

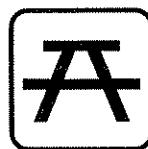
CHAPTER

# 10 PARK AND RECREATION ELEMENT

*"Planning for a Sustainable Solano County"*

# *"Planning for a Sustainable Solano County"*

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*Lake Solano Regional Park*

# **SOLANO COUNTY PARK AND RECREATION ELEMENT**

A Part of the  
Solano County General Plan

June 24, 2003

# **Solano County Park and Recreation Element**

A Part of the Solano County General Plan

*Approved June 5, 2003*

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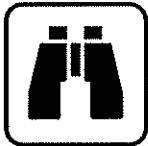
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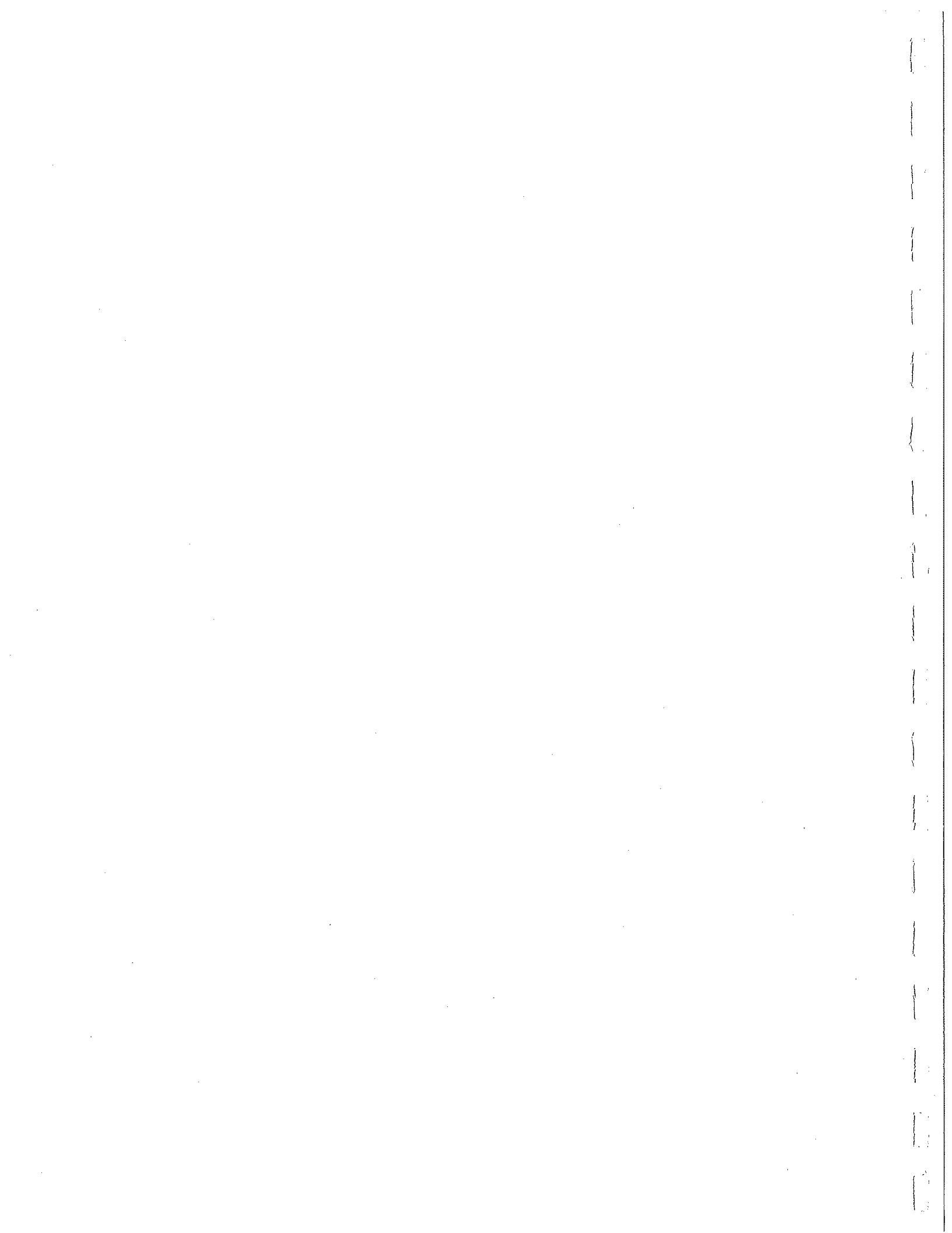
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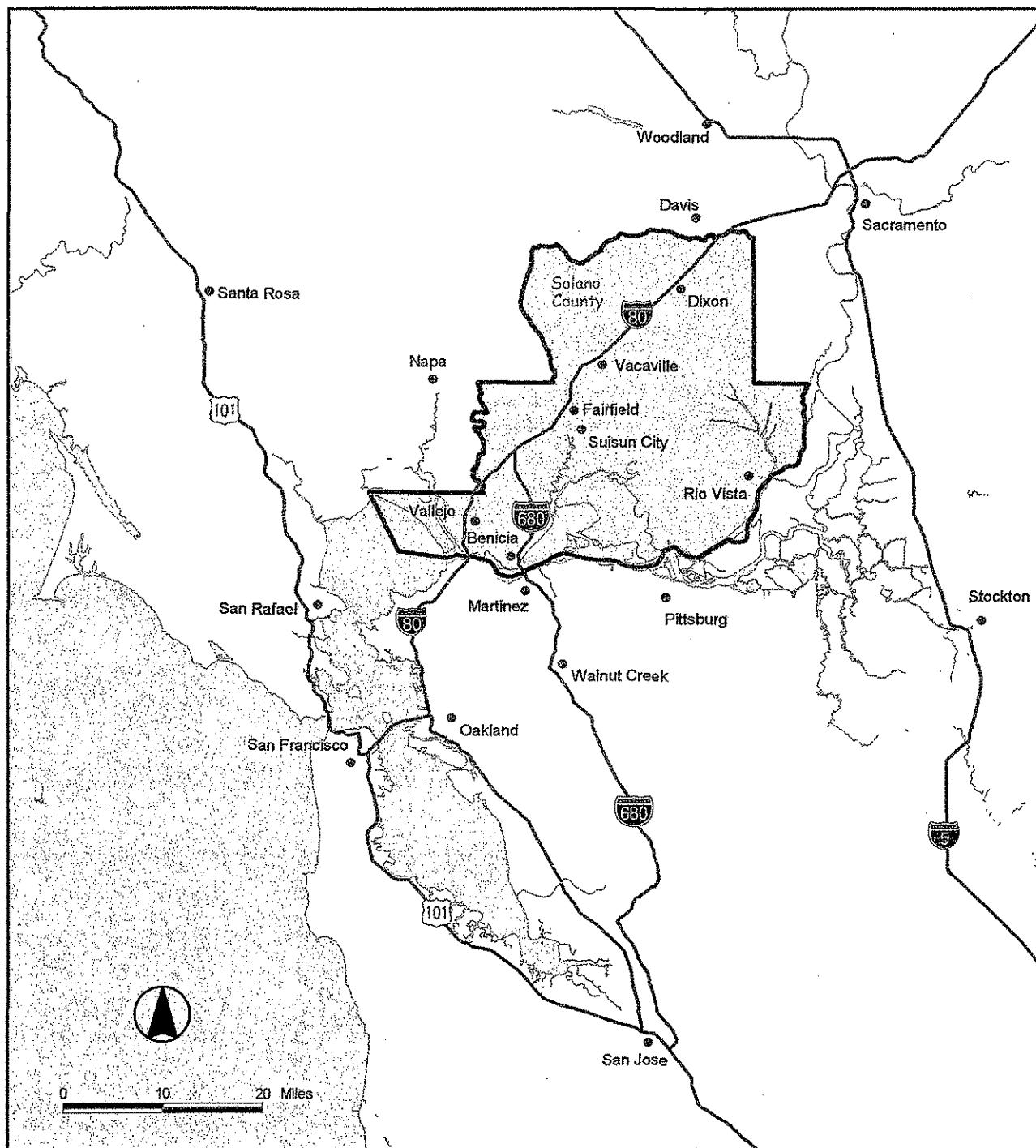


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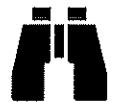
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Location Map



## Chapter One INTRODUCTION

### PURPOSE OF THE PLAN

The Park and Recreation Element of the Solano County General Plan is intended to provide a long range guide for the development of regional recreation facilities and the preservation of natural and historical resources in Solano County.

### AUTHORITY AND RELATIONSHIP TO GENERAL PLAN

Recreation Elements may be adopted as optional elements of city and county general plans under Section 65303 of the California Government Code, which states:

65303. The general plan may include the following elements or any part of phase thereof:

(A) A Recreation Element showing a comprehensive system of areas and public sites for recreation, including and following, and, when practicable, their locations and proposed development

- Natural reservations
- Parks
- Parkway
- Beaches
- Playgrounds
- Recreational community gardens
- Other recreation areas

By law, if a Recreation Element is adopted, objectives and other proposals are required to be consistent with other elements of the General Plan. The Park and Recreation Element has been developed to be consistent with all elements of the Solano County General Plan.

The two elements which are most relevant are the Resource Conservation and Open Space Plan, and the Tri-City and County Open Space Plan, both of which have become elements of the County General Plan. The goals, objectives, and proposals within the Park and Recreation Element are in concert with the goals, objectives, and policies of these General Plan elements. For example, Goal #1 of the Park and Recreation Element is "To preserve and manage a diverse system of regional parks and natural resources for the enjoyment of present and future County residents." A goal of the Resource Conservation and Open Space Plan is "To preserve for subsequent generations the greatest possible freedom of choice in the use and enjoyment of the County's natural resources." Similarly, an objective of the Tri-City and

County Open Space Plan is “To provide for the present and future needs for compatible regional outdoor recreational opportunities in the County through continual recreation planning for the Cooperative Planning Area.”

Implementation of the proposals within the Park and Recreation Element should consider the content and status of the two plans, including any subsequent revisions.

## METHODOLOGY

The Park and Recreation Element is oriented toward fulfilling the regional recreation needs of Solano County residents. The plan identifies existing and projected recreation needs in the County within a time frame extending to 2015. Policies, objectives and proposals of the plan focus on meeting these needs. Planning work was carried out under the direction of the Solano County Environmental Management Department and the Solano County Park Division, and assisted by an advisory group with representatives of the Greater Vallejo Recreation District, the cities of Benicia, Dixon, Fairfield, Rio Vista, Suisun City and Vacaville, the Bureau of Reclamation, the Bay Area Open Space Council, the Delta Protection Commission, the Putah Creek Discovery Corridor Group, and others (see Appendix H). The Plan is a living document which should be revised as needed, and considered for updating at least every five years.

The Park and Recreation Element takes a countywide approach to recreation planning, assigning to the County a role as promoter and coordinator among the various local, state and federal agencies involved in providing regional recreational opportunities in Solano County. The plan assumes that the cities and the Greater Vallejo Recreation District will continue to provide neighborhood and community parks, as well as those regional parks which are now operated or have been proposed by cities. The County is to be the primary provider of regional parks in unincorporated areas.

