITY LIGHTING	975,000 SF	\$7.34	\$7,156,462
TOTAL ESTIMATED CONSTRUCTION COST			\$89,319,261

**Costs given are in 2023 dollars and rounded up from the estimate report located in the Appendix*

5.0 | FUNDING AND IMPLEMENTATION STRATEGIES



FIGURE 5-1 | SOUTHWEST COMMUNITY PARK

NEW PARKS:

SOUTHWEST COMMUNITY PARK PH. 1: NEW AQUATICS CENTER

The need for a new competition swim and recreational aquatics facility is the highest priority for the City of Dixon. Within the Homestead Planning Area, property has been set aside for a community park. The master plan for this property shows, among other facilities, a new aquatics center with pool building, recreational pool and competition lap pool.

If it is not be financially feasible for the City to develop the whole park program in conjunction with the aquatics center, the City should prioritize development of the aquatics and a portion of the total parking in order to meet community needs.

ESTIMATED COST: \$15,000,000
TIMING: Short-Term (1-5 years)

SOUTHWEST COMMUNITY PARK PH. 2: PARK DEVELOPMENT

The park amenities identified in the Southwest Community Park Master Plan should be second priority in order to address the majority of the recreational needs for the city. This would entail one each of new soccer, baseball, and softball fields; an additional playground and dog park; three picnic facilities; four new tennis courts; four pickleball courts; ten fitness stations; two outdoor basketball courts, and the remainder of the parking.

ESTIMATED COST: \$18,950,000
TIMING: Mid-Term (6-10 years)

SOUTHWEST COMMUNITY PARK PH. 3: RECREATION / GYM BUILDING

Implementation of the indoor recreational building should be the last phase in order to complete the plan for Southwest Community Park. This gym

building will have two indoor multi-use basketball courts, meeting rooms, and various office and support spaces. The variety of uses will help to meet several needs identified by the community.

ESTIMATED COST: \$23,112,000
TIMING: Mid-Term (6-10 years)

NEW COMMUNITY PARK: NORTHEAST QUADRANT

As the Northeast Planning Area is developed, new park land will need to be dedicated in order to meet the needs of the City. One of those parks should be a new 14 acre community park with a number of recreational facilities. These facilities shall include a multi-generational fitness loop, disc golf course, picnic tables, shade shelter, outdoor volleyball, restroom building, playground, shade trees, and a lighted multi-use field.

ESTIMATED COST: \$10,170,000
TIMING: Long-Term (10+ years)

NEW NEIGHBORHOOD PARK: NORTHEAST QUADRANT

Also within the Northeast Planning Area a new neighborhood park will need to be dedicated. This five-acre park should provide a new amphitheater for performances, a multi-use event lawn for community events, shade shelter and picnic facilities, as well as walking paths and shade trees.

ESTIMATED COST: \$2,320,000
TIMING: Long-Term (10+ years)

OPERATIONS AND MAINTENANCE REPORT

Initial capital investments are only part of the total cost of ownership to the City. Each park site and recreation facility or program also has an on-going cost to operate and maintain it. It is up to the City to determine maintenance levels, schedules, and budgets commensurate with the community’s needs. With new facilities, an operational study will help determine scale of a project in order to effectively operate the facility within the City’s means. Additional opportunities may also exist for the City to recover cost through revenue generating programs at special facilities, such as rentals or swim lessons.

The complete Operational Study can be found in the Appendix.

In evaluating operational costs, there are many factors to consider, such as: hours of operation, staffing levels and compensation, and program level of the facilities. Staffing is usually the majority of operational costs, particular at facilities like pools and gyms that need full-time staff. At the aquatics facility, there would be needs for lifeguards and aquatics coordinators, facility and program directors, and additional support staff in addition to typical grounds and custodial staff who maintain a park. The indoor recreation facility would also need front desk and facility attendants, as well as program staff to help schedule, organize, and facilitate recreation programs.

Operation of the park is assumed to be managed by the City, and not a third-party contractor. To maximize revenue and recreational services to the public, it was assumed the pool would operate year-round; the indoor recreation facility would function as a program-based community facility; baseball, softball, and soccer would be rentable facilities and could support summer camps; and

the other facilities like tennis, basketball, and pickleball, would primarily be drop-in participation. Considering these factors, annual operating costs can be calculated.

Typically, parks are not net money-makers for cities. However, the financial burden can be lessened through applying a mix of use fees, programs, rental fees, and other revenue streams. Programs such as fitness classes, swim lessons, or summer camps have great potential for income. Lastly, rental of the pools, meeting rooms, outdoor facilities, or indoor gym space to individuals or groups can also generate income. Programs account for about 45% of revenue, and fees and rentals make up the rest, split evenly at approximately 28% each.

TABLE 5-2

OPERATIONAL COSTS AND REVENUE SOURCES:

Staffing	\$1,365,523
Commodities	\$213,000
Contractual Obligations	\$426,381
Capital Improvement Allocation	\$125,000
TOTAL OPERATIONAL BUDGET	\$2,129,904
.....	
Fees	\$322,100
Pool Passes	\$198,000
Pool Drop-In	\$89,100
Gym Drop-In	\$45,000
Programs	\$543,477
Aquatics	\$112,170
Recreation	\$358,875
Fitness	\$72,432
Rentals	\$330,200
Vending	\$1,500
Aquatic Practice	\$129,000
Leisure Pool Rentals	\$6,600
Indoor Rentals	\$54,500
Outdoor Rentals	\$138,600
TOTAL REVENUE	\$1,195,777

TABLE 5-3

COST RECOVERY

	YEAR 1				
EXPENSES	\$2,129,904	\$2,172,502	\$2,237,678	\$2,304,808	\$2,373,952
REVENUE	\$1,205,777	\$1,386,644	\$1,483,709	\$1,528,220	\$1,574,066
PROFIT/LOSS	-\$924,127	-\$785,859	-\$753,588	-\$776,588	-\$799,886
COST RECOVERY	56.6%	63.8%	66.3%	66.3%	66.3%

AB 1600 SUBSTANTIVE REQUIREMENTS:

- The purpose of the fee
- The use to which the fee is put
- Determine a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (“benefit relationship”)
- Determine how there is a reasonable relationship between the need for the parks and recreational facilities and the type of development project on which the fee is imposed (“impact relationship”)
- Determine there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed.

PARK IMPACT FEE NEXUS STUDY

The City currently collects park impact fees on new residential development. Park impact fees fund the one-time cost of expanding the City’s parks and recreational facilities in order to meet the impact of new development. The City’s Development Impact Fee Study Report (adopted by City Council in 2019) provides the legal and policy basis for the current impact fee structure. Currently, the City’s fees are \$15,379 per new single-family home and \$12,225 per multi-family unit.

Existing Park Impact Fee Schedule:

Single-Family Housing	\$15,379
Multi-Family Housing	\$12,225
Mobile Homes	N/A

Part of this Master Plan was to provide a new Park Impact Fee Nexus Study to establish new legal and policy basis for setting new park impact fees. State law (AB 1600) requires certain criteria must be met in order to impose park impact fees.

Therefore, the Fee Nexus Study has to demonstrate a reasonable relationship between new development and the need for new parks and recreational facilities as a result of that development. The fee cannot be used to address deficiencies or maintenance to existing public facilities, only new facilities.

The Park Impact Fee Nexus Study utilizes a per capita standard-based methodology to establish costs of current level of service per capita. This figure can then be used to calculate impacts on the parks and recreation system.

The levels of service (LOS) per capita are determined by dividing existing total area of a park or facility into the population. The City's existing level of service is 4.73 acres of improved parks, 562.7 building square feet of community use facilities, and 618.9 square feet of aquatic space for every 1,000 residents.

Costs can then be determined using the estimated construction cost for a development project (new park or facility) and the LOS. The estimated construction cost for the new Gym Facility in Southwest Park is estimated at \$878 per sf multiplied by the LOS (562.7 sf) and divided by 1,000 residents for a total of \$494.05 per capita. Using the same formulas for aquatics and parks, the following costs can be tallied:

Cost Per Capita at Existing Level of Service:

Gym / Indoor Recreation	\$494.05
Aquatics	\$692.68
Parks	\$4,425.09

RECOMMENDATION:

Review of the Master Plan and current park impact fee program determine that the current impact fee is insufficient to fund the new parks and recreational facilities needed to serve resident growth created by new development.

Maximum Park Impact Fee Schedule:

Single-Family Housing	\$17,601
Multi-Family Housing	\$14,995
Mobile Homes	\$12,769

The complete justification for park impact fees can be found in the Park Impact Fee Nexus Study in the Appendix.

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BIBLIOGRAPHY

BIBLIOGRAPHY

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October 2015

The City of Dixon General Plan, May, 2021

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Transportation Plan, 2020

City of Dixon Public Works Streets Masterplan,
October, 2021

City of Dixon Development Impact Fee Study
Report, May 28, 2019

APPENDIX A

IN THIS SECTION:

Community Engagement Results



FOCUS GROUPS

FOCUS GROUP #1: SENIORS AND VOLUNTEER ORGANIZATIONS

September 13, 2022 noon to 1:30pm

Topic #1: What characteristics make Dixon make it a great place to live, work and play?:

- Small and Countryfied
- Great Community Spirit
- People who care about each other
- Safe
- Clean
- Peaceful
- Parks are nice and enticing
- Dedicated Senior Center
- Spirit of cooperation with non-profit and service organizations
- Improved communication with City leaders
- Organizations getting more vocal

Topic #2: What issues or challenges face Dixon's ability to be a great place to live work and play?

- Growth, and managing the growth
- Youth not having enough programs and activities
- Getting across town due to train or accident
- Drug use
- Pressure on public services
- Appearance or N 1st Stret
- Lack of parking downtown
- More bike lanes and trails needed
- Highway divides town

Topic #3: Are there any recreation programs that seem to be needed in Dixon?

- Theater
- Music
- Science STEM opportunities
- Adult volleyball

Topic #4: Are there any park facilities that seem to be needed in Dixon?

- Use of the theater at the High School
- Swimming pool – communitywide size
- Movie theater
- Teen issues / prevention service
- Golf driving range
- Multi-generational recreation center
- Go-cart

FOCUS GROUP #2: SPORTS ORGANIZATIONS

September 13, 2022 noon to 1:30pm

Topic #1: Please provide your sport's focus and approximate size

Sport	Participation
Girls softball:	Spring 120 Fall 70
Dixon Dolphins:	Summer 180
Dixon HS Swim:	Spring 40 – 60
Dixon HS Water Polo	Fall 50 – 60
Dixon Soccer	Spring thru Fall 350 - 400
Dixon Club Soccer	Year-round 200 (U10 through U23)
Dixon HS Sports	August to May 500+ (+Aquatics at City's Pool)

APPENDIX

Topic #2: What are the best sports facilities in Dixon?

Softball complex – with snack bar
Pool can host meets with 8-lanes
Baseball cloverleaf
Hall park synthetic field
Indoor soccer facility is very versatile
Great town with great resources

Topic #3: What are the worst facilities in Dixon?

Pool – not ideal for water polo (they host 110 games, must use neighboring community’s pools because Dixon’s doesn’t work for competitions)
Gym facility is not big enough
Indoor soccer arena needs plexiglass and maintenance
Pool showers and restrooms almost unusable
Pool power is undersized
Pool starting blocks
Hall Park restrooms
Hall Park concessions
Northwest park maintenance
Lighting field #2 for softball

Topic #4: What are top opportunities for improving sports in Dixon?

Softball – fundraisers to install permanent fencing
Build correct sized aquatics for the community – could bring revenue, artistic swimming, water polo, meets, open swim, swim lessons
Increasing signups with new residents moving into town, need to advertise to get interest going
Land
Need soccer specific fields, Bermuda sand based drainage
Lighted sports fields

Basin fields are not ideal
Heritage, new development softball field

Topic #5: What are the top issues affecting the sports in Dixon?

Shortage of volunteers
Restrictions of signage for league signups
Lifeguard shortage
Basketball – loosely organized group have conflicts with time in the Gym; joint use agreement is between School District and City only
Funding is an issue
What is timeline for improvements?
Soccer needs additional fields

Topic #6: What are opportunities for improvement of Dixon’s sports leagues?

Ask for help
Self-performance of improvements
City support for programming
Utilize dispensary income revenues for recreation programs
Very nice facilities
Keep maintaining what we already have
New snack bar on east side of hall park synthetic field
Consider food truck at new swimming complex
Get the whole community involved
Quality of life bond measure
Volleyball

Topic #7: Are there any emerging sports in Dixon that need facilities?

Disc golf
Water polo and young age program

Artistic swimming
Rugby
USA swimming
BMX – pump track
Gymnastics
Tennis
Flag and youth football

Topic #8: Are there any general park improvements needed to facilitate sports?

Restrooms, more stalls
Doors on restrooms at pool
Soccer fields with lights
Irrigation at northwest park
Synthetic fields
Bottle fillers on drinking fountains
Dugouts at fields #1 and 2 need concrete paving, shade and benches
Maintenance staff dedication to specific sites is good, promotes sense of ownership

FOCUS GROUP #3: BUSINESS AND SPECIAL EVENTS

September 26, 2022 2pm – 3:30pm

Topic #1: What characteristics make Dixon make it a great place to live, work and play?

Charming little town
Friendly
Traditional
Cohesive and close knit
Old fashioned
Diversity
Family oriented

Topic #2: What are the challenges to Dixon’s business and special events operations?

Pardi plaza is too small
Pardi plaza is not conducive for performances (150pp to 200pp)
Lack of cultural arts programs
Understaffed
Lack of facilities
Need more things to do for youth
Socializing spaces are lacking
Funding
Growth in population

Topic #3: What are some opportunities that can be used in Dixon to improve the special events and business community?