## PLAN FORMAT

Following the Introduction, the Park and Recreation Element is divided into five additional chapters. Chapter Two sets forth and discusses overall goals and objectives of the plan. Chapter Three describes the current administrative framework and regional recreation facilities in the County. Chapter Four identifies current and projected recreation needs. Chapter Five proposes plans for meeting regional recreation needs in the County. Chapter Six details ways these plans could be implemented. Appendixes and References conclude the Element.



## Chapter Two

### GOALS AND OBJECTIVES

Two overall goals have been adopted to guide regional recreation planning in Solano County:

1. Preserve and manage a diverse system of regional parks and natural resources for the enjoyment of present and future County residents and park visitors.
2. Promote, develop and manage diversified recreational facilities to meet the regional recreation needs of the County.

The goals reflect two themes apparent in past recreation policies as well as in goals and objectives of other County general plan elements: first, protection of natural and recreational resources; and second, provision of new facilities as needed. The goals are also consistent with state and federal recreation policies, which assign responsibility to counties for carrying out countywide recreation planning, and for coordinating and/or developing facilities to serve regional and local areas.

Eleven objectives were established to direct efforts toward achieving the goals. These objectives fall into four general areas of current concern in recreation planning. Topic areas relating to Goal 1 include countywide planning and coordination of recreational plans and activities, and land use considerations in identifying and developing recreation facilities and protecting resource areas. Goal 2 relates to the development of specific recreation facilities by the County and other public agencies and the role of private enterprise in recreation development. The objectives are more specific and manageable aims than the goals themselves and are, in turn, supported by a series of policies and proposals. The policies and proposals are designed to lead toward achievement of the plan goals and objectives.

Plan objectives and general policies are presented below under the topic areas to which they relate. More specific implementation strategies are contained in the Plan Proposals set forth in Chapter Five.

#### COUNTYWIDE PLANNING AND COORDINATION

The California Outdoor Recreation Resources Plan assigns a countywide planning and coordinating role to counties, including both recreation planning and coordination of plans and activities with those of other counties, cities and other levels of government. Solano County presently exercises a countywide planning function in other elements of the General Plan, most notably the Land Use Element. This element seeks to coordinate plans of the cities, the County and other entities that have an interest in the County, as well as to achieve some countywide goals. The Park and Recreation Plan is similarly oriented in that it seeks to coordinate recreation plans of

the County, the cities, the Greater Vallejo Recreation District, the State, and the federal government in a manner which will best meet the regional recreation needs of County residents. The County has a responsibility to work actively with these and other agencies and private organizations to achieve the aims set forth in the plan. Through its countywide planning role, the County is able to identify significant recreational needs and resources, and to work with the appropriate agencies to ensure their needs are met. The County can also support efforts of cities to provide regional recreation opportunities for their residents by means of direct planning and development cooperation where needed, and by advocating city proposals to other agencies from which cooperation or funds are requested. Demand for identified recreational needs in the County is projected to continue. Since many of these needs can be met by cities, districts and other agencies, as well as by the County, general policies to encourage development of the needed facilities by all appropriate parties should be clearly set forth. In addition, the County can negotiate agreements with other public agencies and private organizations for joint or reciprocal undertakings to protect resource areas, acquire additional resource areas, provide recreation benefits which might otherwise not be enjoyed, or to carry out operations more economically.

Objective 1: Coordinate the planning and development of regional recreational facilities between federal, state, and local agencies within Solano County.

*Policies*

- A. The County shall work with and assist local agencies and districts in identifying and protecting significant regional recreation resources.
- B. The County shall work with local agencies and districts in identifying regional recreation needs, and coordinating and supporting plans and programs to address those needs.
- C. The County shall encourage and support other public agencies and private groups in the development of regional recreation facilities that are consistent with Park and Recreation Element objectives.
- D. The County shall support and advocate proposals that advance County recreation goals and objectives to other agencies that may provide funding and assistance.
- E. The County shall actively pursue cost-effective joint or reciprocal agreements with other governmental jurisdictions or private groups for the acquisition, development and operation of regional recreation facilities.

Objective 2: Ensure that there are at least ten (10) acres of regional and local parkland per each 1,000 persons.

*Policies*

- A. Through its planning role, the County shall work with other agencies and private interests to provide for adequate regional parkland and facilities.
- B. The County shall actively participate in the planning of projects that have regional recreation benefits.
- C. The County shall encourage and support local agency efforts to achieve their objectives for providing local park land. All local providers seek to provide at least five acres of parkland for each 1,000 persons.
- D. The County shall seek available state and federal grant funds for acquiring and developing regional parks.
- E. The County shall encourage and support other public agencies and private groups in the development of regional recreation facilities that are consistent with Park and Recreation Element objectives.

## LAND USE

There are a number of areas in the County which are especially rich in recreation potential due to the presence of significant natural features or resources. The Solano Land Trust and other non-profit organizations have acquired and manage several resource areas. For example, the Solano Land Trust owns and manages the Jepson Prairie Preserve, Lynch Canyon, and Rush Ranch. These areas are open to the public. They offer a wide range of recreational opportunities, and resource restoration and interpretive services are provided. It is the County's responsibility, in cooperation with other agencies and organizations, to evaluate and identify those areas which are best suited to meet the County's varied recreational needs. This includes identifying and protecting specific recreational sites proposed for development, and sites which may have potential for development sometime in the future.

Recreational resource areas, which provide opportunities for both active and passive recreational activities, should also be protected.

In identifying and developing specific recreation sites, consideration must be given to potential conflicts that can occur with adjacent land uses. Shooting ranges and off-road vehicle parks, are, perhaps, the most difficult facilities to site due to anticipated impacts of noise and safety hazards. Other types of recreational facilities, however, can create conflicts in the areas of traffic and parking problems, noise, theft and vandalism. Conversely, adjacent land uses can impact recreational areas through such things as visual impacts, erosion problems, and effects of agricultural practices such as spraying of pesticides. Some of these problems can be mitigated through

such measures as fencing and noise barriers, and through restricting hours of park operation. It is more effective, however, to avoid such problems altogether through careful siting of recreational facilities and through planning for appropriate surrounding land uses. Good land use planning can also reduce costs of recreational development. Appropriate buffer zones within the park boundaries shall be considered according to the type of recreation and adjacent property uses. Park sites are to be planned to be protective of their own natural and cultural resources, as well as the agricultural areas and watersheds in which they are situated.

Multiple use of land for recreation and other pursuits can reduce or offset costs of recreation development and management and increase recreation value and enjoyment. This approach is particularly useful in the case of public lands held by other agencies, such as water and sewer districts, where significant recreation potential exists. In addition, recreational resource areas provide expanded opportunities for active and passive recreation activities through multiple use of lands within these areas. Regional recreation activities usually center on a principal natural feature. These areas should be developed in a manner compatible with the natural resources and surrounding land uses. Multiple uses tend to ensure continuing enjoyment by the public.

Objective 3: Identify, preserve and manage significant regional recreation and natural areas.

*Policies*

- A. The County shall identify natural resource areas that may provide for regional recreation opportunities.
- B. The County shall use native plants as a water conservation measure.
- C. The County shall work to protect identified recreational sites and natural resource areas.
- D. Recreation activities and facilities shall not adversely impact adjacent land uses.
  - Special attention shall be given to the agriculture and watershed of the area in this regard. Special attention may include:
    - Appropriate fencing
    - Noise barriers
    - Hours of operation
- E. Recreation activities and facilities shall not adversely impact habitats which support state and federally threatened or endangered species.

Objective 4: Ensure that land use surrounding existing and potential County regional parks are compatible with park resources and public use.

*Policies*

- A. Areas surrounding regional parks should be maintained in open space or other compatible uses to protect the natural setting and environment of the park site.
- B. Land use development proposals adjacent to regional parks shall be reviewed for compatibility with natural and recreational features and uses of the park.

Objective 5: Encourage appropriate multiple uses of public land for recreation and other uses.

*Policies*

- A. The County shall make the optimum use of public lands by developing or promoting development of facilities that are compatible with the primary resources of the site.
- B. The County shall support passive and active recreational uses that are compatible with the primary resources of the land.

## FACILITIES DEVELOPMENT

Solano County traditionally has limited its facilities development role to provision of regional parks. State policy also assigns a regional park development role to counties, with county development of community and neighborhood parks needed only where urban neighborhoods exist in unincorporated areas. In Solano County, under General Plan policies, all development at urban density is to be located in cities. The County has a modest sized rural residential population that is served by County regional parks.

The County has identified particular recreation needs that were determined by several means, including inventory of existing sites, state data, discussions with recreation providers in the County, and direct communication with members of the public through community forums. Emphasis should be placed on addressing those needs identified as having highest priority, including activities that cannot be totally accommodated within an urban setting. Consideration should also be given to the special needs of the elderly, physically impaired, and low-income persons in the planning, development, and operation of regional recreation facilities.

Located within Solano County are a number of significant natural resources including mountains, water bodies and marshes which, in addition to scenic enjoyment, may provide for recreational activities not usually available in developed parks. In the siting and development of regional recreation facilities, the County should consider natural resource features that may provide expanded recreational opportunities.

Consideration should also be given to assuring adequate access to regional recreation sites. Opportunities exist for providing trail and public transportation linkages between sites and population centers. Necessary support facilities to accommodate projected usage of recreational facilities must also be considered in facility development.

Finally, with limited funding available for acquisition, development and operation of regional parks, the County must find alternative funding sources.

**Objective 6:** Plan and develop regional recreational facilities which offer opportunities for a wide variety of activities.

*Policies*

- A. The County shall give development priority to recreation sites that can accommodate multiple activities that best address the identified recreational needs and take advantage of significant natural features that enhance the recreational experience.
- B. Water development plans/land use plans for the Belden's Landing facility and any new parks such as those proposed in the vicinity of Argyll Park and the Western Railroad Museum shall be consistent with the land use compatibility criteria of the Travis Air Force Base Land Use Compatibility Plan and the noise criteria under the Health and Safety Element.
- C. Recreational sites shall be designed and developed in a manner that enhances natural features and recreational use, and minimizes environmental impacts to the site and adjacent lands.
- D. The County shall consider the special needs of the elderly and the physically impaired in the design and development of recreational facilities.
- E. The County shall ensure adequate parking and non-vehicular access to recreational facilities.
- F. The County shall encourage the development of transit services between its recreational facilities and population centers.
- G. The County shall expand existing park revenue, seek new sources of funds, and explore innovative funding arrangements for developing and maintaining county recreational facilities.
- H. The County shall support facilities and activities that meet the needs of a culturally diverse population.

Objective 7: Provide for the regional recreation needs of the County.

*Policies*

- A. The County shall provide sites and opportunities for recreational activities that cannot be accommodated within urban areas, as funds and sites are available.
- B. The County shall encourage development of linkages (such as riding, hiking and biking trails) between population centers and regional recreation facilities. Any trail system which links parklands cannot conflict with agriculture and other land uses.
- C. Recreational needs of rural residents shall be considered in the design and development of rural residential subdivisions and parklands. Appropriate buffers will be provided to protect agriculture.
- D. The County shall provide technical assistance to organizations and groups who want to develop and/or operate regional parks and recreation facilities.

Objective 8: Accomplish all the projects included within the County Parks Capital Improvement Plan (see Appendix G).

*Policies*

- A. The County shall maintain a multi-year Parks Capital Improvement Plan and work to accomplish identified projects within the target completion dates.
- B. The County shall ensure that capital improvements are consistent with the Master Site Plan for each park, while also accommodating upgrades that meet legal requirements and urgent remediations.

## PRIVATE RECREATION DEVELOPMENT

In Solano County, private recreation enterprises have played a role in providing recreational opportunities such as motorcross, picnicking, golfing and boating. More intensive commercial recreation opportunities such as bowling alleys, theaters, miniature golf and skating rinks are provided within urban areas.

Private enterprise can help to fill the growing need for recreation opportunities in Solano County. This can be accomplished through development of privately owned commercial recreation facilities, or through private development and operation of facilities and services within County and urban parks. It is important, however, to ensure that such private operations on County park land help to meet the needs of Solano County residents at affordable rates.

**Objective 9:** Encourage the development of private recreational areas within the unincorporated area, which complement public recreation facilities within the County. This may include privately developed campgrounds, golf courses, fishing lakes, etc.

*Policies*

- A. The County shall encourage privately developed recreational facilities that expand public regional recreation opportunities.
- B. Private recreation facilities should be located and designed in a manner that minimizes adverse impacts on surrounding residential, agricultural and open space uses.
- C. Intensive private commercial recreational developments may be confined to County urban areas if supporting public facilities and services are required.
- D. The County may provide for private concessions within County parks that do not adversely effect park resources, and provide a needed service for visitors at an affordable cost. Such concessions cannot conflict with the needs of adjacent agriculture and other land uses.

## MANAGEMENT AND OPERATIONS

As stewards of public lands and other assets, it is important that the management of County regional parks is effective in protecting natural resources and facilities, and provide cost effective services. One method of providing cost effective facilities is by partnering with private and non-profit organizations.

Enjoyment of natural resources such as native vegetation, wildlife, and water requires careful management so that the resource is not denigrated by public use. Likewise, park facilities must be provided and maintained in a cost effective manner.

In California, there are documented “best practices” for the development and/or management of regional park resources. The County should regularly compare its management, operational standards, and techniques to ensure that they are consistent with “best practices” within the public parks and recreation profession.

**Objective 10:** Develop and maintain a park volunteer program to enhance volunteer services within regional parks.

*Policies*

- A. The County shall work with existing county volunteers and agencies operating regional parks to identify opportunities for volunteer services within regional parks.
- B. The County shall provide staff support to maintain an effective regional parks volunteer program.
- C. The County shall provide staff support for park advisory groups made up of frequent users, nearby property owners, community representatives and others for county operated parks.
- D. The County shall develop and maintain an "Adopt A Park" program.

**Objective 11:** Develop and maintain a marketing program to promote use of regional parks.

*Policies*

- A. In cooperation with other providers of regional parks within the County, the County shall identify the use capacity of each regional park.
- B. The County shall determine the costs and benefits associated with increasing the use of regional parks.
- C. The County shall provide adequate support to promote regional parks use when such use can be financially self-supporting.



*Lake Solano Regional Park*



## Chapter Three

# RECREATION TODAY

This chapter gives an overview of the provision of recreation opportunities in Solano County today. It includes a discussion of the roles of various governmental agencies, non-profit organizations, and private enterprise, in providing recreation, as well as a discussion and analysis of the current recreation facility inventory countywide.

### ADMINISTRATIVE FRAMEWORK

In California, recreation plans, policies and programs are formulated and carried out by federal, state, regional, county and city government agencies and by special districts. Various governmental agencies provide recreational opportunities within Solano County.

#### Federal

The federal government does not operate any public recreation facilities within the County. However, they do own property within the County that has recreation value and potential. One example is property at Mare Island. In Rio Vista, the Coast Guard station may provide for additional recreation value at some point in the future. In addition to federal property within the County, federal recreation land facilities in adjacent counties provide recreation opportunities for Solano County residents.

#### State

The California Department of Parks and Recreation prepares and maintains a Statewide Recreation Plan that meets federal guidelines and serves as a guide for allocating recreational resources within the state. The department also maintains an assessment of current and projected recreation needs in California. These tools are used to help plan for state recreation facilities but are also available to local governments to assist their planning efforts. The Department of Parks and Recreation owns and operates the Benicia State Recreation Area and the Benicia Capitol State Historic Park in Solano County.

The California Department of Fish and Game provides opportunities for hunting, fishing and nature study on natural habitat in the Suisun and Napa Marshes, and along Putah Creek near Monticello Dam.

#### Regional

The Association of Bay Area Governments (ABAG) carries out regional recreation planning for the nine-county San Francisco Bay Area, which includes Solano

County. ABAG refers to its adopted recreation and open space goals and policies when reviewing local plans and project proposals, but ABAG does not build or operate its own recreational facilities.

The Bay Conservation and Development Commission (BCDC) is a state agency formed to preserve and protect San Francisco Bay and its shoreline. BCDC prepares and administers the San Francisco Bay Plan which includes recreation plans and policies for that portion of Solano County within its jurisdiction, generally the County shoreline from the western end of Island No. 1 east to Collinsville and including the Suisun and Napa Marshes.

#### Cities

Recreation departments in Solano County cities plan, develop and operate neighborhood and community parks, which is a traditional city role. Most of the cities also maintain some special activity facilities such as boat launch ramps, trails, historic facilities, community centers and baseball fields. Fairfield, Vacaville and Benicia each operate a regional size park. All of the cities in the County have recreation departments with the exception of Vallejo, which is served primarily by the Greater Vallejo Recreation District. The City of Vallejo does operate a municipal marina and a senior center, and contracts with private parties for the operation of its three golf courses. The City also administers numerous Landscape Maintenance Districts which contain important natural resources.

#### Special Districts

The Greater Vallejo Recreation District (GVRD) serves a 65 square mile area including incorporated Vallejo and some adjoining unincorporated areas. GVRD provides neighborhood and community parks, and special activity facilities.

#### County

County government has assumed an overall planning role for Solano County through the General Plan, which seeks to coordinate plans of the cities, the County and other entities which have an interest in the County, as well as to achieve some countywide goals such as the preservation of agriculture and maintenance of open space. The Park and Recreation Element, as an element of the General Plan, performs this overall planning function specifically in the area of recreation. Through the Park and Recreation Element, the County assumes a coordinating role among the various agencies and private entities which have direct roles in the provision of regional recreation in Solano County.

In addition to its overall planning and coordination role, the County develops and operates regional park facilities. At present the County operates regional parks at

Lake Solano on Putah Creek, Sandy Beach near Rio Vista, and Belden's Landing boat launch facility within the Suisun Marsh area. Since virtually all urban development in Solano County occurs in the incorporated cities, there is no foreseeable need for neighborhood or community parks in unincorporated areas. It is anticipated that the cities and GVRD will continue to provide neighborhood and community parks, and continue to operate their existing regional parks, while the County will provide for new regional facilities.

#### Solano Land Trust

This non-profit organization acquires and manages areas of significant resource values. Properties operated by the Trust are open to the public for recreational and educational purposes. The Trust works in cooperation with private land owners and government agencies in order to protect important open space within Solano County.

#### Tri-City and County Cooperative Group

This Joint Powers Authority (JPA) exists to protect and manage for public benefit the 10,000-acre Sky Valley-Cordelia Hills Open Space Project in southern Solano County. The JPA includes the cities of Benicia, Fairfield, and Vallejo and the County of Solano.

### EXISTING FACILITIES

Table 1 shows total Solano County park acreage by type of facility and operating agency. The division of responsibility for different types of parks between cities and the County may be easily seen, as described under "Administrative Framework" above. One exception to the usual pattern is the substantial regional park acreage provided in cities. A definition of the terms used for describing types of parks will help the reader understand Table 1.

#### Definitions for Local and Regional Areas

*Local Parks* are typically operated by cities and recreation districts and may include the following:

##### *Neighborhood Parks*

- Serve as primary recreation resource for a neighborhood
- Service area is up to one-half mile walking distance
- Usually not more than 10 acres in size
- Limited to day use only.
- Limited or no off street parking
- No entrance fees

##### *Community Parks*

- Focus is on meeting the recreation needs of several neighborhoods
- Service area is up to three miles
- Optimal size is 15-20 acres, depending on usable space

- Developed for both active and passive uses
- Lighted outdoor facilities and indoor meeting area
- No entrance fees

*Regional Parks* are typically operated by counties or regional recreation districts and are generally described as follows:

- Serve two or more communities
- Service area is usually up to a one hour drive
- Natural or cultural resource is usually the basis for the park
- Minimal size is typically fifty acres
- Entrance or parking fees common

*Regional Preserves* are areas with outstanding natural or cultural features that are protected for their intrinsic value as well as for the enjoyment and education of the public. The essential feature of a Regional Preserve may be open space; wilderness; scenic beauty; flora; fauna; or archeological, historic or geological resources. The name of the preserve may reflect these features, e.g. Huckleberry Botanic Preserve. Generally, the size of a Regional Preserve is determined by the characteristics, nature and needs of its special features.

An Open Space Preserve will generally consist of at least 200 acres of undeveloped open space land within or bordering an urban area. An Open Space Preserve may be used for agriculture or for passive recreational activities that do not require substantial facilities or improvements.

*Regional Recreation Areas* provide a variety of outdoor recreation experiences on a site that is particularly well suited to the type of recreational activities. A Regional Recreation Area will be at least 40 acres in size, including both land and water area. The area must have established regional recreation facilities or the potential to provide the opportunities for regional facilities such as picnicking, swimming, fishing, camping and boating. The area must lend itself to development for a variety of uses that meet recreational needs, and it must be able to withstand intense public use.

*Recreation/Staging Units* are generally located near access roads on relatively flat land areas and along natural or artificial water bodies—areas that are suitable for more intensive public recreational use and are of sufficient size to support the necessary parking, utilities, and infrastructure needed for such use. Recreation/Staging Units include restrooms and showers, picnic areas, turfed meadows, interpretive facilities, play structures, camping facilities, equestrian facilities, meeting rooms, shelters, and aquatic facilities. Ideally, these areas are clustered and located at the edges of the parks, but they may be located within a park in special circumstances. Areas of higher level recreational use and concentrations of service facilities should be designated as Recreation/Staging Units. Where possible, these areas will be clustered and located on the edges of the park.

SOURCE: "Park, Recreation, Open Space and Greenway Guidelines," National Recreation and Park Association, 1996.

*Table 1*  
*Countywide Park Acreage Summary*

	Neighborhood Parks	Community Parks	Regional Parks	State Recreation Areas	TOTALS
Cities*	499	481	1650		2630
County			229		228
State				367	367
<b>TOTALS</b>	<b>499</b>	<b>481</b>	<b>1879</b>	<b>367</b>	<b>3225</b>

\* Includes parks operated by the Greater Vallejo Recreation District.

SOURCE: Parkland Inventory, November 2002, Solano County

#### Facility Inventory

A complete inventory of recreation facilities in Solano County is contained in Appendix A.

Facilities available at city parks are dominated by structured (baseball diamonds, basketball courts, soccer fields) and unstructured (open grassy area) playfields, playground equipment and picnic areas. Cities also typically have a community center, swimming pools, and other facilities.

County facilities include three regional parks offering recreation activities such as camping, picnicking, fishing, boating and swimming.

State facilities include a historic site, a day use recreation area, and wildlife areas. These lands, together with federal lands, provide the vast majority of nature study opportunities in the County.