Smaller events, more often and regularly scheduled (Thursday 6-8:30)
Family oriented socializing
Saturday teen band performances in November
Day of the Dead at the Cemetery
Sponsors
Concert series
Ghost walk downtown
Attract a more diverse demographic cross section
Augment branding
Mariachi competitions
Folklorica dancing
Multicultural events
Improv theater
Fundraising – private recreation
Investigate opportunity for contract recreation services
Corn maze
4-H
Movie night

APPENDIX

Drive in movies

Maker space, lego STEM learning

Establish a Recreation Foundation nonprofit to accept donations and apply for grants

Shared resources with neighboring communities

Collaborate with UC Davis for agriculture/farming, nursery, employment and entrepreneurial growth

Focus on what we do well and make it better before diluting into new things

Any redevelopment funds available for special events?

Collaborate with Dixon May Fair

Topic #4: Are there any gaps in facilities in Dixon that you can identify?

Community center

Gymnasium

Swimming pool

(perhaps combine all three of the above in a single facility / site)

Kitchen in community center for cooking classes (teaching kitchen)

Revenue generating, rentable

Scholarships from foundation for worthy emerging programs

Partnerships with local businesses

Room for 250 to 300 people seated for dinner type event

Entertainment

Encourage private/public developments

Agriculture day fair for local farmers, business related

Population growth opportunities

Collaborate with faith based groups

Expand volunteer day

Lack of funding to facilitate programs

No business improvement district

Sales tax measure

Shade at the pavilion

Topic #5: Please identify any potential threats to success in Dixon

Permit process is too cumbersome

Permission from all neighbors 100' from event space must approve or provide reason why not, requires one restroom per 200 persons at event is too harsh of a requirement

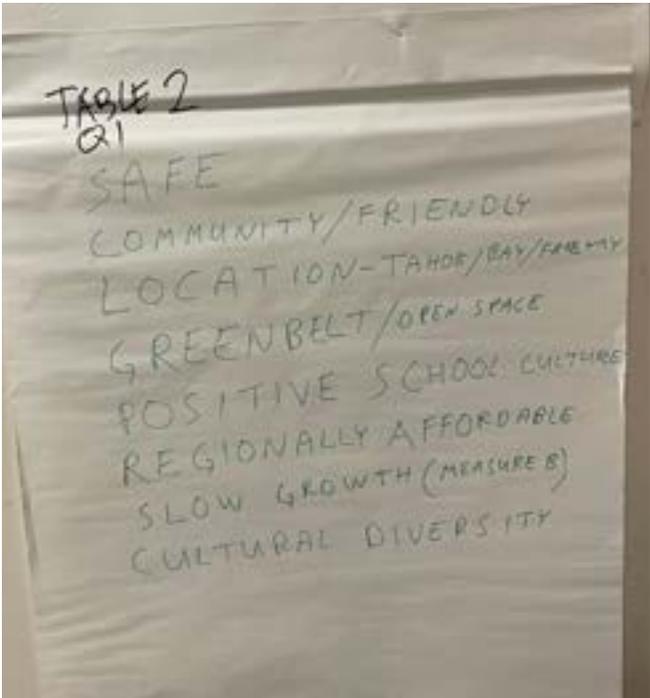
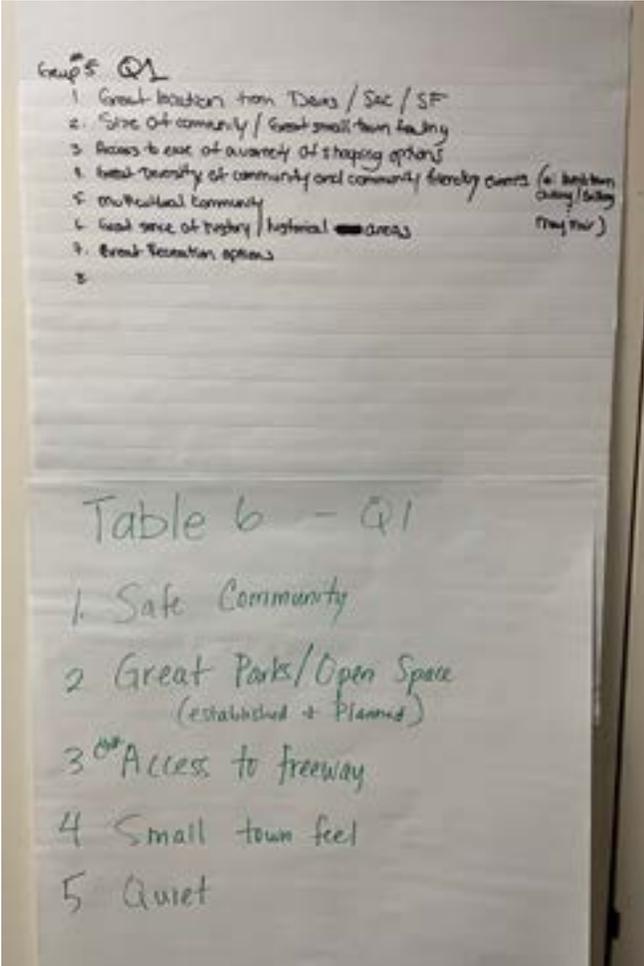
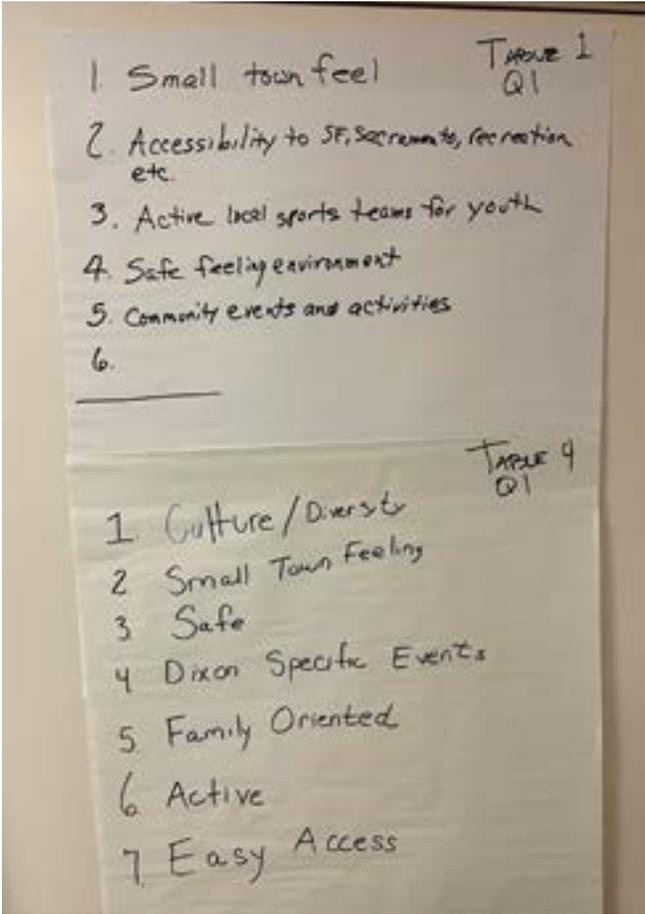
Liability costs prohibitive

Security costs prohibitive

Costs going up

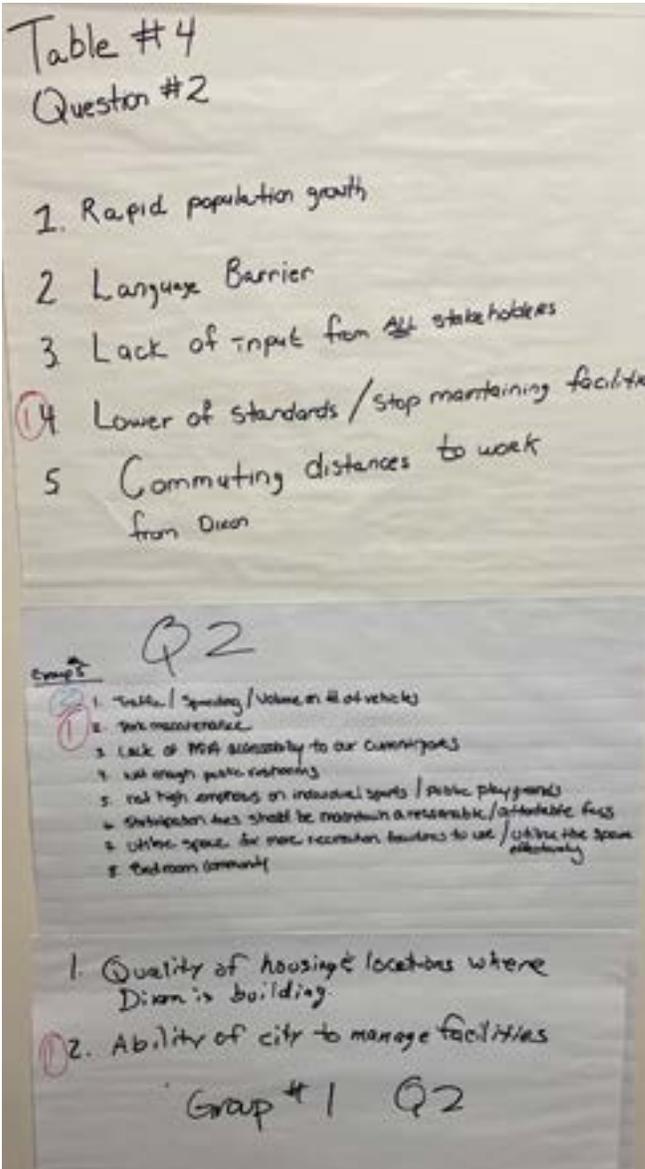
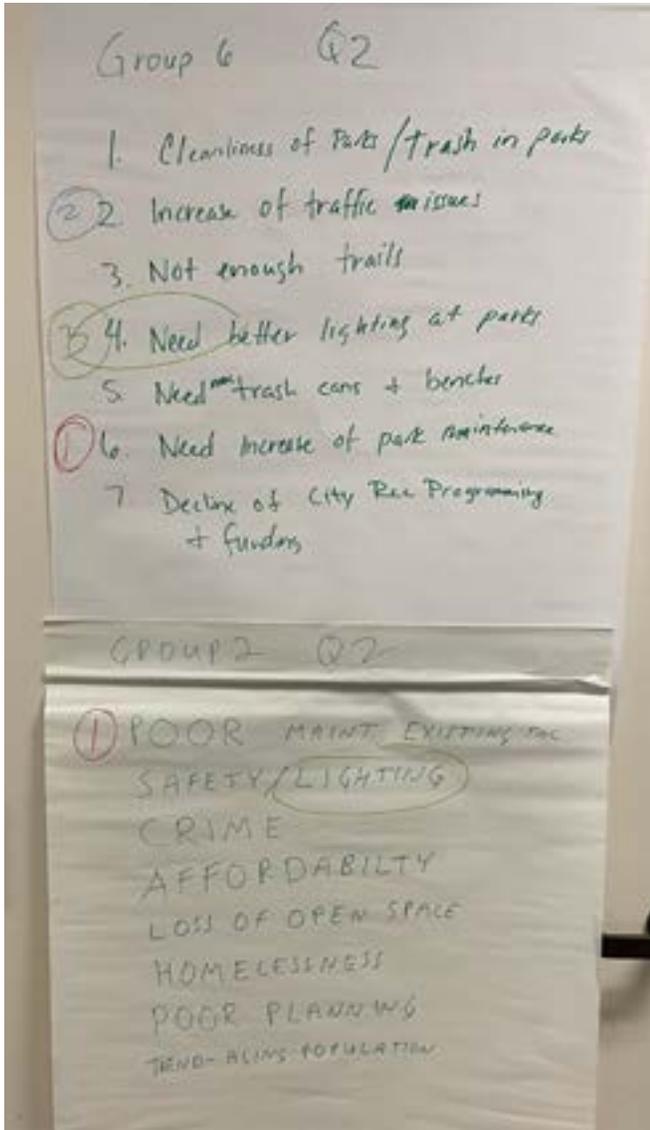
COMMUNITY WORKSHOP #1 RESULTS

Q1. What are the TOP 5 most important community characteristics that make Dixon a great place to live, work, and play?



APPENDIX

Q2. What are the TOP 5 issues or trends that maybe negatively impacting those important community characteristics and should be considered in the Parks and Recreation Masterplan?



Q3. What ROLE can parks, recreation and community services play in addressing those issues, and support the community characteristics that make Dixon a great place to live, work and play?

Group 2 Q3

- * increase maintenance of current facilities
- * Environmental focus (shade trees, pool access)
 - safe/efficient school drop offs/access
 - consider diverse community (e.g. egg)
- ① improve public input
 - focus on lighting

Dixon Q3

- * 1. INCREASE PARK/REC Funding to support maintenance/look for programming
- ② 2. Increase community outreach/do what is best for the community, not what's easiest.
- 3. Have little signs that give directions to parks/other indoor facilities when RFD cars into town.
- ④ 4. Utilize Dixon's own population to volunteer (e.g. clean up) - concrete on street or feet blast out to people who volunteer are needed.

- 1. Build pools/fields that can host tournaments & bring people and money to the city's programs
- ② 2. Make public input more a part of the process rather than completely a box on a list.
- * 3. Improve management of facilities and coordination with public works.
- 4. Make the most of the space we have.
- 5. Improve security of facilities

Group #1 Q3

Table #4

Question #3

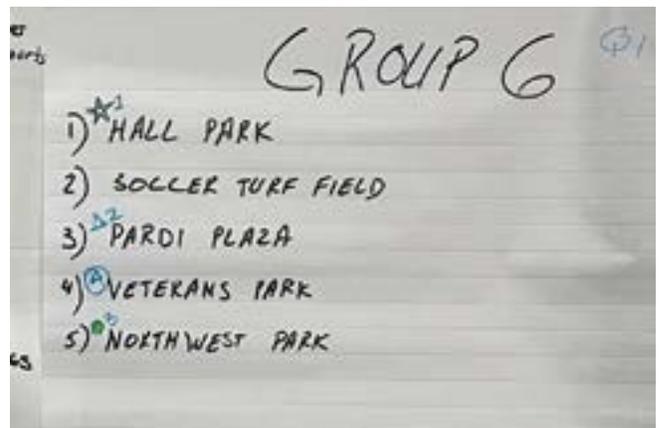
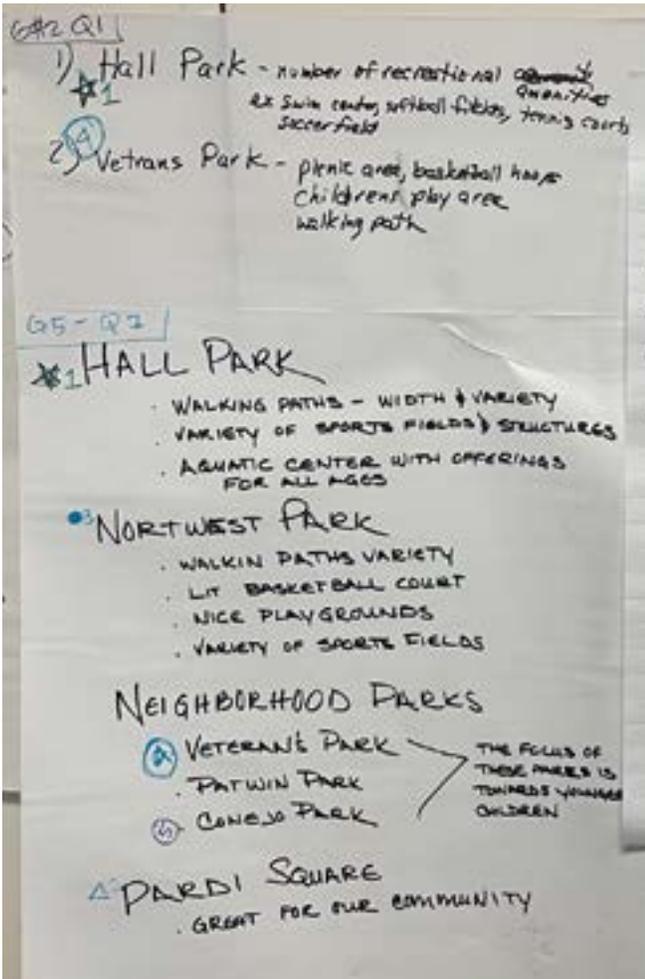
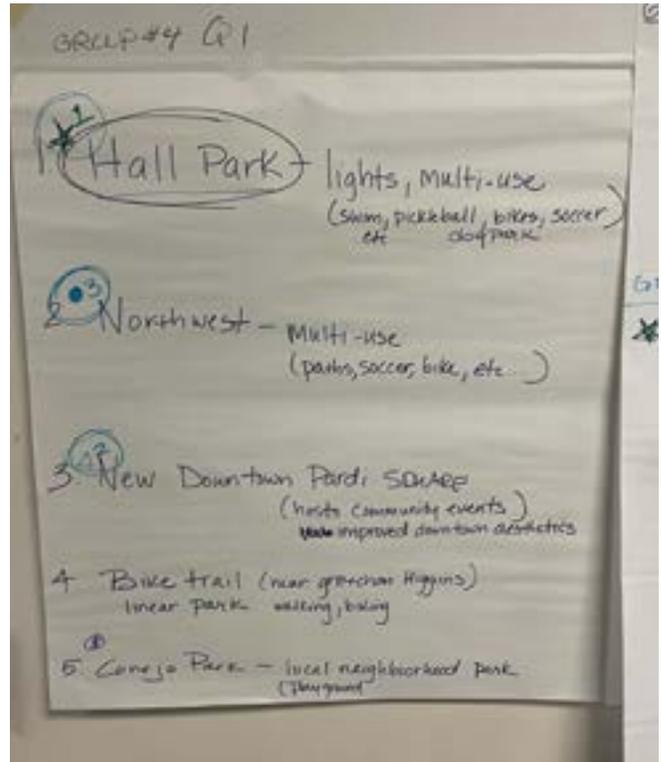
- 1 Support community specific events
- 2 Support recreational facilities/groups
- ③ 3. Listen to community members
- 4. Communication
- 5. Continue to share progress on plan ^{master/transparency}
- 6 Partner with other sport players (disc golfers...) to play + learn each others sports, etc.
- 7 Have get together for long commutes - to facilitate meet + greet to find compatible individuals to commute with in carpool

Group #5 Q3

- 1. more opportunities for local business
- ② 2. Increase programs and services for the senior center
- 3. Small grants for community engagement
- 4. History or cultural theme activities and ceremonies
- 5. Mutual community groups (what's there?) (what on these services?)
- 6. Getting more and a variety of input from the community
- 7. Mutual friends for families with children (not organized/sports)
- ⑧ 8. Pools of water/recreational programs and activities enhancements

COMMUNITY WORKSHOP #2 RESULTS

Q1. What are your FAVORITE parks and recreation facilities in the City of Dixon? Why?



Q2. What are your least FAVORITE parks and recreation facilities in the City of Dixon? Why?

65 Q2

Neighborhood Parks

- ① LACK OF RESTROOMS
- . LACK OF OTHER ACTIVITIES

HALL PARK AS TO

- . LACK OF MAINTENANCE
- . WASTE MANAGEMENT
- . SAFETY (UNSAVORY FOLKS)

NORTHWEST

- . WASTE MANAGEMENT
- . LACK OF PARKING DURING EVENTS
- ~~UNSAVORY FOLKS~~
- . LIFTING OF WALKWAYS FROM ROOTS

PARDI SQUARE

- . LACK OF DOWNTOWN PARKING

② SOUTHWEST PARK

- . NOT OPENED / DELAYED

GROUP 4 Q2

③ Tennis Courts - needs resurfacing, repair lights, pickleball nets/courts

2 Linear parks - too short for bike rides

3 Linear park green strip - broken at grechok higgins runs it

4 ① ball park bathrooms - safety issues

5 Dog Park - needs to separate big + small dogs for safety

GROUP 6 Q2

- 1) WESTSIDE PARK
- 2) STEVENSON ARENA (small park)
- 3) LACK OF FIELD LIGHTS @ ROTTEVELL FIELD (small park)
- 4) ② LIGHTS @ TENNIS COURTS (small park)
- ⑤ SOUTHWEST PARK

Least favorite:

- ① Parks without restrooms
- limited access to turf soccer field (small park)

62 Q2

Q3. What are the MOST IMPORTANT parks and recreation needs in the City of Dixon?

② Designated pickleball courts
 - growing, all ages, community events
 ③
 *2 Pool/Aquatics - expansion of facility
 hours, programs, serves all ages
 3. INDOOR Gym/Multi-Purpose Sports
 facility
 4. Adding lights to outdoor fields +
 courts
 5. Maintenance + repairs of safety
 issues at current parks
 INDOOR SPORTS FACILITY
 *3 LARGER AQUATIC CENTER
 AT LEAST 1 MORE LARGE PARK
 ② SPORTS COMPLEX INCLUDING PICKLEBALL
 LONGER (6-10) BIKE/WALKING PATHS

Q3
 GROUP 6
 1) INDOOR SPORTS FACILITY
 2) LIGHTING - SPORTS FIELDS
 3) BOCCE, PICKEL BALL, BIKE PATHS
 4) DEDICATED SOCCER FIELDS
 5) EXERCISE EQUIPMENT
 6) SHADE FOR PLAY STRUCTURES
 Maintenance - Park maintenance is totally inadequate.
 2. A much more active and robust recreation program.
 3. Teen Center - Gathering place.
 *4. Splash pad
 5. Large ~~wooden~~ wooden playground + climbing feature.

Q4. What OPPORTUNITIES can you think of for meeting the current and future parks and recreation needs in the City of Dixon?

GROUP 5 Q4

② Developers

Private Industry
 ie: Hardwood Palace
 Maquokere

① Sponsorship
 with name recognition

Q4

GROUP 6

- ② 1) BONDS / GRANTS (no General Fund)
- ① 2) SPONSORS, DONATIONS, PARTNERSHIP, DEVEL.
- 3) SPECIAL TAX

G4 Q4

- ② 1. Specific tax / or bonds for parks only
2. Seek out partnerships/grants
 - ① from governing associations or institutions via Secor, etc.
3. Public donations - Public campaign

G2 Q4

- ③ 1. Developer fees for parks
- ① 2. Corporate sponsorship in advertising
3. Gifts, private donations
4. Dedicated bonds
- ②

COMMUNITY WORKSHOP #3 RESULTS

Rank your TOP 10 by putting an 'X' on your sheet from highest to lowest priority

CITY OF DIXON PROGRAM NEEDS. GROUP # TOTAL

ITEM	1	2	3	4	5	6	7	8	9	10	TOTAL
Events that celebrate the cultural diversity of Dixon	X	X	X								4
Fitness Classes / Programs	X	X	X								4
Funding for new Parks and Rec facilities	X	X	X	X							7
Programs and activities for Senior Center	X	X	X								4
Provide Lighting for existing sports fields	X	X	X								4
Maintain / renovate existing facilities	X	X	X	X							11
Need more activities and programs for youth	X	X	X								3
Develop strategy to encourage more volunteers for programs such as coaches, instructors, and lifeguards	X	X									2
Theater, Arts, Music, STEM, and Library programs	X	X	X								3
FIELD MAINTENANCE	X	X	X								3
SUMMER PROGRAMS	X	X	X								3
ADULT / SENIOR PROGRAMS	X	X	X								3

CITY OF DIXON FACILITY NEEDS. GROUP # TOTAL

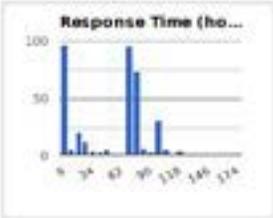
ITEM	1	2	3	4	5	6	7	8	9	10	TOTAL
1. Access Center (Large multipurpose recreation center) w/ sports field	X	X	X	X	X	X	X	X	X	X	10
2. Basketball Courts (Indoor)	X	X	X	X	X	X	X	X	X	X	10
3. Community Recreation Center (Multi Use Flexibility)	X	X	X	X	X	X	X	X	X	X	10
4. Community Gardens	X	X	X	X	X	X	X	X	X	X	10
5. Dog Parks	X	X	X	X	X	X	X	X	X	X	10
6. Drinking Fountains	X	X	X	X	X	X	X	X	X	X	10
7. Outdoor Exercise Equipment Area	X	X	X	X	X	X	X	X	X	X	10
8. Frisbee Golf (Disc Golf)	X	X	X	X	X	X	X	X	X	X	10
9. Football Fields	X	X	X	X	X	X	X	X	X	X	10
10. Golf Driving Range	X	X	X	X	X	X	X	X	X	X	10
11. Indoor Cross Sports Facility (Large)	X	X	X	X	X	X	X	X	X	X	10
12. Lighted Paths	X	X	X	X	X	X	X	X	X	X	10
13. Lighted Sports Fields / Courts	X	X	X	X	X	X	X	X	X	X	10
14. Multipurpose Sports Complex	X	X	X	X	X	X	X	X	X	X	10
15. Open Grass Areas	X	X	X	X	X	X	X	X	X	X	10
16. Park Lighting	X	X	X	X	X	X	X	X	X	X	10
17. Pickleball Courts	X	X	X	X	X	X	X	X	X	X	10
18. Picnic Tables/BENCH	X	X	X	X	X	X	X	X	X	X	10
19. Playground Turf	X	X	X	X	X	X	X	X	X	X	10
20. Restrooms	X	X	X	X	X	X	X	X	X	X	10
21. Signs	X	X	X	X	X	X	X	X	X	X	10
22. Shade Structures	X	X	X	X	X	X	X	X	X	X	10
23. Skate Park	X	X	X	X	X	X	X	X	X	X	10
24. Soccer Fields	X	X	X	X	X	X	X	X	X	X	10
25. Softball Fields	X	X	X	X	X	X	X	X	X	X	10
26. Track (Walking / Running)	X	X	X	X	X	X	X	X	X	X	10
27. Tennis Courts	X	X	X	X	X	X	X	X	X	X	10
28. Trail System Linkages (system completion)	X	X	X	X	X	X	X	X	X	X	10
29. Trails, Biking / Cycling	X	X	X	X	X	X	X	X	X	X	10
30. Trails, Walking/Jogging Paths	X	X	X	X	X	X	X	X	X	X	10
31. Trees	X	X	X	X	X	X	X	X	X	X	10
32. Volleyball Courts	X	X	X	X	X	X	X	X	X	X	10
33. STAND-ALONE SPARK AND FUNERAL	X	X	X	X	X	X	X	X	X	X	10
34. ACCESS TO BE	X	X	X	X	X	X	X	X	X	X	10
35. SOAK PAVES	X	X	X	X	X	X	X	X	X	X	10
36. ADA PLAYGROUND	X	X	X	X	X	X	X	X	X	X	10

CITY-WIDE RESIDENT WEB- BASED SURVEY

361
Total
Participants

331 of 4001 initially invited (8%)
30 others
Margin of error: ± 5%

Applied Filter:
All Responses
Participants for
filter:
358



Started:
Dec 2, 2022 2:22pm PST
Ended:
Dec 7, 2022 9:40am PST
Target Participants:
All Dixon Resident Sampl

Q1 The City of Dixon needs your input to help determine the future of your recreational facilities and programs.