#### Geographic Distribution

In general, recreation facilities and opportunities for specific activities are well distributed through the County. One exception is the Dixon area where city parks are the only recreation facilities available. The residents of this small city are well served, however, by two large community parks. The area surrounding Dixon is devoted almost exclusively to intensive agriculture, which offers visual open space value. There are no notable natural resources which would lend themselves to regional or state park development, and such parks could present potential conflict with agricultural operations such as aerial spraying.

It should also be noted that there are no County regional parks in southern Solano

County. This lack is mitigated, however, by the presence of the Benicia State Recreation Area which is operated by State Parks, and Lake Herman Park, which is operated by the city of Benicia.

Picnicking, swimming, playgrounds, structured and unstructured playfields and nature study areas are well distributed around the County. Boating and fishing are, of course, available only where there are suitable bodies of water in the Vallejo-Benicia, Fairfield-Suisun, and Rio Vista areas and at Lake Solano on the County's northern boundary. Camping is available at Sandy Beach Park and Lake Solano, as well as at private resorts in the Delta area near Rio Vista.

#### Jurisdictional Characteristics and Guidelines

Recreation and park standards commonly accepted in the past have called for 10 acres of city parks and 10 acres of regional parks for each 1,000 persons in the population. Experience in recent years has indicated that these acreage figures may be too high, and that acreage standards alone are not adequate for meeting recreational needs.

In 1996, national standards were replaced by suggested guidelines encouraging each county and community to establish its own acres-to-population park standards. This Park and Recreation Element recommends ten total acres of local and regional parkland for each 1,000 persons.

#### Private Facilities

Private recreation facilities in the County offer a somewhat different spectrum of activities from those in the public sector. For the most part this is to be expected, since private operators must charge users enough to meet expenses or make a profit, while most public facilities offer activities below cost or free. There is some overlap in the areas of swimming, fishing, boating, camping, and hunting but private facilities where these activities are available tend to offer additional amenities. Boat mooring facilities in the County are mostly private. Launch facilities, on the other hand, may be found at both public and private facilities. Campsites in the County are also provided by private and public operators.

Hunting, an activity that is especially popular in the Suisun Marsh, is carried out on public lands belonging to the Department of Fish and Game, as well as on the premises of numerous private clubs. These clubs offer the advantages of limited number of hunters, and often the comforts of a clubhouse and other facilities.



## Chapter Four

# RECREATION NEEDS

This chapter identifies present and projected recreation needs in Solano County through analysis of the user population coupled with the inventory of existing facilities described in Chapter Three. Needs for which the County was identified as a potential provider, and potential sites for needed facilities, are identified. Needs and sites are then matched, and non-facility need solutions such as programs to increase use of existing sites, are identified to form the basis for the plan proposals detailed in Chapter Six.

### IDENTIFYING NEEDS

Several information sources were employed to determine recreation need characteristics of the Solano County population. These included population projections, demographic information, data from a statewide recreation survey, observations of local park and recreation providers, statements of need by members of the public, and public participation in a survey conducted via the Solano County web site.

#### Population and Recreation Characteristics

The 2000 Federal Census counted 394,542 persons in Solano County. This figure represents an increase of 159,339 persons or 40% since the 1980 Census, making Solano the fastest growing county in the San Francisco Bay Area in percentage terms. "Projections 2002" by the Association of Bay Area Governments predict this growth pattern to continue with 512,000 residents expected in Solano County by 2015 (see Appendix D). These figures clearly indicate that there will be a need for increases in recreation facilities and opportunities in Solano County during the planning time frame. This conclusion is further reinforced by state figures, which show that 70% of away-from-home activities occurs within an hour's travel time from home.

#### Projected Recreation Demand

State recreation survey data was used to project future demand for the San Francisco Bay Area. Activities for which the greatest number of participation days were recorded in 1993 were also the activities for which the greatest increase in participation days was projected. The top activities were swimming and beach related activities, walking, visiting scenic areas, and bicycling. The fastest growing activities in terms of percentage increases were projected to be hiking and backpacking, boating, nature appreciation, fishing and camping. The greatest amount of public support for new facilities included developed camping, trails for hiking, and nature study access.

### Local Need Perceptions

In order to ensure that the Park and Recreation Element needs assessment reflects the specific needs of Solano County as accurately as possible, local park and recreation providers and more than 500 members of the public were surveyed. Each local recreation provider was asked what recreation needs he or she believed the county should address in its regional parks (see Appendix C).

Early in the recreation planning effort, approximately one hundred residents attended four public forums which were held to solicit input from the public (see Appendix B). In addition, the County included a Recreation Needs survey on its web site and received more than 400 responses. Needs expressed included improved public trails for hiking and biking, overnight camping, group picnicking areas, regional cultural facilities and areas of natural and historic value.

### Needs Summary

The discussion of existing recreation facilities in Chapter Three indicated that there are existing shortages of park areas. The County also lacks an adequate trails system and there is a need for camping and other facilities typical of regional parks.

As the County population grows during the planning period, demand for the following activities is expected to be particularly great:

Group Camping	Family Camping
Trails	Group Picnicking
Visiting scenic/cultural places	

Other activities and facilities for which there may be a significant increase in demand include:

Sports fields	Regional sports complex
Boating	Equestrian trails
Nature appreciation	Off-road recreation

Problems inhibiting participation, which are of concern to the County in terms of planning, include the need for public transportation to recreation facilities, cost of participation, and poor accessibility for physically impaired persons.

## MEETING NEEDS

This section considers means of meeting the County's recreation needs. Individual needs are analyzed and potential providers identified. Potential facility sites are identified and evaluated, and priorities for the Recreation Element Proposals are established.

## Needs Analysis

Factors which must be considered in planning to meet Solano County's regional recreation needs include the magnitude of projected demand, specific nature of the needs, availability of suitable sites, institutional, land use and environmental constraints, geographic locality of the needs, range of appropriate providers, and funding considerations. Significant factors for each of the needs identified in the preceding section are discussed below.

*A. Completion of Plans Developed by Local Agencies to Acquire and Develop Additional Parks* - Local park and recreation agencies have plans for adding forty new parks totaling 606 acres (see Appendix E).

*B. Regional Type Park in Southern County* - The need for a regional type park in southern Solano County could, conceivably, be met by the 648 acre Lake Herman Park operated by the city of Benicia. Additional facilities would be needed.

*C. Hiking/Biking Trails System* - There are many existing trail segments in various parks throughout the County as well as bike lanes on many city streets. This element neither includes nor approves any hiking or biking system in Solano County. Any trail system which links parklands cannot conflict with agriculture and other land uses.

*D. Sports* - Sports facilities are typically provided by cities at neighborhood and community parks, and at school sites. Private facilities also serve a portion of the demand for some activities such as tennis, racquetball and bodybuilding. There appears to be a need for additional sports fields such as baseball and soccer.

*E. Camping* - Within the region, this high-demand activity is currently provided by the County, the state and the private sector. There is potential for additional development by local communities operating regional parks. Greatest demand is expected to be in the southern portion of the County because of its proximity to the Bay Area. Group camping needs can be met by developing adequate facilities for groups of 25 or more. Appropriate buffers can be provided between campsites and agricultural uses in the area.

*F. Group Picnicking* - Group picnicking, another high-demand activity, is more difficult to provide for since it typically requires assemblages of closely spaced tables, either trees or a shelter for shade, and large adjacent grassy areas for play. Potential for these facilities exists at regional parks and by acquiring additional land to expand existing parks.

*G. Visiting Scenic or Cultural Places* - This need encompasses a number of potential activities. Driving or hiking through scenic areas, visiting waterfronts and other points of interest, as well as visiting museums, historical sites and other cultural

facilities. In Solano County the marsh areas, the Vaca Mountains and the Vallejo-Benicia Hills provide areas of scenic beauty, which can be enjoyed through special visits as well as driving by. As the County grows it will be important to preserve these and other scenic areas. Cultural facilities in Solano County are not numerous but do include the Benicia State Capitol, the Vacaville Museum, the Mira Theater in Vallejo, the Vallejo Naval and Historical Museum, the Rio Vista Museum, the Pena Adobe, and the Western Railway Museum.

*H. Boating* - Boating facilities are presently provided by the County, the waterfront cities, the State Department of Fish and Game and by private resorts and marinas. New facilities, which will help to meet the projected increase in demand, may include Lagoon Valley Park and expansion of camping at Sandy Beach Park.

*I. Nature Appreciation* - Opportunities for nature appreciation are currently available at city, county and state facilities in Solano County. The need is not so much for additional acreage as it is for improved access and interpretive facilities. Improved facilities, as outlined in the Plan Proposals chapter, would assist with the access problem. Also, more interpretive facilities in the Suisun Marsh will be of assistance to the general public in understanding this unique area.

*J. Off-Road Vehicles* - There is currently an off-road vehicle facility at the privately owned and operated Argyll Park east of Travis Air Force Base. In addition, mountain biking is a popular activity at Rockville Hills Park in Fairfield.

*K. Regional Sports Facility* - Sports facilities are located in all cities within the County. A regional sports facility could be developed and operated by a public-private partnership program to meet the growing need for such facilities.

*L. Equestrian Trails* - Currently there are no public equestrian trails in Solano County. There is potential for development of such trails at Lake Herman, Mare Island, Rockville Hills Park and at the McIntyre Ranch area operated by the GVRD, as well as Lake Solano Park.

*M. Low-Cost Facilities* - Recreational facilities operated by public agencies in the County are presently free or at low cost. Fiscal pressures on all levels of government, however, create pressures to increase fees for many services and facilities. Care must be taken that public facilities remain affordable and accessible to all residents. This may require a combination of fee increases and cost-cutting techniques for park operations.

*N. Facilities for the Physically Impaired* - Recreation facilities open to the public, whether operated by public or private entities, are required by law to be accessible for the physically impaired. There is potential to develop nature walks and other facilities specifically designed for the physically impaired within new and existing parks in Solano County.

### Potential Providers

Potential providers of facilities to meet the recreation needs include the cities, special districts, the county, the state and non-profit organizations. The County, in its role as coordinator, establishes policies supporting the roles of various entities in meeting recreation needs but the County has a more limited role in actual provision of facilities. Since little urban density development exists in the unincorporated area and none is projected for the future, the County limits its facilities role to the provision of regional parks and special activity facilities, which cannot be accommodated in the cities. The cities typically provide neighborhood and community parks, some special activity facilities and a few regional type facilities. The State of California has one historical facility and one recreation area in Solano County, in addition to its many acres of wildlife habitat in the marshes and along Putah Creek.

In many cases, several providers have appropriate roles in meeting needs and, for those items where greatest demand is expected, it will probably be necessary to draw on the resources of all potential providers to adequately meet demand.

### County Plan Proposals

The basis for the Park and Recreation Element proposals was developed by prioritizing the regional needs for which the County has a leadership or provider role, and identifying appropriate projects for meeting the needs.

#### *High Priority\**

- Hiking/biking trails
- Camping
- Group picnicking
- Facilities for the physically impaired
- Nature appreciation
- Historic appreciation

#### *Medium Priority\**

- Fishing
- Off-road recreation
- Sports fields
- Equestrian trails

#### *Low Priority\**

- Golfing
- Boating
- Swimming

\* NOTE: Needs are not prioritized within groups.