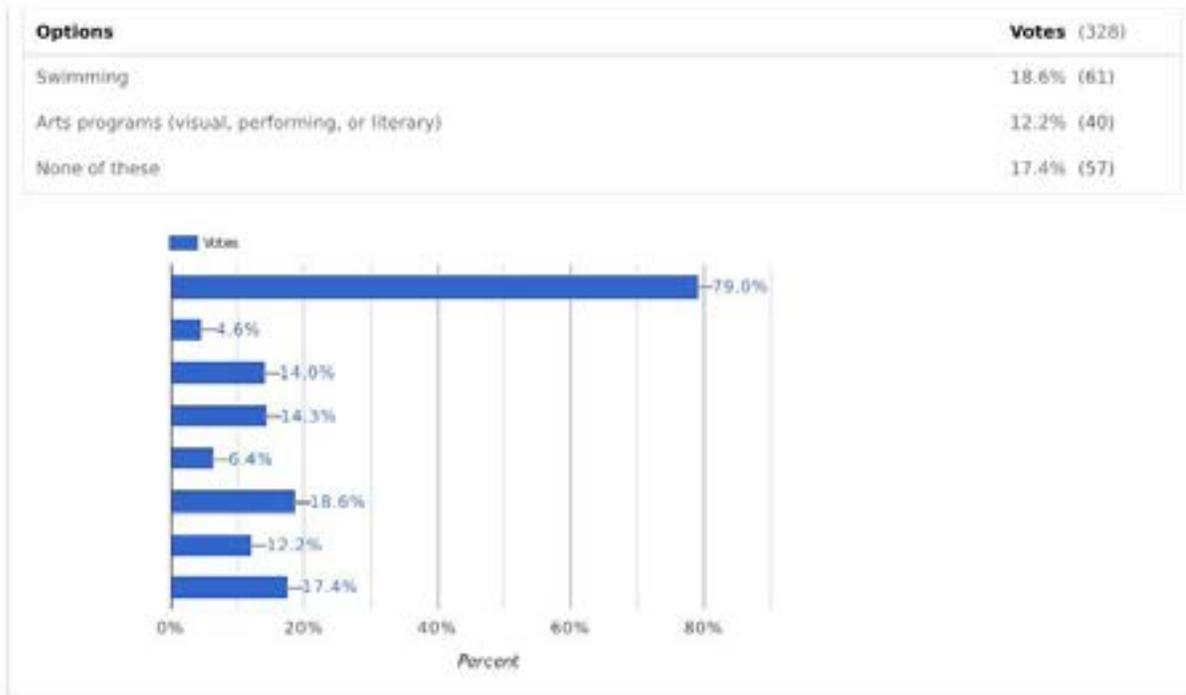
In the last 12 months, about how often have you or your family visited City of Dixon parks, fields, recreational facilities or the Senior/Multi-use Center?
(358 responses)

Options	Votes (358)
More than once a month (more than 12 times)	60.6% (217)
Between once a month and once in the last year (1 to 12 times)	24.9% (89)
Not at all	12.3% (44)
Not Sure	2.2% (8)

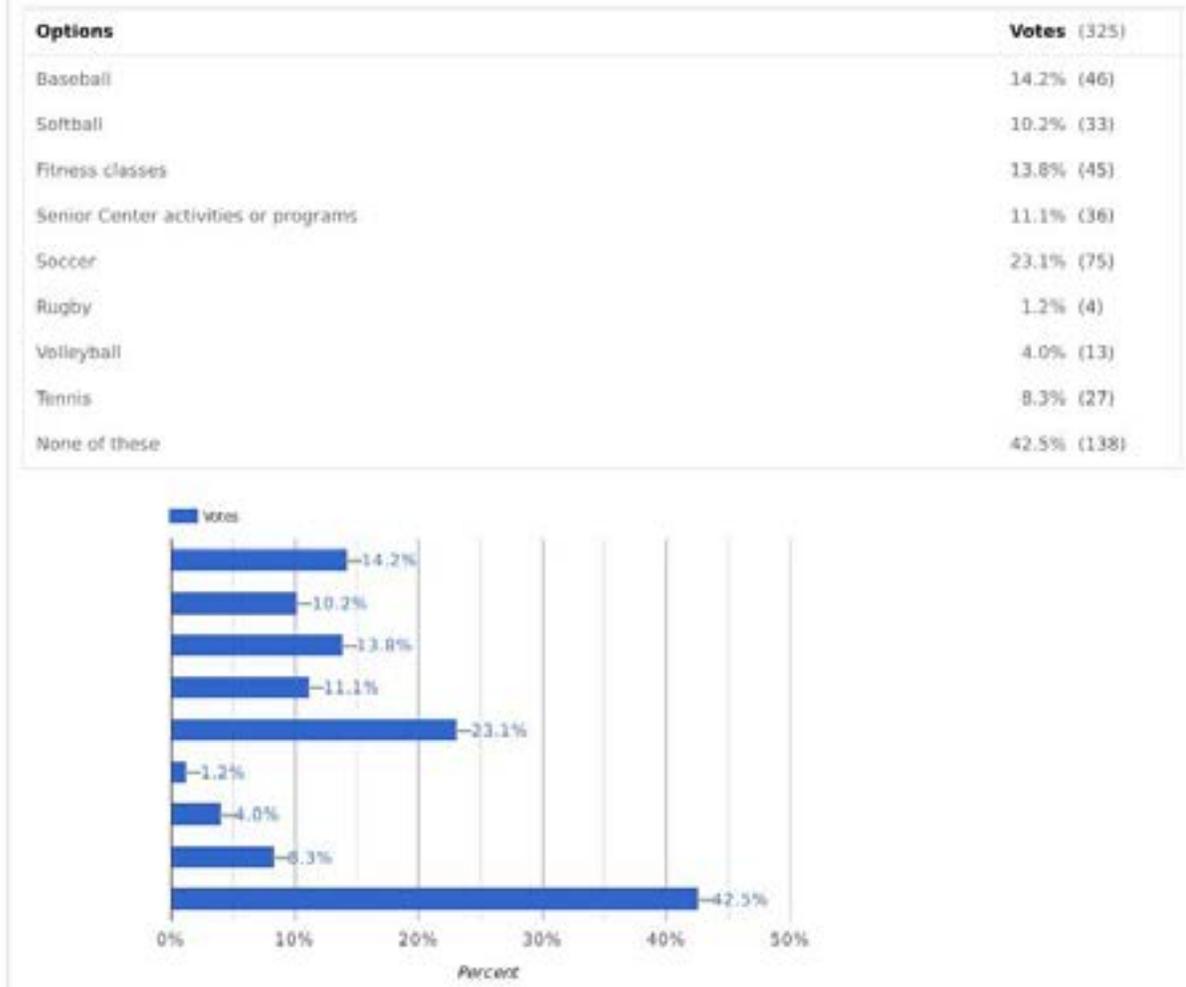
Q2 In the last 12 months, which of the following recreational activities have you or your family participated in, if any? (Choose all that apply)
(328 responses)

Options	Votes (328)
Walking/running/jogging	79.0% (259)
Basketball (indoor)	4.6% (15)
Basketball (outdoor)	14.0% (46)
Exercise equipment use	14.3% (47)
Pickleball	6.4% (21)

APPENDIX



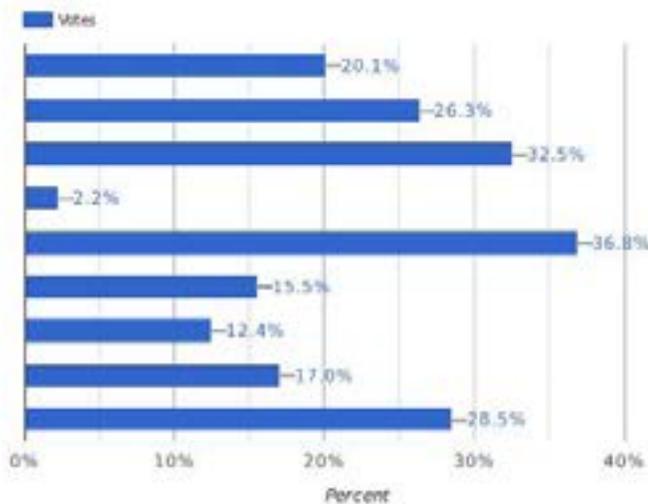
Q3 In the last 12 months, which of the following other recreational activities have you or your family participated in, if any? (Choose all that apply)
(325 responses)



Q4 In the last 12 months, which of the following City facilities, fields or park amenities have you or your family used in Dixon, if any? (Choose all that apply)

(323 responses)

Options	Votes (323)
Baseball field	20.1% (65)
Dog park	26.3% (85)
Grass soccer field	32.5% (105)
Gymnasium building	2.2% (7)
Picnic/BBQ areas	36.8% (119)
Multipurpose/soccer artificial turf field	15.5% (50)
Softball field	12.4% (40)
Skate park	17.0% (55)
Other:	28.5% (92)



APPENDIX

Swimming pool
Playground facilities
Pool
May fair grounds
NA
None at all
Bocce courts
Conejo Park
Pardi stage
Playground equipment
Northwest park
Playground
Park
Playground
Playground
cheerleading practice
Indoor
Pool
Playgrounds
Conejo park
None
Parks
Soccer fields
Indoor and turf soccer
None
None
Youth Football at Hall Park
Playground at North Westpark
Playgrounds
I take my granddaughter to the playgrounds
Why is there no cover over the play equipment in the parks. It gets to hot in the summer for kids t
Park
Playgrounds
Walk my dogs around northwest park everyday
Pond by Pulte homes
None of the above
pathway for walking
water fountains, toilets, trash cans, shaded walking paths, benches
Running
None

Playgrounds
walking
Neighborhood park
Walking in parks
None
None
Play ground
Playground
None
Sidewalks, walking trails.
Kids play equipment
Senior Center
Z
Play Equipment
Playground
Playgrounds
Disk golf
Open grass fields
Disc golf
Fields and play structures at Veterans Park
Playgrounds
Frisbee golf
None
Band on stage and Tree lighting.
None
Tennis
Walking
Park
CA Jacobs field
None
Swimming

Q5 Last question - Which park amenities do you think Dixon parks need more of, if any? (You can choose up to FIVE, if any)
(324 responses)

Options	Votes (324)
Park lighting	51.9% (168)
Restrooms	50.6% (164)
Park benches/seating	35.5% (115)
Shade structures	45.1% (146)

Fix water sprinklers
Water features should be installed. Elk Grove is a great example to follow
Additional garbage cans at Conejo Park
open the soccer fields more
Swimming pools
Excercise equipment along the walking paths..
Water bottle refill stations at every park!
Splash pad
Water park
More all-weather synthetic fields
Shade structures for basketball courts. Gets too hot during summer when playing
Better pool
Handicap accessible equipment like in Davis
Upkeep/cleaning playgrounds and restrooms, a splash pad
Water Pad/play area
A running track, like Al Patch in Vacaville
More turf fields
Nothing
Splash pad
Soccer field
Soccer field
Trees
not to waste tax \$ on plants and trees to let die like at the dog park. absurd!!!
More trees for shade and community garden
Stage
Soccer fields
Soccer fields
Futsal court
To open Homestead neighborhood park
Permanent pickleball courts.
To be able to have the access to the indoor soccer field. Kids love to play on it for fun
Exercise equipment
None
Park with a water pad for summer use.
Swimming pools for lap swimming
Tai chi
Additional recreation opportunities for kids, NOT HOSTED by National Academy of Athletics!
Better enforcement of leash laws at all parks.
Bathrooms open earlier
Small children always have to go to the bathroom at the last minute
Shade cover over play areas

APPENDIX

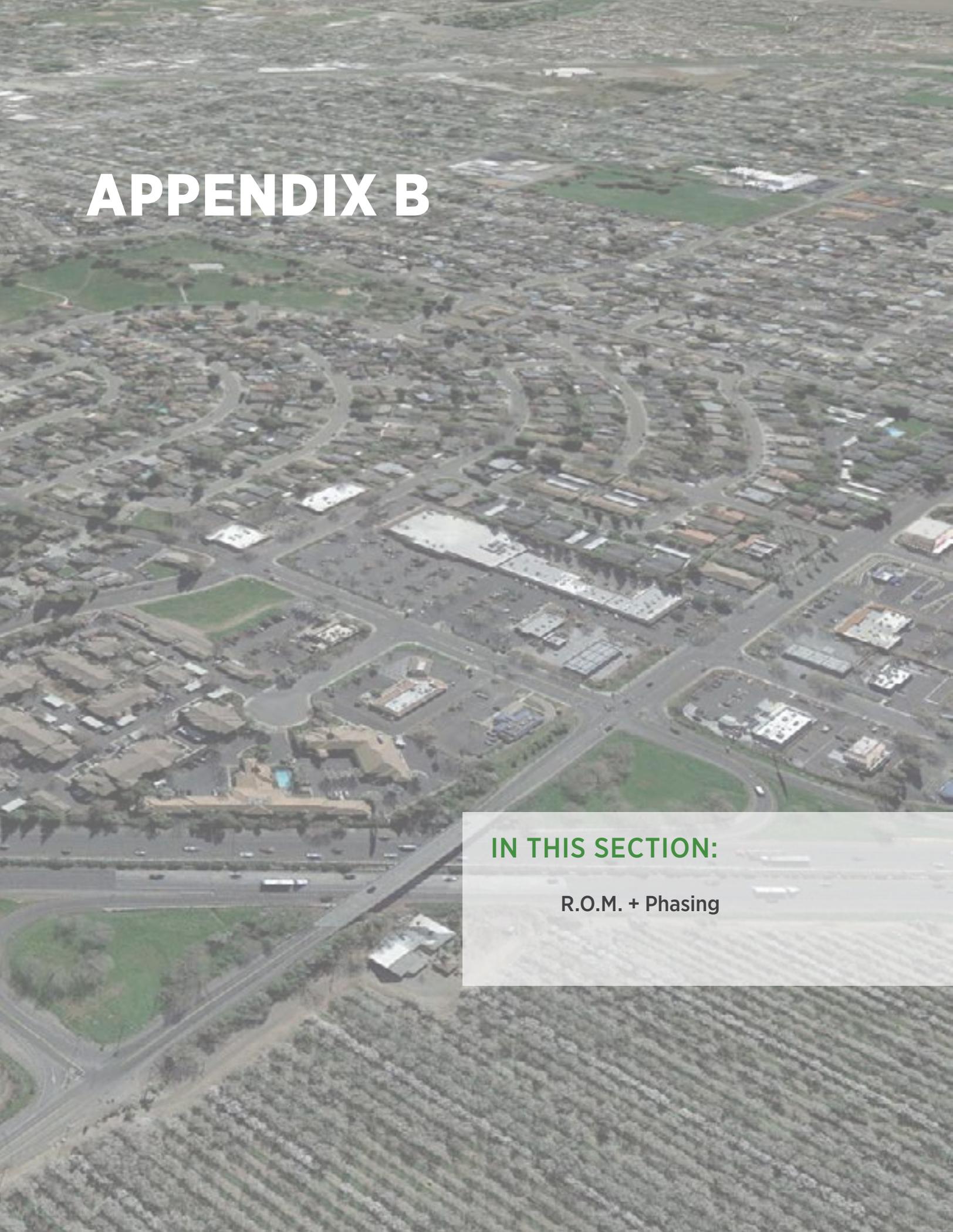
Playground equipment for toddlers: current play areas are too big & dangerous
Soccer field garbage cans, trees
More shade please! Playgrounds are unusable most of summer
More open swim time...cannot believe how limited it is at the present.
Better swimming facilities
Jogging paths
Swimming pools
Shade in the summer
better care of softball fields
Speed bumps around the parks to slow residential traffic
Fix the walkway and keep the City pickup off them, not designed for regular truck traffic
Adult softball/baseball leagues
Playground for special needs children as well as ballfield
Lights at senior center stairs
trees
Open the soccer fields for kids or families to play , they are only for soccer clubs, free programs
Splash pad
A bmx/mountain bike pump track.
To open the middle pool for seniors who want to walk laps.
Have Dixon PD patrol north west park parking lot to stop drug deals and drinking in public.
Golf Course
Soccer turfs
Indoor gym
Tennis courts
SWIMMING POOLS AND MORE POOL HOURS
Shade over play ground area
Splash pad
The playgrounds absolutely need shade coverings
A farmers market!
We have a dog park?
Trash cans
Splash pad
Bike Trails/Paths, Water gardens, Art statues
Better park maintenance.
Scheduled events like food truck thursdays where food truck come to veterans hall every Thursday
To open the park that is appears physically finished but fenced off
NICE grass & plantings
More dog parks please
More Trash cans
Amenities Are ok but I think we need to keep them cleaner

More disc golf course
Water park
More doggy bag stations for doggy pooh
Maintenance, edging and bushes pruning
More hoops for basketball
Outdoors exercise equipment
A real amphitheater. City continues to build stages that are unusable or difficult to use.
Resurface Tennis Courts. Install a backboard for practice
Shade over the playgrounds, splash pad
Trash bins
Lap Swimming opportunities

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APPENDIX

APPENDIX B

An aerial photograph of a suburban residential and commercial area. The image shows a mix of single-family homes, multi-unit buildings, and commercial structures. A prominent road runs diagonally across the lower half of the image. In the bottom right corner, there is a semi-transparent white box containing text. The overall scene is a dense, developed neighborhood with green spaces and parking lots.

IN THIS SECTION:

R.O.M. + Phasing

Master Plan Cost Estimate, R1

October 27, 2023

City of Dixon
Southwest Community Park, Hall Park, Northeast Community Park,
Northeast Neighborhood Park & Northwest Park Lighting
Dixon, CA



Prepared for LPA Design Studios, Inc.

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon diagrams and descriptions prepared by LPA, Inc. along with verbal and written guidance from the design team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

- 1) General Conditions
- 2) Overhead and Profit (OH&P)
- 3) Bonds & Insurance
- 4) Design Contingency
- 5) Escalation, not included Carried by the City of Dixon

EXCLUSIONS

The following items are excluded from this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation of costs.
- 3) FF and E, unless specifically referenced in this estimate.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 8) Asbestos abatement / hazardous material removal.
- 9) Off-site work
- 10) Night time and weekends work.
- 11) Accelerated construction schedule.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. This project assumes no Project Labor Agreement (PLA).
- 3) This estimate assumes design-bid-build procurement method.
- 4) Prequalification process for General Contractor and Subcontractor has not been included on this estimate. If prequalification will be implemented, it will have a cost impact to the project.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
SOUTHWEST COMMUNITY PARK PHASE 1: AQUATICS (NEW) FY 2024-2029*	82,743 SF	\$182.00	\$15,059,226
SOUTHWEST COMMUNITY PARK PHASE 2: PARK DEVELOPMENT (NEW) FY 2028-2033*	802,854 SF	\$23.34	\$18,738,612
SOUTHWEST COMMUNITY PARK PHASE 3: RECREATION / GYM BUILDING (NEW) FY 2033 TO 2038	18,000 SF	\$1,284.00	\$23,112,000
HALL PARK (EXPANSION) FY 2033 TO 2038	2,175,000 SF	\$4.73	\$10,276,875
NORTHEAST COMMUNITY PARK (NEW) FY 2040 TO 2045	435,600 SF	\$23.35	\$10,170,000
NORTHEAST NEIGHBORHOOD PARK (NEW) FY 2038 TO 2043	174,240 SF	\$13.31	\$2,320,000
NORTHWEST PARK (ADDITIONAL LIGHTING ONLY) FY 2045 TO 2047	975,000 SF	\$5.98	\$5,832,000
TRAIL SYSTEM DEVELOPMENT COINCIDE W/ COMMUNITY NEIGHBORHOOD DEVELOPMENT	105,600 SF	\$5.11	\$540,000
TOTAL ESTIMATED CONSTRUCTION COST (2023\$)			\$86,048,713

* Estimated CIP dates are subject to change

City of Dixon
 Southwest Community Park, Hall Park, Northeast Community Park, Northeast Neighborhood
 Park & Northwest Park Lighting
 Dixon, CA
 Master Plan Cost Estimate, R1

10/27/23

DETAIL ELEMENTS

Element	Quantity	Unit	Unit Cost	Total
---------	----------	------	-----------	-------

01 Southwest Community Park Phase 1: Aquatics (New) FY 2024-2029*

Park	82,743	sf	\$182.00	\$15,059,226
New lap pool and recreation pool including event lighting	11,600	sf		Included above
New pool building	3,500	sf		Included above
Pool deck and equipment	1	ls		Included above
Fencing	1	ls		Included above
Hardscape and landscape	1	ls		Included above
Parking	50,000	sf		Included above

Subtotal - Southwest Community Park Phase 1: Aquatics (New) FY 2024-2029* \$15,059,226

02 Southwest Community Park Phase 2: Park Development (New) FY 2028-2033*

Park	802,854	sf	\$23.34	\$18,738,612
Soccer / multi-use natural turf fields, lighted	1	ea		Included above
Baseball natural turf fields, lighted	1	ea		Included above
Softball natural turf fields, lighted	1	ea		Included above
Playground, 2-5yr olds	1	ea		Included above
Playground, 5-12yr olds	1	ea		Included above
Basketball courts	2	ea		Included above
Pickleball courts, lighted	4	ea		Included above
Tennis courts, lighted	4	ea		Included above
Picnic areas	3	ea		Included above
Dog park	1	ls		Included above
Hardscape and landscape	1	ls		Included above
Parking	55,000	sf		Included above
Arrival court	1	ls		Included above

Subtotal - Southwest Community Park Phase 2: Park Development (New) FY 2028-2033* \$18,738,612

03 Southwest Community Park Phase 3: Recreation / Gym Building (New) FY 2033 to 2038

Recreation / 2-court gym building including site development 5'-0" around building	18,000	sf	\$1,284.00	\$23,112,000
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Subtotal - Southwest Community Park Phase 3: Recreation / Gym Building (New) FY 2033 to 2038 \$23,112,000

City of Dixon
 Southwest Community Park, Hall Park, Northeast Community Park, Northeast Neighborhood
 Park & Northwest Park Lighting
 Dixon, CA
 Master Plan Cost Estimate, R1

10/27/23

DETAIL ELEMENTS

Element	Quantity	Unit	Unit Cost	Total
---------	----------	------	-----------	-------

04 Hall Park (Expansion) FY 2033 to 2038

Park	2,175,000	sf	\$4.73	\$10,276,875
Patch and repair existing skatepark	10,551	sf		Included above
Maintain pickleball courts	6	ea		Included above
New lighted synthetic turf field	1	ea		Included above
New lighted natural turf field	1	ea		Included above
Picnic shelters	640	sf		Included above
Restroom building	600	sf		Included above
New walkways and driveways including landscaping	120,000	sf		Included above
New bleachers, 3-row on concrete pad	5	ea		Included above

Subtotal - Hall Park (Expansion) FY 2033 to 2038 \$10,276,875

05 Northeast Community Park (New) FY 2040 to 2045

Park	10	ac	\$1,017,000.00	\$10,170,000
Multi-generational fitness loop				Included above
Disc golf				Included above
Picnic tables				Included above
Shade shelter				Included above
Volleyball				Included above
Restrooms				Included above
Multi-use field w/lighting				Included above
Playground				Included above
Shade trees				Included above
Parking				Included above

Subtotal - Northeast Community Park (New) FY 2040 to 2045 \$10,170,000

06 Northeast Neighborhood Park (New) FY 2038 to 2043

Park	4	ac	\$580,000.00	\$2,320,000
Amphitheater				Included above
Multi-use event lawn				Included above
Picnic tables				Included above
Shade shelter				Included above
Shade trees				Included above
Parking				Included above

Subtotal - Northeast Neighborhood Park (New) FY 2038 to 2043 \$2,320,000

DETAIL ELEMENTS

Element	Quantity	Unit	Unit Cost	Total
07 Northwest Park (Additional Lighting Only) FY 2045 to 2047				
Add security lighting including patch and repair to finishes	13	ea	\$54,000.00	\$702,000
Add sports lighting including patch and repair to finishes	8	ea	\$236,250.00	\$1,890,000
Convert lawn to low water planting	200,000	sf	\$16.20	<u>\$3,240,000</u>
Subtotal - Northwest Park (Additional Lighting Only) FY 2045 to 2047				<u>\$5,832,000</u>
08 Trail System Development Coincide w/ Community Neighborhood Development				
Trail upgrades and signage, allowance	2	miles	\$270,000.00	<u>\$540,000</u>
Subtotal - Trail System Development Coincide w/ Community Neighborhood Development				<u>\$540,000</u>

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APPENDIX C

A photograph of a park area. In the foreground, a curved brick retaining wall made of reddish-brown bricks runs along a gravel path. To the left of the path is a well-maintained green lawn. In the background, there is a picnic shelter with a wooden pergola structure and several picnic tables. A person wearing a white jacket and dark pants is walking away from the camera on the gravel path. The scene is set outdoors on a sunny day with trees and buildings visible in the distance.

IN THIS SECTION:

Operations and Maintenance
Report

The following highlights the operational realities of the master planning process for the City of Dixon, CA. It is important to note that these are the operational realities at the time of the study. As the plan is implemented it will be important for the City to ensure resources are in place to ensure the long-term operational success of these additions.

Operational Assumptions – the following are assumptions that B*K has used in the development of the operational plan.

- The City of Dixon will continue to manage the parks and the facilities within the parks in-house.
- Specialty services in this plan are contracted out.
- Revenue generation is based on 2023 figures, and programs are not factored at capacity.
- Staffing and other expenses are factored using industry standard and best practices.

Southwest Community Park

New full-time staff positions.

- Facility Manager (1) \$98,000
- Aquatics Coordinator (1) \$76,000
- Lifeguards (3) \$60,000 each
- Program Coordinator (1) \$76,000
- Custodian (1) \$60,000
- Building/Grounds (1) \$70,000

- City benefits factored at 35% of total salaries.

New part-time staff positions.

- Building Supervisor \$22/hour
- Lead Front Desk \$20/hour
- Front Desk \$19/hour
- Head Lifeguard \$21/hour
- Lifeguard \$20/hour
- Supplemental Custodial \$17/hour
- Gym Attendant \$16/hour
- Field Attendant \$17/hour
- Program Staff Variable

B*K was asked to identify cost centers by area of the park.

Category	Full-Site	Aquatics	Indoor	Outdoor	Whole Park
Staffing ¹	214,458	644,774	359,635	146,656	\$1,365,523
Commodities ²	38,500	48,000	11,000	115,500	\$213,000
Contractual ³	160,231	70,500	134,650	61,000	\$426,381
Improvement	-	75,000	25,000	25,000	\$125,000
Total	413,190	838,274	530,285	348,156	\$2,129,904

¹ Includes full-time and part-time positions.

² Includes office supplies, chemicals, turf maintenance, maintenance materials, janitorial supplies, recreation supplies, safety supplies, uniforms, printing/postage, other/misc., and fuel.

³ Includes utilities, water/sewer, trash, insurance, communication, contract services, equipment maintenance, monitor services, rental equipment, advertising, travel and trailing, dues/subscriptions, bank charges, software fees, and other.

The following is the revenue model for the park.

Category	
<u>Fees</u>	
Pool Passes	198,000
Pool Drop-In	89,100
Gym Drop-In	45,000
Sub-Total	\$332,100
<u>Programs</u>	
Aquatic	112,170
Recreation Programs	358,875
Fitness	72,432
Sub-Total	\$543,477
<u>Rentals/Other</u>	
Vending	1,500
Aquatic Practice	129,000
Leisure Pool Rentals	6,600
Indoor Rentals	18,500
Outdoor Rentals	138,600
Party Rentals	36,000
Sub-Total	\$330,200
Full-Park Revenue Generation	\$1,205,777

The following is a 5-year projection for Southwest Community Park operations.