### Potential Facility Sites

Existing regional parks and sites which might be acquired and developed to help meet the County's priority recreation needs were identified and evaluated according to the following assessment criteria:

- Accessibility
- Proximity to major population centers
- Complements other area recreation facilities
- Potential land use conflicts
- Need for the facility in the area
- Expressed local desire for potential activities
- Cost of development
- Cost of maintenance
- Availability/cost of property
- Special features with recreational value
- Range of activities that can be accommodated

The following sites were found to have the most potential during the planning period:

- Lagoon Valley Park
- Benicia State Recreation Area
- Lake Herman Park
- Rockville Hills Park
- Sandy Beach Park
- Putah Creek public lands
- Western Railway Museum Area
- Lake Solano Park
- Argyll Park Area
- Belden's Landing
- Suisun Marsh Fishing Access Areas

All of the sites listed are shown on the plan map or discussed in Chapter Five: Plan Proposals.

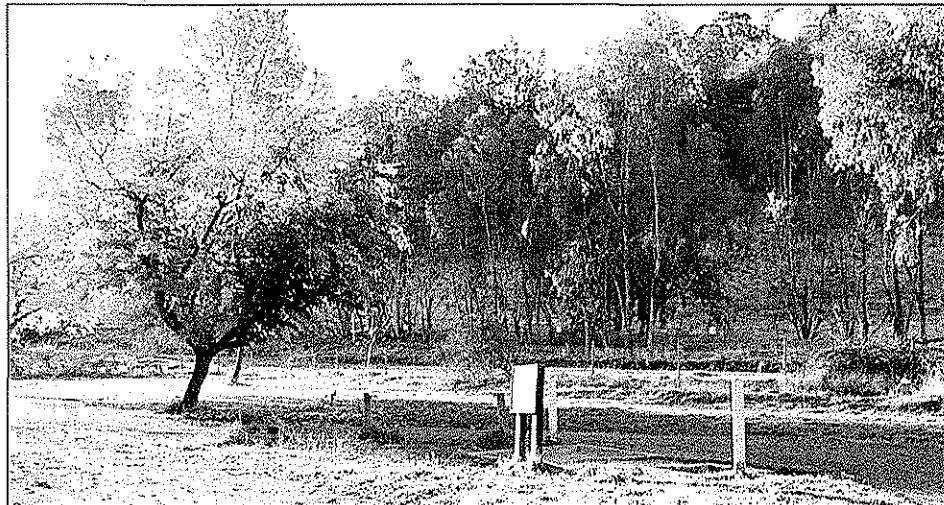


## Chapter Five

# PLAN PROPOSALS AND IMPLEMENTATION RECOMMENDATIONS

This chapter sets forth specific project proposals which are intended to protect, and maximize, the value of existing County park resources. These projects are also aimed at meeting identified regional recreation needs. As a group, the projects represent implementation measures for accomplishing the goals, objectives, and policies within the Park and Recreation Element. The proposals are not listed in any priority order but are organized into three categories: Planning, Acquisition and Development, and Management.

Each proposal is accompanied by rationale and a recommended lead agency, project timing, and a funding source. An Implementation Schedule is included on page 39.



*Sandy Beach Regional Park*

## PLANNING

### Proposal #1

Develop a Master Development/Use Plan for Sandy Beach, Lake Solano, and Belden's Landing County Parks.

#### *Rationale*

In order to protect existing resources and maximize public enjoyment of Solano County parks, it is important to identify and plan for future public use. Each site is unique and should have a Master Plan for new facilities and improved facilities. Each Plan would discuss the desirability and feasibility for changes within the park, as well as expansion opportunities and operational requirements. The Master Plan would provide recommendations and the estimated cost for rehabilitation of existing facilities, acquisition cost for additional land, the development and operation of new facilities. The preparation of Master Plans should involve participation from frequent park users, nearby property owners, governmental agencies and other interested parties. Master Plans will also provide guidance to County staff in the preparation of its multiple year Capital Improvement Program.

#### *Lead Agency*

Solano County Parks Division

#### *Timing*

Within one year of Element adoption

#### *Estimated Cost*

\$75,000 - 100,000

#### *Funding Source*

State Park Bond Funds

## Proposal #2

Determine if a regional sports facility is needed and can be self supporting.

### *Rationale*

Based upon the recreation needs assessment during the preparation of this Element, there appears to be public interest for providing a number of sports facilities in a centralized location. With the growing population and limited park space for sports fields within the urban areas, a regional sports facility of approximately 100 acres may need to be developed in the unincorporated area of the County. Such a facility would have several lighted fields for softball, baseball, soccer, basketball, and volleyball, and may also have indoor sports facilities. Such regional facilities have been developed in other regions of the state via partnerships between government and private interests. A feasibility study would help the County determine if this is a good idea to pursue.

### *Lead Agency*

Solano County Parks Division

### *Timing*

Within two years of Element adoption

### *Estimated Cost*

County staff costs (unknown)

Consultant services (\$25,000-35,000)

### *Funding*

Local government agencies

State Bond Funds

Private investment

Proposal #3

Develop a Resource Management Plan for each County park.

*Rationale*

The primary reason people are attracted to County parks is the availability of natural resources within and adjacent to the parks. It is critical that these natural resources are protected for future generations to enjoy. It is impossible to adequately protect these resources without an awareness and understanding of the presence, condition and vulnerability of each natural resource. For example:

- To what extent are invasive plants taking over native vegetation?
- To what extent has, or may, public use impact upon the habitat for wildlife?
- What can be done to manage the parks so that natural resources can be protected and enhanced?
- To what extent is erosion damaging natural resources and park infrastructure?

Resource management plans would provide park managers with vital information about existing resources and guidelines for how best to manage such resources.

*Lead Agency*

Solano County Parks Division

*Timing*

Within one year of Element adoption

*Estimated Cost*

\$40,000-50,000

*Funding*

Solano County General Fund

State or federal grants

## ACQUISITION AND DEVELOPMENT

### Proposal #4

Develop a regional park near Argyll off-highway vehicle park, Jepson Prairie Preserve, and the Nature Conservancy property. This area is east of Travis Air Force Base and adjacent to Highway 113.

#### *Rationale*

Although these areas are privately owned and operated, they are open to the public on a limited basis. In combination, these sites provide for a variety of recreational and educational uses. A county day use park could enhance public access and enjoyment of these diverse areas. For example, facilities could be developed which would support picnicking, informal sports and games, walking, biking, resource interpretation, fishing, and more. Also, necessary support facilities such as restrooms and parking would be developed within the county park. Unlike existing county parks, a regional park in this location would be centrally located, and easily accessible because of its proximity to Highway 113.

#### *Lead Agency*

Solano County Board of Supervisors

#### *Timing*

Within five years of Element adoption

#### *Estimated Cost*

To be determined

#### *Funding Source*

State Park Bond Funds

Federal Land and Water Grant Program

Proposal #5

Develop a regional park near the Western Railroad Museum.

*Rationale*

The Western Railroad Museum is a significant tourist site within the County. In addition to being a destination for many visitors, the museum receives significant visitation because of its location on a heavily traveled state highway. In addition to the museum itself, the Western Railroad Museum includes a ten-mile train ride as part of the museum entrance fee. The support facilities for the museum are a gift shop, restrooms, parking and a modest-sized picnic area.

The development of a regional park in the vicinity of the museum could provide recreation facilities that would probably enhance museum visitation and enjoyment. For example, a group picnic area and playfields within a new county park would attract large groups. A visit to the museum could be the highlight for such groups using the county park. A new County park in the area would be developed in cooperation with the museum so that there would be mutual benefits for the County and the Western Railroad Association.

*Lead Agency*

Solano County Board of Supervisors

*Timing*

Within five years of Element adoption

*Estimated Cost*

To be determined

*Funding*

State Park Bond Funds

Federal Land and Water Grant Program

Proposal #6

Develop a trail that connects Sandy Beach County Park with downtown Rio Vista.

*Rationale*

Sandy Beach County Park is within walking and biking distance of downtown Rio Vista and its waterfront area. It would be desirable if park users could enjoy a safe and aesthetically pleasing route between the park and downtown. Such an experience would add to the recreation options available to park users as well as contribute to the tourism goals of the city. The city has already recognized the value of such a connection in the Open Space and Recreation Element of their General Plan which states: Policy G.1.E "The creation of such a trail would required the cooperation of the city, the federal government and any other entities who may own land or be impacted by the proposed pedestrian/biking trail." The County would work in conjunction with the City and Coast Guard on the proposed trail.

*Lead Agency*

Solano County Parks Division

*Timing*

Within four years of Element adoption

*Estimated Cost*

To be determined

*Funding*

Local, state and federal funds

Proposal #7

Expand the day use area at the Belden's Landing facility, and evaluate the feasibility of adding a campground.

*Rationale*

The Belden's Landing facility is located on Grizzly Island Road in the Montezuma Slough area. The park, which opened in 2002, has become very popular with boaters, fishermen and others because of its excellent facilities and access to Suisun Bay. Because of its popularity, the current parking and related facilities cannot accommodate the visitation.

Because of the popularity of this site and the lack of overnight camping facilities in the area, the County should consider the feasibility of developing a campground on adjacent land. Because of the revenue vs. operating cost of an expanded park this project would be a prime candidate for a partnership between the County and a private park developer/operator.

*Lead Agency*

Solano County Parks Division

*Timing*

Within three years of Element adoption

*Estimated Cost*

Parking expansion \$150,000-200,000

Campground expansion \$500,000 - 1,000,000

*Funding*

State Park Bond Funds

State or Federal Grants

Private Investor

### Proposal #8

Expand Lake Solano County Park camping facilities by using nearby public lands.

#### *Rationale*

Lake Solano County Park is very popular for camping and water-oriented day use recreation activities. During the summer months, the campground is usually full on weekends and holidays (Easter, Memorial Day, Fourth of July, and Labor Day). Further, all of the campsites are individual sites which do not lend themselves to group camping.

In order to meet the demand, and increase revenue from camping, additional campsites are needed. There are two sites which are well suited to support new campgrounds. The first is a 15-acre site located between Putah Creek and Highway 128 below the Monticello Dam west of the park. This property is part of a larger parcel which is owned by the California Department of Fish and Game. The site is presently used for hiking and fishing access to Putah Creek. The County could enter into a use agreement or seek a land transfer from the state.

The other recommended site is the 6-acre Solano Irrigation property located west and immediately adjacent to the existing park campground. This property provides an excellent location for new group or individual campsites.

#### *Lead Agency*

Solano County Parks Division

#### *Timing*

Within three years of Element adoption

#### *Estimated Cost*

To be determined

#### *Funding Source*

State Park Bond funds  
Federal grant funds  
Private developer/operator

## MANAGEMENT

### Proposal #9

Work with public agencies to solve the silt problem at Lake Solano County Park.

#### *Rationale*

The siltration build up on Putah Creek adjacent to the County Park is causing a negative impact on the park resources and recreation uses. Historically, Putah Creek in this location has been 7-8 feet deep; however, it is currently about 2-4 feet deep. As the water becomes shallower, it becomes warmer which results in an increase growth of algae. Algae growth can be harmful to aquatic life and humans engaging in water contact activities. The creek is located on federal land (Bureau of Reclamation) as is most of the County Park. The integrity of its water source is important to the Solano Water Agency (SWA).