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$2,129,904	\$2,172,502	\$2,237,678	\$2,304,808	\$2,373,952
Revenue	\$1,205,777	\$1,386,644	\$1,483,709	\$1,528,220	\$1,574,066
	(\$924,127)	(\$785,859)	(\$753,969)	(\$776,588)	(\$799,886)
Cost Recover	56.6%	63.8%	66.3%	66.3%	66.3%
Imp. Fund	\$125,000	\$250,000	\$375,000	\$500,000	\$625,000

Southwest Neighborhood Park

Based on the facility recommendations for this location there is a strong possibility that the operation of the park can be absorbed with existing staffing and funding levels. B*K would emphasize that the City will need to play for the replacement of the playgrounds with their CIP program. The Department could realize additional revenue generation with the picnic/BBQ facility.

Hall Park

The proposed improvements at this location cannot be absorbed with the existing funding levels for the Department. The following areas will require an increase to operate and maintain this location.

- Staffing – There will need to be an increase in allocation of staffing hours with the addition of natural and synthetic turf fields. The synthetic turf field will extend the playable season as such dragging the field to ensure an even playable surface will be critical. There could also be an additional staffing demand to handle the reservations and billing process for this new amenity.
- Equipment – To address the maintenance of the synthetic turf, it will require additional equipment which will need maintenance.
- Annual Operational Increase: \$200,000 (estimate)
- Revenues: The synthetic turf field should require a significant higher hourly and daily rate compared to the natural grass fields.
- Capital Improvement: Given the length of the playable season the synthetic turf surface will likely need to be replaced in 10 years. However, inclusion of the synthetic turf should also allow the City to pull some of the natural turf field off-line for a season for maintenance.

Note: With the renovation of the skate park at this location it may be appropriate for the Department to develop a “friends of” group with the local skaters. Such a group could help the Department with monitoring and doing light maintenance.

NE Quadrant Community Park

The proposed improvements at this location cannot be absorbed with the existing funding levels for the Department. The following areas will require an increase to operate and maintain this location.

- Staffing – There will need to be an increase in allocation of staffing hours with the addition the highlighted amenities.
- Commodities – There will be a modest increase in this area.
- Contractual Obligations – There will be a more significant increase in this area.
- Annual Operational Increase: \$500,000 (estimate)
- Revenues: The picnic facility along with the addition of a multi-use field w/ lighting will have revenue generating potential.

Note: With the renovation of the skate park at this location it may be appropriate for the Department to develop a “friends of” group with the local skaters. Such a group could help the Department with monitoring and doing light maintenance.

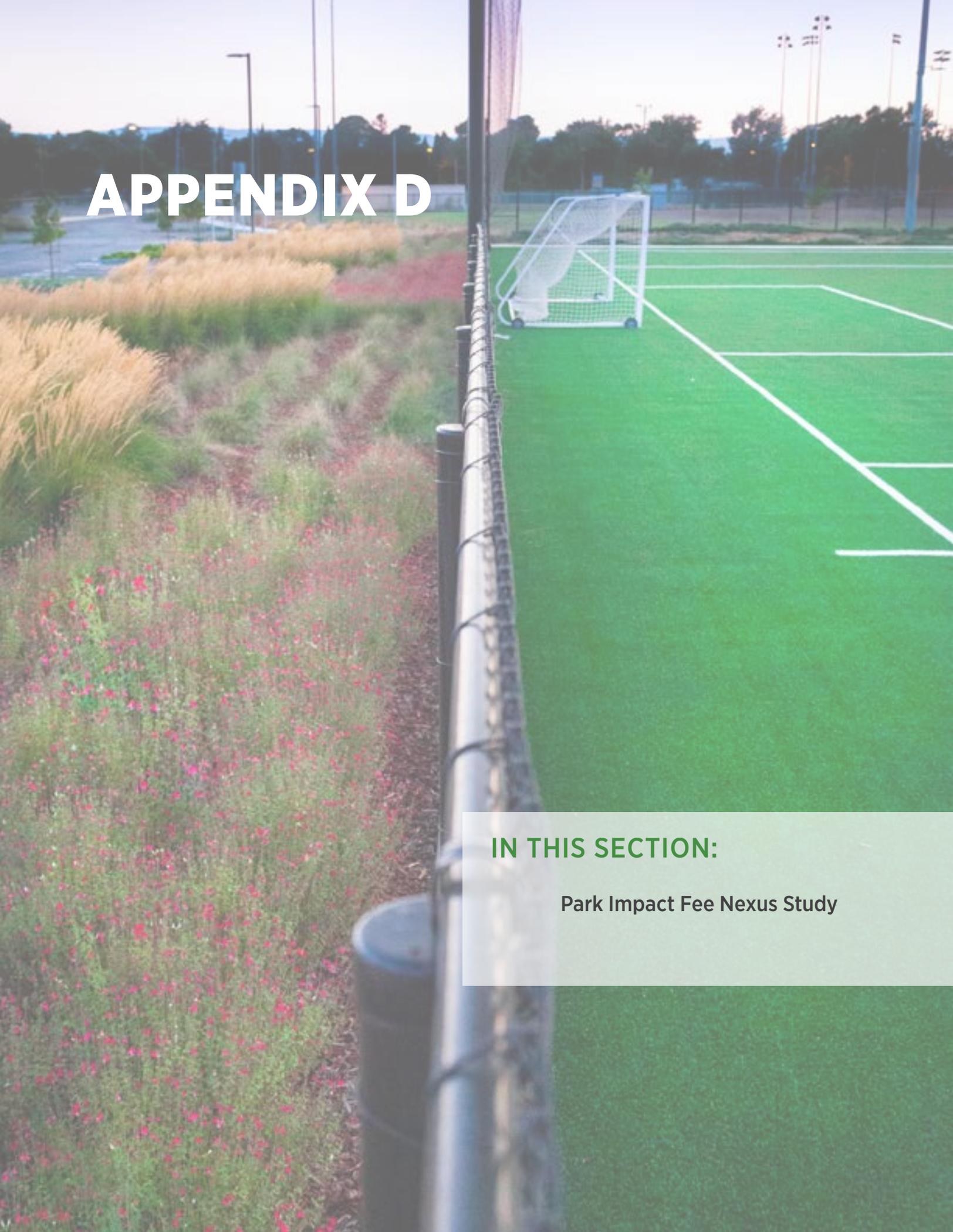
NE Quadrant Neighborhood Park

The proposed improvements at this location cannot be absorbed with the existing funding levels for the Department. The following areas will require an increase to operate and maintain this location.

- Staffing – There will need to be an increase in allocation of staffing hours with the addition the highlighted amenities. Depending on how the amphitheater is programmed (rentable space v. community event space) it could require the addition of a special event coordinator position.
- Commodities – There will be a modest increase in this area.
- Contractual Obligations – There will be a more significant increase in this area.
- Annual Operational Increase: \$250,000 (estimate)
- Revenues: The amphitheater and picnic facilities will have revenue generating potential.

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APPENDIX D

A photograph of a soccer field with a goal, a fence, and landscaping. The field is green with white lines. A goal is visible in the background. A fence runs along the side of the field. In the foreground, there is a row of tall, golden-brown grasses and a row of red flowers. The sky is a pale blue, suggesting dusk or dawn. In the background, there are several tall stadium lights.

IN THIS SECTION:

Park Impact Fee Nexus Study



CITY OF DIXON

PARK IMPACT FEE NEXUS STUDY

OCTOBER 2023
PUBLIC REVIEW REPORT V1.1

PREPARED FOR:
CITY COUNCIL
CITY OF DIXON

PREPARED BY:



SCI Consulting Group
4745 MANGLES BOULEVARD
FAIRFIELD, CALIFORNIA 94534
PHONE 707.430.4300
www.sci-cg.com

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CITY OF DIXON COUNCIL

CITY COUNCIL

Steve Bird, Mayor

Jim Ernest, Councilmember, District 1

Thom Bogue, Councilmember, District 2

Kevin Johnson, Councilmember, District 3

Don Hendershot, Councilmember, District 4

CITY MANAGER

Jim Lindley

COMMUNITY DEVELOPMENT / PLANNING DIRECTOR

Raffi Boloyan

PUBLIC WORKS DIRECTOR

Louren Kotow

IMPACT FEE CONSULTANT

Blair Aas, Director / Principal
SCI Consulting Group

ACKNOWLEDGMENTS

This Park Impact Fee Nexus Study was prepared by SCI Consulting Group (“SCI”) as a subconsultant to LPA as part of the City’s Parks and Recreation Master Plan Update 2023. The work was accomplished under the general direction of John Courtney, Managing Director with LPA.

We want to acknowledge the special efforts made by the following individuals to this project:

Louren Kotow, City of Dixon

Raffi Boloyan, City of Dixon

Jim Lindley, City of Dixon

Madeline Graf, City of Dixon

Brian So, LPA

Andrew Wickham, LPA

Ryan Craven, HLCM Inc.

Darin Barr, Ballard King

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EXECUTIVE SUMMARY

INTRODUCTION

Since 2004, the City of Dixon (“City”) has imposed a park impact fee on new residential development. The purpose of the park impact fee is to fund the one-time cost of expanding the District’s parks, recreational facilities, and trails in order to meet the impact of new development.

The legal and policy basis for imposing the current park impact fee is supported by the City’s Development Impact Fee Study Report Update, dated May 28, 2019, which was adopted by the City Council on August 20, 2019, by resolution. The City’s current park impact fees, which became effective March 6, 2023, are \$15,379 per new single-family home and \$12,225 per multi-family unit.

This Park Impact Fee Nexus Study (“Nexus Study”) was prepared pursuant to the Mitigation Fee Act (“Act”) as found in Government Code § 66000 et seq. and City Municipal Code § 4.07.040. It was prepared in conjunction with the City’s 2023 Park and Recreation Master Plan Update. The purpose of this Nexus Study is to establish the legal and policy basis for establishing a new park impact fee. The park impact fee is intended to fund the one-time cost of expanding the City’s parks, recreational facilities, and trails in order to maintain its existing level of service. For purposes of this Nexus Study, “parks” shall mean neighborhood parks and community parks. The term “recreational facilities” shall mean, but not be limited to, playground equipment, fields, courts, shade structures, restroom buildings, community-use buildings, and aquatic facilities.

In order to impose such fees, this Nexus Study will demonstrate that a reasonable relationship or “nexus” exists between new development and the need for additional parks, recreational facilities, and trails as a result of new development. More specifically, this Nexus Study will present findings in order to meet the **substantive requirements** of the Act, also known as AB 1600, which are as follows:

- Identify the **purpose** of the fee.
- Identify the **use** to which the fee is to be put.
- Determine how there is a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed (“**benefit relationship**”).
- Determine how there is a reasonable relationship between the need for the parks, recreational facilities, and trails and the type of development project on which the fee is imposed (“**impact relationship**”).

- Determine how there is a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed (“**rough proportional relationship**”).

Additionally, the Act specifies that the fee shall not include costs attributable to existing deficiencies in public facilities but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to refurbish existing facilities to maintain the existing level of service or achieve an adopted level of service that is consistent with the general plan.

Since the Act also prohibits development impact fees from funding existing deficiencies in public facilities, the fees must be used to fund only new or expanded parks, recreational facilities, and trails that add to the City’s park and recreational service capacity.

The use of fee proceeds for rehabilitating existing parks, recreational facilities, and trails is limited in that they may only cover the portion of an improvement that expands service capacity. For example, suppose the City planned to replace a shade structure with an existing park with a significantly larger shade structure. In that case, park impact fee proceeds could fund the portion equal to the percentage increase in the square footage of the larger shade structure or by another reasonable measurement of facility capacity. (See Figure 15 for more information.)

METHODOLOGY / APPROACH

To establish the park impact fee program consistent with the **substantive requirements** of the Act, this Nexus Study utilizes a citywide per capita standard-based methodology. A standard-based method is the most used method for the calculation of park impact fees. It was also upheld by the Homebuilders Association of Tulare/Kings Counties, Inc. v. City of Lemoore in 2010.

Under this method, the cost components are based on the City’s existing level of service (“LOS”) and defined on a per capita basis. Total per capita costs are applied to three residential land use categories according to their respective dwelling unit occupancy factor to establish a cost/fee per new dwelling unit.

The identification and use of a facility standard and the proper expenditure of the fee revenue ensure that new development will not fund any existing deficiencies. Instead, only facilities costs that expand the City park and recreational facilities to accommodate growth. Thus, consistent with the Act, this Nexus Study demonstrates a reasonable relationship between new development, the amount of the fee, and park and recreational facilities funded by the fee.

The Nexus Study details the **procedural requirements** for the adoption of the Nexus Study and updated park impact fee program (“fee program”). Also, the Act contains specific requirements for the **annual administration** of the fee program. These statutory requirements and other important information regarding the imposition and collection of the fee are provided in the last two sections of the Nexus Study.

SUMMARY OF KEY FINDINGS

The following key findings are presented:

1. After a review of the City’s 2023 Parks and Recreation Master Plan, the City’s 2019 Nexus Study and park impact fee program, the current park impact fee is found to be insufficient to fund the new parks, recreational facilities, and trails needed to serve the resident growth created by new development.
2. The City’s existing level of service is 4.72 acres of developed parks, 0.04 miles of developed trails, 562.7 building square feet of community-use facilities, and 618.9 square feet of aquatic facility space for every 1,000 residents.
3. According to the City’s adopted Master Plan and the City’s General Plan, the City’s goal is to provide 5.0 acres of neighborhood parks and community for every 1,000 residents.
4. The City may adopt the fee schedule in Figure 1 at or below the maximum levels determined by this Nexus Study. If the City chooses to adopt lower fees, the adopted fee for each land use category should be reduced by the same percentage.

FIGURE 1 – MAXIMUM PARK IMPACT FEE SCHEDULE

Land Use Category	Unit ¹	Maximum Park Impact Fee ²
Single-Family Housing	DU	\$17,954
Multi-Family Housing	DU	\$15,255
Mobile Homes	DU	\$13,026
Accessory Dwelling Unit	See Note 2	

Notes:

DU = Dwelling Unit

¹ See Figure 11.

² ADUs less than 750 sq. ft. exempt from the park impact fee. For all other ADUs, the park impact fee shall be imposed proportionately in relation to the square footage of the primary dwelling unit.

5. Consistent with the nexus requirements of the Act, this Nexus Study demonstrates that there is a reasonable relationship between new development, the amount of the proposed fee, and parks, recreational facilities, and trails funded by the fee.
6. The maximum park impact fee justified by this Nexus Study is consistent with the City's General Plan and 2023 Parks and Recreation Master Plan Update.

SUMMARY OF KEY RECOMMENDATIONS

Based on the findings presented in the Nexus Study, the following key recommendations are presented:

1. The park impact fee should be collected from new development in addition to land dedication and in-lieu fees pursuant to the City Municipal Code Chapter 17, Article 16.
2. The park impact fee should be adopted in accordance with Government Code Sections 66016, 66017, and 66018.
3. The City should comply with the transparency requirements under Government Code § 65940.1.
4. The City should comply with the annual reporting requirements under Government Code § 66006(b).
5. Following the fifth fiscal year after the first deposit of fee revenue and every five years thereafter, the City should comply with the reporting requirements under Government Code § 66001(d).
6. The cost estimates presented in this Nexus Study are in January 2023 dollars. The adopted park impact fee should be adjusted every January by the annual change in the Engineering News-Record Construction Cost Index for San Francisco for the twelve months from the preceding September to September.
7. In order to comply with the Act and recent court decisions, a fee credit must be given for demolished existing dwelling units as part of a new development project.
8. This Nexus Study and fee program must be updated at least every eight years. The next Nexus Study update is due no later than January 1, 2032.

PER CAPITA COST COMPONENTS

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of the parks, recreational facilities, and trails attributable to the new development on which the fee is imposed. This section presents the calculation of the total cost per capita for developed parks, community-use facilities, and aquatic facilities based on the City's existing level of service standards for such facilities.

CURRENT AND PROJECTED RESIDENT POPULATION

Figure 2 presents the City's current population and projected population through 2040. The City's current population was determined using figures from the California Department of Finance. The City's 2040 population was projected based on an annual growth rate of 2.4 or about 150 to 200 housing units per year. As shown below, it is estimated that the City's population, as of January 2023, is approximately 19,017. It is projected that the City will grow by 9,433 residents to a household population of 28,450 by 2040. This projection is generally consistent with the City's 2040 General Plan and 2023 Parks and Recreation Master Plan Update.

FIGURE 2 – CURRENT AND PROJECTED POPULATION

Population Projection ¹	2023	2025	2030	2035	2040	Growth 2023 thru 2040
City of Dixon	19,017	19,940	22,451	25,278	28,450	9,433

Source: California Department of Finance, January 2023 and the City's 2023 Parks and Recreation Master Plan Update

Notes:

¹ Based on an annual growth rate of 2.4% .

Certainly, arguments can be made for higher or lower population growth. However, the projected population growth and fee revenue are merely estimates for planning purposes. The maximum park impact fee determined by this Nexus Study does not depend upon the timing and level of development.

PARK DEVELOPMENT COST PER CAPITA

According to the District's Master Plan, neighborhood parks are typically a combination of playgrounds and parks designed primarily for non-supervised, non-organized recreational activities. They are typically 2 – 10 acres in size. Community parks, ranging from 10 acres to 100 acres in size, are designed for organized groups or team sports while also providing facilities for individual and family activities.

The City has seven developed parks totaling 89.85 acres or 4.72 acres for every 1,000 residents. Therefore, to accommodate the anticipated population growth of 9,433 new residents by 2040 and maintain the City's existing level of service, an additional 44.52 acres of developed parks will be required. See the City's 2023 Parks and Recreation Master Plan Update for the City's detailed inventory of parks.

Figure 3 below calculates the per capita cost of developing new neighborhood and community parks. As presented, the City's existing standard is multiplied by the estimated average per acre cost for park development to arrive at a per capita cost. The average park development cost shown represents the weighted average construction cost per acre (in 2023 dollars) for neighborhood and community parks per recent cost estimates developed during the master planning process. Any other facilities, such as trails, community use facilities, and aquatic facilities, are included as separate cost components.

FIGURE 3 – PARK DEVELOPMENT COST PER CAPITA

Cost Component	Developed	Acres per Capita ¹	Average	Cost per Capita	
	Acres per 1,000 Population ¹		Development Cost per Acre ²		
	Calc	a	b = a / 1,000	c	d = b * c
Neighborhood Parks		0.97	0.0010	\$580,000	\$562.60
Community Parks		3.75	0.0038	\$1,017,000	\$3,813.75
Total Parks		4.72	0.0047	\$927,193	\$4,376.35

Source: City of Dixon Parks and Recreation Master Plan Update 2023.

Notes:

¹ Based on City's existing level of service.

² Based on cost estimates from the City's Parks and Recreation Master Plan Update 2023.

The City must fund existing development's share of needed parks and any rehabilitation costs related to existing parks from other funding sources. Other potential sources of funds include, but are not limited to, a general obligation bond measure, state and federal grants, the City's general fund, sales tax proceeds, and existing or new special tax and assessment proceeds, if allowable.

TRAIL DEVELOPMENT COST PER CAPITA

Figure 4 calculates the per capita cost of developing new trails in the City. The average development cost for trails assumes \$270,000 per mile for a 10-foot-wide asphalt trail. The per-mile cost estimate includes excavation, clearing and grubbing, environmental permits, plans and engineering, construction management, and laying of the trail. Trail development is a new cost component of the fee program.

FIGURE 4 – TRAIL DEVELOPMENT COST PER CAPITA

Cost Component	Miles per 1,000	Miles per	Average	Cost per Capita
	Population ¹	Capita ¹	Development Cost per Mile ²	
Calc	a	b = a / 1,000	c	d = b * c
Trails	0.04	0.00004	\$270,000	\$10.80

Source: LPA; City of Dixon

Notes:

¹ Based on the City's existing level of service for developed trails.

² Assumes a 10-foot wide pathway

COMMUNITY USE FACILITIES COST PER CAPITA

City residents currently have the use of two community-use facilities. As shown in Figure 5 below, the City's two community use facilities provide 10,700 square feet of useable community use space to the City's population. Therefore, the existing level of service ("LOS") for community use facilities is 562.7 square feet per 1,000 residents.

FIGURE 5 – COMMUNITY USE FACILITIES EXISTING LEVEL OF SERVICE

Facility	Existing Space (BSQFT)	Current Resident Population ¹	Existing Sq. Ft. Per 1,000 Population
Calc	a	b	c = (a / b) * 1,000
Senior/Multi-Use Center	5,700	19,017	299.7
Performing Arts Center	5,000	19,017	262.9
Total Community Use Facilities	10,700		562.7

Sources: LPA; City of Dixon

Notes:

¹ See Figure 2.

The City's 2023 Master Plan includes the construction of a new 18,000-square-foot recreation/gym building in Southwest Community Park. The estimated construction cost for the project is nearly \$23.1 million. Based on the estimated site development and construction cost of \$1,284 per square foot, the cost of the recreation/gym building to serve new development is \$722.51 per capita, as shown below.

FIGURE 6 – COMMUNITY USE FACILITIES COST PER CAPITA

Cost Component	LOS Standard ¹	Estimated Cost	
		Per Sq. Ft. ²	Cost per Capita
Calc	a	b	c = (a * b) / 1,000
Recreation / Gym Building in Southwest Community Park	562.7 sq. ft. per 1,000 pop.	\$1,284	\$722.51

Notes:

¹ See Figure 5.

² See the City's 2023 Park and Recreation Master Plan Update for cost details.

The City will need to fund existing development's share of the new recreation/gym building and any other improvements not currently identified with other funding sources. Other potential sources of funds include, but are not limited to, Quimby in-lieu fees, a general obligation bond measure, state and federal grants, the City's general fund, and existing or new special tax and assessment proceeds, if allowable.

AQUATIC FACILITIES COST PER CAPITA

The City residents have the use of one aquatic facility – the Pat Granucci Aquatic Center. As shown in Figure 7 below, the City's aquatic facility provides 8,270 square feet of pool area and 3,500 square feet of pool building area. Therefore, the City's existing level of service ("LOS") for aquatic facilities is 434.9 of pool area and 184.0 square feet of pool building area per 1,000 residents.

FIGURE 7 – AQUATIC FACILITIES EXISTING LEVEL OF SERVICE

Facility	Existing Pool Space	Existing Pool Building Space	Current Resident Population ¹	Existing Pool Space	Existing Building Sq.
				Sq. Ft. Per 1,000 Population	Ft. Per 1,000 Population
Calc	a	b	c	d = (a / c) *	e = (b / c) *
Pat Granucci Aquatic Center	8,270	3,500	19,017	434.9	184.0

Source: LPA; City of Dixon

Notes:

¹ See Figure 2.

The City's 2023 Master Plan includes the construction of a new aquatic facility in Southwest Community Park. The estimated construction cost for the project is nearly \$15.0 million. Based on the estimated site development and construction cost of \$993 per square foot, the cost of the new aquatics facility to serve new development is \$614.80 per capita. See Figure 8 below for more detail.

FIGURE 8 – AQUATIC FACILITIES COST PER CAPITA

Cost Component	LOS Standard (sq.ft. per 1,000 population) ¹		Estimated Cost Per Sq. Ft. ²	Cost per Capita
	Calc	a		
Pool Space		434.9	\$993	\$432.02
Pool Building		184.0	\$993	\$182.78
Aquatic Facility		618.9		\$614.80

Notes:

¹ See Figure 7.

² See the City's 2023 Parks and Recreation Master Plan Update for cost details.

The City will need to fund existing development's share of the aquatic facility with other funding sources. Other potential sources of funds include, but are not limited to, Quimby in-lieu fees, a general obligation bond measure, state and federal grants, the City's general fund, sales tax proceeds, and existing or new special tax and assessment proceeds, if allowable.

PARK IMPACT FEE DETERMINATION

This section presents the calculation of the total cost per capita for parks, recreational facilities, and trails. The total cost per capita for each is then applied to three residential land use categories in proportion to the demand they create as measured by their respective dwelling unit occupancy factor.

PARK IMPACT FEE COST COMPONENTS

The figure below summarizes the per capita cost components from the previous section and includes an additional 2.5 percent for the administration of the park impact fee program. The fee program administrative cost component is designed to recover the cost collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Studies, and other costs reasonably related to compliance with the Act. SCI has estimated the amount of the administrative component based on our experience with similar fee programs within California. As shown, the total per capita cost is \$5,867.57.

FIGURE 9 – PARK IMPACT FEE COST COMPONENTS

Cost Component	Per Capita Cost
Park Development	\$4,376.35
Trail Development	\$10.80
Community Use Facilities	\$722.51
Aquatic Facilities	\$614.80
Fee Program Administration (2.5%) ¹	\$143.11
Total Cost per Capita	\$5,867.57

Notes:

¹ Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Study updates and other costs reasonably related to compliance with the Act.

RESIDENTIAL LAND USE CATEGORIES

The Act requires that development impact fees be determined in a way that ensures a reasonable relationship between the amount of the fee and the cost of the facilities or portion of the facilities attributable to the development on which the fee is imposed. Since the demand for / need for park and recreational services is inherently driven by service population and different residential land uses, having varying household occupancies, the residential park impact fee is expressed per dwelling unit basis based on their respective dwelling unit occupancy factor for three residential land uses.

This Nexus Study also incorporates the addition of another residential unit to a single-family parcel as a fourth category labeled as “Accessory Dwelling Unit.”

For the purpose of this fee program, a “dwelling unit” means one or more rooms in a building or structure, or portion thereof, designed exclusively for residential occupancy by one or more persons for living or sleeping purposes and having kitchen and bath facilities.

The four residential land use categories are as follows:

- **“Single-family housing”** means one-family dwelling unit with an assessor’s parcel number for the dwelling unit.
- **“Multi-family housing”** means buildings or structures designed for two or more families for living or sleeping purposes and having kitchen and bath facilities for each family.
- **“Mobile home”** means a development area for residential occupancy in vehicles that require a permit to be moved on a highway, other than a motor vehicle designed or used for human habitation and for being drawn by another vehicle.
- **“Accessory dwelling unit”** means a dwelling unit, or “granny flat,” either a detached or attached dwelling unit, which provides complete, independent living facilities for one or more persons with provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence.

DWELLING UNIT OCCUPANCY FACTOR

Figure 10 below presents the calculation of the dwelling unit occupancy factor for the three residential land uses. The calculation is based on information from the *2020 American Community Survey 5-Year Estimate* from the 2020 U.S. Census for the City of Dixon. The previous dwelling unit occupancy factors were 3.20 persons per single-family home and 2.55 persons per multi-family unit. The occupancy density for mobile homes, which is a new land use category, is based on the countywide average due to an inadequate sample size within the City.

FIGURE 10 – DWELLING UNIT OCCUPANCY FACTOR

Land Use Categories	Occupied Dwelling Units	Total Number of Occupants	Dwelling Unit Occupancy Factor
Calc	a	b	c = b / a
Single-Family Housing	4,820	14,757	3.06
Multi-Family Housing	1,635	4,244	2.60
Mobile Home ¹	9	18	2.22
Average (2020 Census)	6,464	19,019	2.94

Source: 2020 U.S. Census, 2021: ACS 5-Year Estimates

Notes:

¹ The occupancy density for mobile homes is based on the countywide average due to inadequate sample size within the City.

RESIDENTIAL PARK IMPACT FEE DETERMINATION

Figure 11 below presents the maximum park impact fee calculation. As shown, the per dwelling unit fees for the three residential land uses are determined by multiplying the total cost per capita by their respective dwelling unit occupancy factor. The City may adopt fees lower than the maximum, justified amounts, provided they are reduced by the same percentage for each land use category.