Although it would be very expensive to dredge the entire creek (reportedly \$50 million dollars), less expensive methods should be explored with government agencies and others who have an interest in the water quantity and quality of the creek. The County should initiate discussions with the Bureau of Reclamation and the SWA to encourage the development of a strategy for the future protection of Putah Creek and its recreation use for visitors to Lake Solano County Park. Once a strategy is adopted, the County should assist to the extent of its capability.

#### *Lead Agency*

Solano County Parks Division

#### *Timing*

Initiate discussions and planning within one year of Element adoption.

Implementation of strategy within two years of Element adoption.

#### *Estimated Cost*

Phase I - County staff costs.

Phase II - To be determined

#### *Funding Source*

Phase I - County General Fund

Phase II - To be identified

### Proposal #10

Evaluate the County Park Fee Schedule, implement needed changes, and identify other revenue generators.

#### *Rationale*

The only method the County has to off-set the cost of operating its parks is through fees received from park users. Currently, the County collects approximately 50% of what it cost to operate its regional parks. These parks are very popular, and at times, demand exceeds capacity. Public agencies and private interests also offer similar facilities and services within the region. It is important that the County charge fees which are comparable to other providers, and to reduce the need for subsidy from the County General Fund.

In addition to existing fees, an analysis should be conducted to determine if new fees should be added for services which are now free. Examples would include dump station fees and on-site registration fees. Also, the County should consider charging higher fees for premium camp sites, and during peak seasons and days.

As an example, an increase in fees and new fees could substantially off-set the need for subsidy at Lake Solano Park. Approximately 24,000 vehicles enter this park each year. An increase of only two dollars per car would result in \$48,000 (assuming no change in visitation). Additional revenue could be generated at this park during peak seasons/days when the campground demand exceeds capacity. Fees should be reviewed annually and adjusted as needed.

#### *Lead Agency*

Solano County Parks Division

#### *Timing*

Within one year of Element adoption and annually thereafter

#### *Estimated Cost*

\$20,000 - 35,000 (includes market analysis, and costs to implement changes)

#### *Funding Source*

Solano County General Fund

Proposal #11

Investigate the feasibility of creating a Joint Powers Agreement for County Parks management.

*Rationale*

The three existing County parks are each located on or near federal or state lands. Also, in each case, other governmental agencies manage nearby recreation areas that offer services and facilities that are similar to the County parks. It is important that each government agency coordinates with one another to maximize public service, minimize duplication of facilities, and have similar use fees and policies. One way to help insure the best public services at the least cost may be to create a Joint Powers Agreement between all the government agencies. The Agreement would provide guidelines that all agencies would follow in the planning, development and management of public recreational facilities and services.

*Lead Agency*

Solano County Board of Supervisors

*Timing*

Within one year of Element adoption

*Estimated Cost*

County staff costs (unknown)

*Funding*

Solano County General Fund

Proposal #12

Work with public agencies to solve the sand/siltation intrusion problem at Sandy Beach County Park.

*Rationale*

Sand and silt intrusion from the Sacramento River is causing multiple problems at the Regional Park. During peak park visitation over the summer, the boat ramp is unusable because it is covered with sand and is too slippery for boat launching. Also, the sand buildup prevents boaters from using the boat dock, and prevents park visitors from fishing from the dock.

The County does not have adequate staffing to keep the boat launch clear. The loss of this important recreation facility during the summer and at other times results in reduced visitation and park fee income. Solving the boat ramp siltation problem should be researched with the California Department of Boating and Waterways, the U. S. Coast Guard, and the Army Corps of Engineers. The construction of wing dams, purchase or rental of specialized equipment, or a contract to have silt removed at peak use times should be considered.

*Lead Agency*

Solano County Park Division

*Timing*

Within five years of Element adoption

*Estimated Cost*

To be determined

*Funding*

Federal and state grants

Proposal #13

Consider the creation of a Countywide Regional Park District.

*Rationale*

Adequate funding to manage, develop, redevelop, and expand the existing County park system has not been available from the County General Fund or from park revenue.

Implementation of the goals, objectives, policies, and proposals within this Element will require funding well beyond what has historically been provided. In addition, open space and regional recreation areas managed by others could become part of the County park system. Considering the ongoing pressure on the General Fund, it is imperative that the County explore optional means to adequately fund a system of regional parks.

An alternative that has been used in other counties is the creation of a special district for the acquisition, development and operation of regional parks. In addition to providing a designated funding source, a Regional Park District could do the following:

- Provide adequate funding to accomplish the goals, objectives, and proposals within this Element.
- Consistently identify the changing outdoor recreation needs within the County and provide the information to recreation service providers.
- Actively participate in regional planning matters that have a relationship to regional parks and services.
- Improve and expand existing County park sites.
- Operate regional park resources now managed by other organizations and agencies, i.e. government agencies and non-profit groups.
- Actively seek legislation and funding that benefit the goals of the District.
- Increase public support for improving the environment by preserving and interpreting natural resource areas.
- Enter into shared use agreements with property owners who are open to multiple use of their land, i.e. water, flood control, other agencies and owners.
- Provide technical assistance and information services to those who provide recreation services which attract regional use.

There are alternative ways by which a regional park district can be established within State law (Section 5500 of the California Public Resources Code). Although there are several steps involved, it has been demonstrated on a statewide basis that the public generally supports the acquisition, development, and management of regional parks.

*Lead Agency*

Solano County Board of Supervisors

*Timing*

Complete feasibility study within one year of Element adoption

*Estimated Cost*

\$25,000 for county staff costs or consultant services

*Funding Source*

Solano County General Fund

## Proposal #14

Evaluate the desirability and the feasibility of owning and/or operating the areas listed below as part of the Solano County Regional Park System.

### *Rationale*

As discussed within the Park and Recreation Element (pages 6-8), there are several areas within Solano County that have significant resource values and recreation use potential. It is the responsibility of the County to evaluate these areas in cooperation with the applicable agency to determine if they should be made part of the County Park System, or operated by the County under some type of a management agreement. Further, during the development and review of the draft Park and Recreation Element, interested citizens asked that these sites be considered.

### *Sites To Be Evaluated*

**Lagoon Valley Park** - This is a 360 acre regional park located adjacent to Interstate 80 in the south-western corner of Vacaville. The park is owned and managed by the City of Vacaville, and supports a variety of day use recreation activities.

**Vallejo Lakes Watershed** - The City of Vallejo owns 2,700 acres of land surrounding Lakes Madigan and Frey which are in west central Solano County. Access to the areas is via Green Valley Road. There is currently no recreation development on the property, and access is restricted to City personnel.

**Benicia State Recreation Area** - This is a 367 acre facility lying on Southampton Bay between Vallejo and Benicia. Interstate 780 borders the area on the north and east, while the bay is to the south. The site is managed by the State Department of Parks and Recreation and is used for day use recreation activities.

**River Park** - The park site is located on the eastern bank of the Mare Island Strait just south of the Highway 37 Napa River overpass. The area is undeveloped and includes about 20 acres of salt-water marsh and 55 acres of dredge spoils. The Greater Vallejo Recreation District is the proposed developer/operator of the park.

**Suisun Marsh Fishing Access** - There are several sites within the Suisun Marsh which have been identified as possible fishing access areas. These include Potrero Hills ditch, Cordelia-Goodyear ditch, Boyton-Cordelia ditch, cutoff slough, Grizzly Island, and the Montezuma Slough Wildlife Area. Some of these areas are already used for fishing access but additional facilities and management are needed.

**Putah Creek Fishing Access** - This 15 acre site is located between Putah Creek and Highway 128 just below the Monticello Dam. The site is managed by the State Department of Fish and Game, and is used for day use activities such as fishing, hiking, and nature study.

**Sky Valley-Cordelia Hills Open Space** - Located in southern Solano County in the triangle formed by Interstate 80, 680 and Lake Herman Road, this 10,000 acre area could provide many recreation and resource preservation benefits. The cities of Fairfield,

Benicia, Vallejo, and Solano County have formed a Joint Powers Authority to help the Solano Land Trust acquire this area for public benefit.

**Jepson Prairie Preserve** - Located between Travis AFB and Highway 113, this 1,566 acre preserve has some of the best remaining vernal pool/native grassland ecosystems in California. The preserve is managed by the Solano Land Trust and is open to the public during daylight hours.

**Rush Ranch** - An operating cattle ranch containing 2,070 acres. The preserve is located on Grizzly Island Road east of the City of Suisun City. The ranch has both natural and cultural resources which are being preserved and interpreted by the Solano Land Trust.

**Lynch Canyon** - This site is owned and managed by the Solano Land Trust. The area includes 1,039 acres of rolling hills and grass lands, with spectacular views of the North Bay. Guided hikes are provided by the Trust.

**Lake Herman Park** - This is a 648 acre park located on the northern edge of the City of Benicia adjacent to Lake Herman Road. The park is owned and maintained by the City of Benicia. It contains a 22 acre lake which serves as a supplemental water source for the City. The park provides for such day use activities as fishing, picnicking, and hiking.

**Rockville Hills Park** - The park is a 495-acre site on the south side of Rockville Road between Green Valley and Suisun Valley. The site is primarily hilly, with attractive foothill vegetation and a 5-acre lake. It is primarily used for hiking and mountain biking related activities. The site is owned and operated by the City of Fairfield.

**Liberty and Prospect Islands** - These islands are located on the eastern edge of Solano County north of the City of Rio Vista. These islands have been proposed for a National Wildlife Refuge; however, this proposal is on hold. The Delta Protection Commission has asked that the County consider operating these islands for such recreation uses as hunting, fishing, non-motorized boating, and wildlife observation.

**Mare Island Regional Park** - This 172-acre area is at the southern most end of the island and has been proposed as a regional park. Possible uses of the site include walking, biking, and horse trails. Potential passive uses include wildlife viewing and eco-recreation.

*Lead Agency*  
Solano County Parks Division

*Timing*  
Within one year of Element adoption

*Estimated Cost*  
County staff costs (unknown)  
Consultant services ( \$35,000-50,000)

*Funding*  
Solano County General Fund  
State or federal grants

## IMPLEMENTATION SCHEDULE

*Proposal*

*Target Completion Date*

		FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08
1	Develop a master development/use plan for Sandy Beach, Lake Solano, and Belden's Landing County parks.	X				
2	Determine if a regional sports facility is needed and can be self supporting.		X			
3	Develop a Resource Management Plan for each County park.	X				
4	Develop a regional park near Argyll off-highway vehicle park, Jepson Prairie Preserve, and the Nature Conservancy property.					X
5	Develop a regional park near the Western Railroad Museum.					X
6	Develop a trail that connects Sandy Beach County Park with downtown Rio Vista.				X	
7	Expand the day use area at the Belden's Landing facility and evaluate the feasibility of adding a campground.			X		
8	Expand Lake Solano County Park camping by using nearby public lands.			X		
9	Work with public agencies to solve the silt problem at Lake Solano County Park		X			
10	Evaluate the County Park Fee Schedule, implement needed changes, and identify other revenue generators.	X				
11	Investigate the feasibility of creating a Joint Powers Agreement for County Parks Management.	X				
12	Work with public agencies to solve the sand/siltation intrusion problem at Sandy Beach County Park.					X
13	Consider the creation of a countywide Regional Park District.	X				
14	Evaluate the desirability and the feasibility of owning and/or operating the areas listed as part of the Solano County Regional Park system.	X				



## Chapter Six

# IMPLEMENTATION ALTERNATIVES

This chapter summarizes the major concepts of the Park and Recreation Element, defines the implementation roles of the Park and Recreation Commission and the Planning Commission and describes alternative implementation tools.