FIGURE 11 – MAXIMUM PARK IMPACT FEE

Land Use Category	Unit	Total Cost Per Capita ¹	Dwelling Unit Occupancy Factor ²	Maximum Park Impact Fee ³
Calc		a	b	c = a * b
Single-Family Housing	DU	\$5,867.57	3.06	\$17,954
Multi-Family Housing	DU	\$5,867.57	2.60	\$15,255
Mobile Homes	DU	\$5,867.57	2.22	\$13,026
Accessory Dwelling Unit		----- See Note 4 -----		

Notes:

DU = Dwelling Unit

¹ See Figure 9.

² See Figure 10.

³ Maximum park impact fee is rounded down to the nearest dollar.

⁴ ADUs that are less than 750 square feet are exempt from the park impact fee. For all other ADUs, the park impact fee shall be imposed proportionately in relation to the square footage of the primary dwelling unit.

The park impact fee for an accessory dwelling unit of 750 square feet or greater shall be imposed proportionately in relation to the square footage of the primary dwelling unit. The construction of all other ADUs is exempt from the park impact fee. For example, the calculation of the maximum park impact fee for the construction of a 900 square-foot accessory dwelling unit on a single-family parcel with a 2,250 square-foot single-family home would be $(900 / 2,250) * \$17,954 = \$7,182$.

PROJECTED PARK IMPACT FEE REVENUE

The figure below projects park impact fee revenue through 2040. Total fee revenue (in 2023 dollars) is estimated by multiplying the total cost per capita by the projected resident population growth for the period. As shown, the City is projected to generate approximately \$55.3 million in 2023 dollars by 2040. Indeed, arguments can be made for higher or lower population growth. However, the projected population growth and fee revenue are merely estimates for planning purposes. The maximum fee amounts do not depend upon the timing and level of development.

FIGURE 12 – PROJECTED PARK IMPACT FEE REVENUE

Land Use Category	Total Cost per Capita ¹	Projected Population Growth (2040) ²	Projected Park Impact Fee Revenue (2023\$)
Calc	a	b	c = a * b
Residential Development	\$5,867.57	9,433	\$55,348,788

Notes:

¹ See Figure 9.

² See Figure 2.

The fee revenue must be deposited into a separate park impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the City.

The fee revenue will be restricted to funding new or expanded parks, recreational facilities, and trails that add to the City's park and recreational service capacity. Additionally, the use of fee proceeds for rehabilitating existing parks, recreational facilities, and trails is limited in that they may only cover the portion of an improvement that expands service capacity. For example, if the City planned to replace a shade structure within an existing park with a significantly larger shade structure, park impact fee proceeds may fund the portion equal to the percentage increase in the square footage of the larger shade structure or by another reasonable capacity measurement. (See Figure 15 for more information.)

Fee revenue will also be used to cover fee program administration costs such as collection, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Studies, and other costs reasonably related to compliance with the Act.

Fee revenue may not fund 1) the renovation or replacement of existing facilities and 2) operational, maintenance, or repair costs.

PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN

In accordance with Government Code § 66016.5 (a)(6), the City's 2023 Parks and Recreation Capital Improvement Plan is shown below with the elements required by Government Code § 66002.

FIGURE 13 – PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN 2023

Parks and Recreation Facilities	Location	Size	Timing of Availability	Estimated Cost (2023\$)
Southwest Community Park Phase 1 (Aquatics Facility Pool and Building)	SW Dixon	10,400 sq. ft.	2029	\$15,000,000
Southwest Community Park Phase 2 (Park)	SW Dixon	18.61 acres	2033	\$18,950,000
Southwest Community Park Phase 3 (Recreation / Gym Building)	SW Dixon	18,000 sq. ft.	2038	\$23,112,000
Hall Park Expansion	Hall Park Drive	49.93 acres	2027	\$12,610,779
Northeast Community Park	NE Dixon	10 acres	2045	\$10,170,000
Northeast Neighborhood Park	NE Dixon	4 acres	2043	\$2,320,000
Northwest Park Security and Sports Lighting	Parkgreen Drive	22.38 acres	2047	\$7,156,462
Total Parks and Recreation Improvements				\$89,319,241

Source: City of Dixon Parks and Recreation Master Plan Update 2023

COMPARISON OF CURRENT AND MAXIMUM PARK IMPACT FEES

The figure below compares the current park impact fee schedule with the maximum park impact fee schedule justified by this Nexus Study.

FIGURE 14 – COMPARISON OF CURRENT AND MAXIMUM PARK IMPACT FEES

Land Use Category	Unit	Current	Maximum	\$ Change	% Change
		Park Impact Fee ¹	Park Impact Fee ²		
	Calc	a	b	c	d = c / a
Single-Family Housing	DU	\$15,379	\$17,954	\$2,575	16.7%
Multi-Family Housing	DU	\$12,255	\$15,255	\$3,000	24.5%
Mobile Homes	DU	\$15,379	\$13,026	(\$2,353)	-15.3%
Accessory Dwelling Unit			----- See Note 3 -----		

Notes:

DU = Dwelling Unit

¹ Effective March 6, 2023.

² See Figure 11.

³ ADUs less than 750 sq. ft. are exempt from the park impact fee. For all other ADUs, the park impact fee shall be imposed proportionately in relation to the square footage of the primary dwelling unit.

NEXUS FINDINGS

This section summarizes the nexus findings required to demonstrate the legal justification of the park impact fee.

PURPOSE OF THE FEE

The purpose of the park impact fee is to fund new or expanded parks, recreational facilities, and trails to meet the needs of the new resident population generated by new residential development in the City. “Parks” means neighborhood parks and community parks. The term “recreational facilities” means, but not be limited to, playground equipment, fields, courts, shade structures, restroom buildings, community use buildings, and aquatic facilities.

USE OF FEE REVENUE

Park impact fee revenue will be used to fund the development and/or acquisition of new or expanded parks, recreational facilities, and trails to serve new development. A summary of the allowable and prohibited uses of the fee revenue is provided in Figure 15 below.

FIGURE 15 – SUMMARY OF ALLOWABLE AND PROHIBITED USES OF FEE REVENUE

<u>Allowable Uses</u>	<u>Prohibited Uses</u>
<ul style="list-style-type: none"> ▪ <i>The cost of new or expanded parks, recreational facilities, and trails (100%)</i> ▪ <i>The cost of new recreational facilities in <u>existing</u> parks that expand service capacity (100%)</i> ▪ <i>Parks, recreational facilities, and trail costs already incurred that provide growth-related capacity (100%)</i> ▪ <i>The proportional cost of parks, recreational facilities, and trail renovation projects that expand service capacity</i> ▪ <i>Collection, accounting, documentation, annual reporting requirements, five-year report requirements, periodic Nexus Studies, and other costs reasonably related to compliance with the Act.</i> 	<ul style="list-style-type: none"> ▪ <i>Existing deficiencies, such as renovation or replacement of existing recreational facilities that do not expand service capacity</i> ▪ <i>Parkland acquisition and purchase or lease of vehicles.</i> ▪ <i>Operational, maintenance, or repair costs</i>

BENEFIT RELATIONSHIP

The fee will be collected as development occurs. Fee revenue will be used to fund new and expanded parks, recreational facilities, and trails to meet the additional demand generated by the new residents created by new development projects. Fee revenue will be deposited into a separate park impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the uses described in the “Use of Fee Revenue” finding. These actions ensure that a development project paying the park impact fee will benefit from its use.

IMPACT RELATIONSHIP

Since the need for park and recreational services is inherently population-driven, new residential development in the City will generate the need for new park and recreational services and the corresponding need for various facilities. The need is measured in proportion to the average household occupancy for three residential land uses. The City’s existing level of standards are 4.72 acres of developed parks, 0.04 miles of trails, 562.7 square feet of community use facilities, 434.9 pool surface area, and 184.0 pool building space for every 1,000 residents. The fees’ use (funding new or expanded parks, recreational facilities, and trails) is therefore reasonably related to the type of project (new residential development) upon which it is imposed.

PROPORTIONALITY

The amount of park and recreational facilities needed to serve a unit of development is based on the City’s level of service standards for such facilities. The cost of new and expanded parks, recreational facilities, trails, and fee program administrative costs are defined on a cost-per-capita basis. These per capita costs are then applied to three residential land uses based on their respective dwelling unit occupancy factor.

The use of average dwelling unit occupancy for three residential land use categories to determine the park impact fee schedule achieves proportionality across the types of development on which the fee is imposed. In general, a single-family home will generate a higher number of persons than a multi-family unit and, as a result, will pay a higher fee per unit. Thus, applying the park impact fee schedule based on the type of housing and number of dwelling units to a specific project ensures a reasonable relationship between the fee and the cost of the parks, recreational facilities, and trails attributable to that residential development project.

Pursuant to Government Code § 66016.5 (a)(5)(b), it is found that square footage is not an appropriate basis for imposing park impact fees on new residential development since demand is resident-population driven, not square footage driven. For example, a single-family home that is one hundred square feet larger will not generate proportionally more demand than a similar home that is one hundred square feet less in size. Park impact fees solely based on square footage don't consider the occupancy density of different housing types and, as a result, are less proportional to the demand created.

FEE PROGRAM ADOPTION REQUIREMENTS

The following is a summary of the statutory procedural requirements for adopting the Nexus Study, the proposed park impact fee program (“fee program”), and the associated capital improvement plan. The specific statutory procedural requirements for adopting the Nexus Study and fee program may be found in the Act.

NEXUS STUDY AND FEE PROGRAM

1. The City Council shall conduct at least “one open and public meeting” as part of a regularly scheduled meeting on the proposed fee program.
2. At least 30 days before the meeting, the City shall mail a notice of the meeting to any interested party who filed a written request for notice of the adoption of new or increased fees.
3. At least 30 days before the meeting, the City shall make the Nexus Study available to the public for review.
4. At least 30 days before the public hearing, a notice of the meeting’s time and place shall be published twice in a newspaper of general circulation, with at least five days intervening between the first and last publication dates, not counting such publication dates.
5. After the public hearing, the City Council shall adopt a resolution adopting the Nexus Study, the new fee program, and fee schedule.

PARKS AND RECREATION CAPITAL IMPROVEMENT PLAN

1. The City Council shall adopt the CIP by resolution at a noticed public hearing.
2. At least 30 days before the public hearing, a notice of the meeting’s time and place shall be published once in a newspaper of general circulation.

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FEE PROGRAM ADMINISTRATION REQUIREMENTS

This section summarizes the statutory requirements and general recommendations for the annual administration of the park impact fee program. The specific statutory requirements for the administration of the fee program may be found in California Government Code § 66000 et seq.

ACCOUNTING REQUIREMENTS

Proceeds from the park impact fee should be deposited into a separate fund or account to avoid commingling fees with other revenue. The park impact fees should be expended solely for the purpose for which they were collected. Any interest earned by such an account should be deposited in that account and expended solely for the purpose for which it was originally collected.

REPORTING REQUIREMENTS

The following information, entitled “**Annual Report**,” must be made available to the public within 180 days after the last day of each fiscal year:

- a brief description of the type of fee in the account;
- the amount of the fee;
- the beginning and ending balance of the account;
- the fees collected that year and the interest earned;
- an identification of each public improvement for which the fees were expended and the amount of the expenditures for each improvement;
- an identification of an approximate date by which development of the improvement will commence if the local agency determines that sufficient funds have been collected to complete financing of an incomplete public improvement;
- a description of each inter-fund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, the date on which any loan will be repaid, and the rate of interest to be returned to the account; and
- the amount of money refunded under section Govt. Code § 66001.

The City shall review the Annual Report at the next regularly scheduled public meeting, not less than 15 days after the Annual Report is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, shall be mailed, at least 15 days prior to the meeting, to any interested party who files a written request for mailed notice of the meeting. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed each year on or before April 1. The Council may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service.

For the fifth fiscal year following the first receipt of any park impact fee proceeds and every five years thereafter, the City must comply with Government Code Section 66001(d)(1) by affirmatively demonstrating that the City still needs unexpended park impact fees to achieve the purpose for which it was originally imposed and that the City has a plan on how to use the unexpended balance to achieve that purpose. Specifically, the City shall make the following findings, entitled “**Five-Year Findings Report**,” with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements; and
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

The City shall provide for the refund of all or any part of such unexpended or unappropriated fee revenue, together with any actual interest accrued thereon, in the manner described in Government Code § 66001 (e) of the, to the current record owner of any property for which a fee was paid; provided that if the administrative costs of refunding such fee revenue exceed the amount to be refunded.

TRANSPARENCY REQUIREMENTS

The City must clearly post the following information regarding the fee program on the City's website. Information updates must be made within 30 days of any change.

- The current fee schedule indicating the effective date.
- Current and five previous annual financial reports required according to Government Code Section 66006 (b).

- Current and any previous park impact fee nexus studies conducted after January 1, 2018.

ANNUAL INFLATIONARY ADJUSTMENT

All costs and the associated park impact fee determined by this Nexus Study are in January 2023 dollars. The cost estimates presented in this Nexus Study are in January 2023 dollars. The adopted park impact fee should be adjusted every January by the annual change in the Engineering News-Record Construction Cost Index for San Francisco for the twelve months from the preceding September to September.

FEE EXEMPTIONS

The following are exempted from payment of the fee:

- The construction of a structure owned by a governmental agency.
- The construction of an accessory dwelling unit less than 750 square feet.
- A residential development project found to have no impact on the District's park and recreation system.

FEE WAIVERS AND CREDITS

Pursuant to the Act, City Municipal Code § 4.07.140, and recent court cases, the following circumstances must receive a fee credit or waiver:

- Demolished existing dwelling units as part of a development project.
- If a developer dedicates land or builds specific park facilities under a turn-key agreement, the fee imposed on that development project may be adjusted to reflect a credit for the parks, recreational facilities, and trails constructed.

NEXUS STUDY UPDATES

This Nexus Study and fee program must be updated at least every eight years. The next Nexus Study update is due no later than January 1, 2032.

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