### CONCEPTUAL FRAMEWORK

The central concept of the Park and Recreation Element is found in its orientation toward meeting unmet regional recreation needs. The element finds that Solano County has particular recreation needs both present and future that relate to all segments of the population. The Element should function to help fulfill these needs.

A number of sub-concepts or themes give shape and definition to the Park and Recreation Element. The County is found to have two major roles in relation to recreation. The first of these is an overall coordinating role among the various entities which provide recreation facilities and services in the County. The second role is the County's function as provider of regional recreation facilities and services which cannot be provided by other public agencies. Cooperation, including formal agreements, between the County and other agencies or private parties is emphasized as a means of enhancing recreational development and services.

The Park and Recreation Element seeks to protect existing regional recreation and natural areas. Intensive recreational uses are to be provided in cities and by private recreation providers. The element stresses the need for economy in planning, development and operation of recreational facilities, and proposes multiple uses of land and facilities to provide additional recreational opportunities. The Element also emphasizes the need for maintaining compatible land use patterns adjacent to recreation sites and facilities, and developing and operating facilities in a manner which avoids or mitigates impacts to adjoining landowners.

### IMPLEMENTING BODIES

#### Park and Recreation Commission

The Park and Recreation Commission is the key to implementation of the Park and Recreation Element. In its capacity as an advisory body to the Board of Supervisors, the Park and Recreation Commission can initiate and pursue needed programs and projects by recommending actions to the Board. The Commission can also recommend actions to improve park operations, cooperative agreements with other agencies, and other actions which carry out Element objectives and policies.

The Park and Recreation Commission advises the Planning Commission as to appropriate recreation requirements in new subdivisions. The Commission may also review new development proposals, which may affect Park and Recreation Element implementation and offer recommendations to the Planning Commission. Proposals for new recreation facilities and development proposals, which could affect designated recreation sites, are appropriate subjects for review.

#### Planning Commission

The Planning Commission also bears an important share of the responsibility for implementing the Park and Recreation Element. Since the Element is part of the General Plan, the Commission must find new project proposals to be in conformance with the Park and Recreation Element before they can be approved. The Planning Commission is also responsible for considering Park and Recreation Commission recommendations as to recreation requirements in new subdivisions.

### IMPLEMENTATION TOOLS

The specific actions used by implementing bodies to carry out proposals of the Park and Recreation Element fall into a few categories, which are discussed here as the implementation tools of the plan.

#### Capital Expenditures

Capital expenditures are the most important means of carrying out park acquisition, development and re-development proposals. They can be used to refurbish existing and developing new facilities including parks and trails, as well as to protect key natural resources through purchase of title or development rights. Included as Appendix F is a description of funding mechanisms that have been used in California to support park improvement projects and operational costs.

#### Regulatory Authority

The County can use its regulatory authority to carry out plan objectives through application of appropriate general plan designations and zoning, setting planned unit development (PUD) standards, design review of project proposals, recreation or open space dedication requirements and environmental review.

#### Administrative Actions and Institutional Changes

These actions deal primarily with funding considerations including development of funding sources and institution of operational efficiencies. Some actions, such as obtaining grant funding and taking advantage of free labor sources, can be taken directly by the Park and Recreation Division. Other actions, such as fee increases, require approval from the Board of Supervisors.

### Interagency Agreements and Coordination

Agreements between the county and other government agencies or private parties may be negotiated to enhance provision of recreation opportunities. Cooperative facility development, interagency maintenance contacts and joint use of facilities are examples.

### Advocacy

The County can actively encourage recreation developments by others that carry out objectives and proposals of the Park and Recreation Element. Actions can include requesting funding for development of specific facilities by the state and federal governments, as well as seeking support from other sources.

### Support for Actions and Programs of Other Agencies

The County can provide support for facility development and other actions and programs of other agencies and private parties, which advance the goals of the Park and Recreation Element. Examples of such support are provision of letters of support for grant applications and resolutions of support by the Board of Supervisors.

### Project Review

Projects proposed by other public agencies and by private individuals that could affect Park and Recreation Element implementation may be reviewed and comments provided. Projects to be reviewed could include development proposals, annexations, general plan and zoning changes, new city general plan elements, specific plans and area plans.

## IMPLEMENTATION PROGRAM

Specific proposals and recommendations for implementation are included within Chapter Five: Plan Proposals.

## APPENDIX A: PARK AND RECREATION FACILITY INVENTORY

Agency	Type of Facility	Number of Existing Facilities	Number of Proposed Facilities	Existing Acreage	Proposed Acreage	Hiking Trails	Group Camping	Group Picnic	Golf	Nature Study	Swimming	Fishing	Mountain Biking	Equestrian	Boating	Historical	Other
City of Benicia	Neighborhood Parks	20	4	66.5	22.5							x					
	Community Parks	1		50		x		x									
	Regional Parks	2		577		x		x		x		x	x		x		
	Special Activity Facilities										x					x	
City of Dixon	Neighborhood Parks	2	3	9	13												
	Community Parks	2	1	75	15												
	Regional Parks																
	Special Activity Facilities																
City of Fairfield	Neighborhood Parks	14	7	160	61												x
	Community Parks	2	2	74	105	x		x			x						x
	Regional Parks	1		610		x		x		x		x	x				x
	Pocket Parks	3	1		.5					x	x	x					x
	Special Activity Facilities					x				x	x	x	x				x
	Natural Environment Areas	4		773		x				x	x						

## APPENDIX A: PARK AND RECREATION FACILITY INVENTORY

Agency	Type of Facility	Number of Existing Facilities	Number of Proposed Facilities	Existing Acreage	Proposed Acreage	Hiking Trails	Group Camping	Group Picnic	Golf	Nature Study	Swimming	Fishing	Mountain Biking	Equestrian	Boating	Historical	Other
City of Rio Vista	Neighborhood Parks	4	3 ac/ 1,000 11	5.1	3 ac/ 1,000 35.4			x									x
	Community Parks	2	2 ac/ 1,000 16	6.4	2 ac/ 1,000 33	x		x									x
	Regional Parks																
	Special Activity Facilities																
Suisun City	Neighborhood Parks	6	3	33	30.2										x		
	Community Parks	1		10				x									
	Regional Parks	1		79.8													
	Special Activity Facilities	2		5								x					
City of Vacaville	Neighborhood Parks	24	7	131.3	46			x									
	Community Parks	6	3	98.5	127	x		x								x	
	Regional Parks	1		306		x		x			x	x	x	x	x		
	Special Activity Facilities	17	1	N/A	N/A						x						x
	Natural Environment Areas	5		2000													

## APPENDIX A: PARK AND RECREATION FACILITY INVENTORY

Agency	Type of Facility	Number of Existing Facilities	Number of Proposed Facilities	Existing Acreage	Proposed Acreage	Hiking Trails	Group Camping	Group Picnic	Golf	Nature Study	Swimming	Fishing	Mountain Biking	Equestrian	Boating	Historical	Other
City of Vallejo/ Greater Vallejo Recreation District	Neighborhood Parks	18		86.1						X							
	Community Parks	7		92.8						X		X					
	Regional Parks	2	3	95	95	X				X		X		X	X		
	Special Activity Facilities	7		8.9								X					
	Natural Environment Areas	1		20?		X				X							
Solano County	Regional Parks	2		213													
	Special Activity Facilities	1		10		X	X	X		X	X	X			X	X	
	Natural Environment Areas									X		X			X		
State Dept. of Parks & Recreation	State Recreation Areas	1		376													
	Special Activity Facilities																

## **APPENDIX B: COMMUNITY MEETINGS FOR SOLANO COUNTY PARKS**

*The information below was distributed in a flyer and press release in September 2002.*

Solano County Parks Manager Tony Norris has announced that the County has begun the process of updating the Park and Recreation Element of the County General Plan.

Your comments and participation are vital to achieve a park system that truly reflects the wants and desires of our community and the entire Solano County. The new plan will provide the County with guidance for the acquisition and development of regional recreation facilities to meet the needs of current and future residents.

Four separate opportunities to meet with County representatives have been planned. Please consider joining the discussion at one of the following meetings:

October 7, 2002 7:00 p.m.	Dan Foley Cultural Center, Vista Room Dan Foley Park, 100 Setterquist Drive, Vallejo
October 16, 2002 7:00 p.m.	Joseph A. Nelson Community Center 611 Village Drive, Suisun City
October 24, 2002 7:00 p.m.	McBride Senior Center 411 Kendal Street, Vacaville
October 29, 2002	City Council Chambers Main Street, Rio Vista

For more information about the park planning project, call Jack Harrison at the Solano County Department of Environmental Management at (707) 421-6765.

### Public Input Sought for County Parks

Solano County is currently updating the Park and Recreation part of the General Plan. This new plan will provide the County with guidance for the acquisition and development of regional recreation facilities to meet the needs of current and future residents.

In addition to the public feedback meetings held during October, the County has developed a survey that solicits public opinion on the plan. With the feedback from the meetings and survey, we will be able to achieve a park system that truly reflects the needs of Fairfield and Solano County.

The survey, which takes just a few minutes to complete, is available online at [www.solanocounty.com](http://www.solanocounty.com) under "What's New." The public is invited to comment now through November 14th.

For more information, contact Jennifer Kaiser at the number above, or Jack Harrison at (707) 421-6765.

## APPENDIX C: RECREATION PREFERENCE SURVEY & RESULTS

*The numbers below are the result of surveys distributed at the public forums and on the Solano County web site in October and November 2002. Approximately five hundred responses were received.*

Listed below are a series of recreation activities that may occur in a park. Please prioritize your preference for each: after each activity, indicate how important these are to you, that is, in which ones you would be most likely to participate.

H = highly important

M = moderately important

L = least important

Hiking	70	Boating (non-motorized)	15
Nature appreciation	68	Horseback riding	14
Bike riding on paved roads/trails	62	Shooting	11
Historical appreciation	51	Boating (motorized)	10
Regional cultural events	43	Archery	9
Group picnicking	42	Golfing	8
Fishing	29	Hunting	8
Camping (no utilities)	26	Off-road vehicles	8
Camping (hookups)	25	Bird watching	6
Swimming (open water)	25	Dog park	5
Bike riding off pavement	23	Model airplanes	5
Group camping	23	Model boats	4
Regional sporting events	16	Hang gliding	2

The numbers above represent scores for ranking as "highly important."

## **APPENDIX D: SOLANO COUNTY DEMOGRAPHICS SUMMARY**

	1980 Census	2000 Census	Difference	2015 * Projected	Difference Projected
Total Population	235,203	394,542	159,338 +68%	512,000	117,458 +30%
Age Group					
0-17	27%	28%	1%	n/a	n/a
18-34	32%	23%	-9%		
35-54	22%	31%	9%		
55+	19%	18%	-1%		

SOURCE: "Projections 2002," Association of Bay Area Governments

## **APPENDIX E: SOLANO COUNTY EXISTING AND PROPOSED PARKLAND**

	Existing	Proposed	Total
Neighborhood Parks	68 (499 acres)	31 (220 acres)	99 (719 acres)
Community Parks	23 (481 acres)	8 (291 acres)	31 (772 acres)
Regional Parks	8 (1876 acres)	1 (95 acres)	9 (1971 acres)
State Parks	1 (367 acres)	0	1 (367 acres)
<b>TOTALS</b>	<b>100 (3223 acres)</b>	<b>40 (606 acres)</b>	<b>140 (3829 acres)</b>

SOURCE: Parkland Inventory, November 2002, Solano County

## **APPENDIX F: FUNDING FOR COUNTY PARKS AND RECREATION**

### **COUNTY PARK GENERATED REVENUE**

The County, through its operation of three regional parks, generates a significant amount of revenue which offsets the net County cost for operating its park system.

Fees are collected for day use, boat launching, camping, and other uses. The County also generates revenue from persons and companies who operate concessions within the park and who may rent group facilities.

When setting park user fees, the County should be competitive and consider the cost of providing services and affordability for its residents.

### **TAX-BASED FUNDING**

Tax-based funding includes special purpose sales taxes, parcel taxes, transient occupancy taxes, real estate transfer taxes, Benefit Assessment District charges, Mello-Roos Community Facilities District Special Taxes, and property tax overrides to support a General Obligation Bond. With the exception of the Benefit Assessment District, each of these sources of funding requires a two-thirds majority vote.

Special Purpose Sales Tax. An additional countywide sales tax could be levied on top of the existing sales tax base to pay for park and recreation facilities. The stream of revenue from such a tax could be used to pay off debt from a bond issuance or used annually as revenues accrue. The passage of a sales tax measure would require a two-thirds majority vote of residents.

#### *Pros*

- Sales tax can provide a substantial amount of funding.
- Funds can be used for any approved purpose.
- May be more palatable to voters than property-based taxes or assessments.
- Can be used for regional park projects and operations.

#### *Cons*

- Sales taxing capacity under law may not be available in Solano County.
- May be seen to compete with other needs that traditionally seek this funding source.
- Requires two-third voter approval.

#### *Annual Funding Example*

A countywide 0.125% tax increase could generate about \$5 million each year in early years after adoption. Annual revenues would likely increase over time as taxable sales increase.

Special Purpose Parcel Tax. A flat per-parcel tax places a set amount of additional tax on every parcel in the subject area. It could be levied countywide.

*Pros*

- May be easy for the voters to understand.
- Increased revenue as parcels appreciate in assessed value and new parcels are created.

*Cons*

- Requires two-thirds voter approval.
- May be viewed as unfair because it is not based on benefit, i.e. land owners vs. renters.
- Not tied to inflation so relative amount of funding would be reduced over time due to inflation.

*Annual Funding Example*

There are currently about 125,000 parcels in the County, so a \$40 per parcel tax would generate about \$5 million annually. Over time, additional parcels may be created.

Special Purpose Real Estate Transfer Tax. A real estate transfer or conveyance tax is a tax levied on the sale of property that increases with the value of the property being sold. The cost can be borne by either the seller or the buyer. Tax rates and dispositions vary from state to state. California has a property transfer tax of \$1.10 per \$1,000 in assessed value, with \$0.55 allocated to the City for general purposes and \$0.55 to the County for general purposes. An additional real estate transfer/conveyance tax could also be established for special purposes through a two-thirds vote.

*Pros*

- If set at a high enough rate, real estate transfer taxes can create significant funds for park and recreation, particularly in fast-growing communities/counties.

*Cons*

- Revenues fluctuate with the real estate market.
- Voter approval has proven to be a stumbling block in some communities.
- Requires two-third voter approval.

*Annual Funding Example*

Revenues from this tax will vary with the real estate cycle. Revenue estimates were made under a series of conservative assumptions. Under a \$2.00 per \$1,000 of property value turned over, a total of \$2 million could be generated each year.

Mello-Roos Community Facilities District Special Tax. A Mello-Roos places a special tax on an area to finance authorized community facilities and services. The cities within Solano County have created Mello-Roos Community Facility Districts to pay for park development and maintenance. Mello-Roos Districts tend to encompass large development projects and require a two-thirds majority vote of landowners.

*Pros*

- Can cover a specific, limited area.
- Can provide ongoing funding for services.
- Can be used for acquisition, improvement and maintenance.
- Can be put into place through agreement with developers of new development areas.
- The facilities and real property acquired and improved need not be located within the district.
- Tax formula need not be based on benefit (but can be).

*Cons*

- Requires approval of landowners of two-third voting electorate in inhabited areas or of the landowners in uninhabited areas.
- Some County residents are already subject to Mello-Roos fees and may be reluctant to add another such tax.

*Annual Funding Example*

A Mello-Roos Special Tax could be introduced to cover the development and management of regional parks. The Special Tax could be formulated in a number of ways. If applied to residential units only, a \$15 per residential unit tax would be sufficient to generate an average of about \$2 million each year in the early years. Over time, as additional residential development occurs, annual revenues would increase. Annual inflators can be built into the tax to ensure that the real per unit charges do not erode over time.

Benefit Assessment District. Benefit Assessment Districts, which are subject to Proposition 218, must be based on a determination that the assessment for each parcel is proportional to the benefit received by that parcel. A Landscape and Lighting District is one type of Benefit Assessment District. Unlike most Benefit Assessment Districts, a Landscape and Lighting District can be used to pay for maintenance, operations, and servicing of park improvements.

*Pros*

- Covers a specific benefited area.
- Can provide ongoing funding for operations and maintenance as well as acquisition and development.
- Benefit-based assessments may be viewed as the fairest method of funding.
- Only requires a simple majority as opposed to a two-thirds majority for other tax-based funding measures.
- There are options for exempting agricultural lands from the assessment.

*Cons*

- Requires approval of the majority of the affected property owners whose votes are weighted according to the dollar value of their proposed assessments.
- Requires an annual engineer's report, agreement over special benefit by land use, and more elaborate accounting processes than special tax funding.
- Subject to Proposition 218 majority protest and election requirements, including annual majority protest hearings.

*Annual Funding Example*

Overall level of funding could be similar to that under a Mello-Roos Special Tax, though the charges to different property owners will vary based on benefit received. Detailed study required to establish potential charge structure.

General Obligation Bonds/Property Tax Overrides. The County could issue a GO Bond for the acquisition, development and rehabilitation of regional parks. The bond could finance capital improvements while the bond principal and interest would be paid back over time, generally by an increase in taxes. The passage of such a bond would require a two-thirds majority vote of county residents.

*Pros*

- Can be issued by a city, county or special district.
- Can be placed on ballot by legislative body or by initiative.
- Provides significant "up front" funding.
- Increased tax eventually "sunsets" which may be palatable to voters.

*Cons*

- Requires approval of two-thirds of voters if new taxes are involved.
- Cannot be used for operations and maintenance.
- Not a permanent source of revenue; provides one large lump of funding.
- Subject to market conditions and agency debt/credit rating.
- High cost of bond issue preparation and administration.

*Annual Funding Example*

The issuance of a GO Bond permits the establishment of an ad valorem property tax override. GO Bonds can be funded using several sources of funds. A property tax override of about 0.03 percent would be sufficient to generate about \$5 million each year in debt service payments on a GO Bond. For the median priced new home in Solano County this represents about \$50 per unit per year in the early years. Payments would likely fall over time as new assessed value is added. Older homes with assessed values below median market rate would pay less, and commercial properties would also pay.

## DEVELOPMENT-BASED FUNDING AND PROGRAMS

Development-based funding includes funds derived from mitigation fees/dedications.

Park and Open Space Dedications and Fees. The Quimby Act allows a city or county to require payments and/or dedication of land for parks as a condition of subdivision approval. The payments or dedications cannot exceed the amounts specified in the Act, which are tied to the size of the development. Quimby exactions have been used by the cities of Benicia, Vallejo, and Fairfield to secure park and open space land and improvements in conjunction with major residential developments.

However, due to Solano Count's Orderly Growth Initiative, urban development is directed to existing urban areas. Therefore, when a major residential development occurs, the land is annexed into a city and the development fees collected would be directed back to each city's park program rather than being directed at building a countywide regional park system.

### *Pros*

- Can provide a substantial amount of park land and funding for improvements depending on the scale of development (does not apply to subdivisions with five units or less).
- In Solano County this is one way to expand park land within and adjacent to the cities.

### *Cons*

- Significant park land and improvements can only be secured in conjunction with significant development; no money would be raised in the absence of development.
- Doesn't provide ongoing funding for maintenance and management.

## GRANTS

Potential sources of grants include federal sources, state sources, regional sources, and private foundations. Most grants require local matching funds, and all grant programs require demonstration of strategic thinking and planning in the proposed use of funds. Grants can be used to fund regional parks planning, acquisition and development. Grant funding is rarely available to fund ongoing operations and maintenance costs.

### *Pros*

- Excellent source of capital outlay funding.

### *Cons*

- One-time funds only.
- Cannot generally be used for operations and maintenance.
- Often need to be matched with local funding.

## **APPENDIX G: CAPITAL IMPROVEMENT PROGRAM**

The Solano County Board of Supervisors has approved a five year Capital Improvement Program developed by its Park Division. The Plan covers improvement projects at Sandy Beach, Lake Solano, and Belden's Landing county parks. It serves as a management tool to help insure that the most urgent projects are identified and accomplished.

The Capital Improvement Program is reviewed regularly, and may be revised annually because of a change of conditions, funding, and priorities. Individual capital improvement projects are described on the following pages.



*Sandy Beach Regional Park*

**Capital Improvement Projects**  
(In thousands of dollars)

**Project Name:** Visitor's Center & Campground Entry Redesign

**Project No.:** 7000021102

**Project Location:** Lake Solano Park, Winters

**Project Category:** New Land, Buildings & Facilities (Buy or Build)

**Sub Category:** Recreation

**Project Delivery:** Design - Bid - Build

**Start Date:** 7/1/2002

**End Date:** 6/30/2004

**Department:** Parks & Recreation

**Dept. No.:** 7000

**Function:** Recreation

**Sub Function:** Recreation

**Division:** NA



**Description**

The Visitor's Center & Campground Entry Redesign is a 5,890 SF project conceived by the Solano County Parks and Recreation Department in conjunction with the Federal Bureau of Reclamation and neighboring Yolo County. It will be the focus of a nature preserve, trail from "dam to dam" along approximately six miles of Putah Creek. The following functions will be included in the project: redesign of the entry road to better facilitate separation of through traffic, visitor parking and RV check-in, sale of camping sundries, maps and memorabilia, interpretive displays of local plants and animals, large aquariums for display of local fish, an AV classroom for general and special nature presentations, offices for representatives of Federal and State Agencies cooperating in the Putah Creek Discovery Corridor Project, a work room for creating and editing interpretive displays, park staff toilets and lockers, public toilets, and vending machines for snacks, soft drinks and fire wood.

**Estimated Project Costs - in Thousands**

Site Site:	\$0
Preliminary:	\$85
Project Control:	\$113
A & E:	\$165
Permits & Fees:	\$98
Construction:	\$971
FF&E/Move:	\$0
Contingency:	\$146
<b>Total Cost</b>	<b>\$1,578</b>

**Net Impact on Operating Budget**

This project will result in simplified operational procedures, however, it is a 5,890 SF new facility that will incur regular operating and maintenance costs. It is anticipated that operating and maintenance costs will be offset by increased visitor revenue.

**Capital Funding and Spending Plan**

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 30% match req.	552	0	0	0	0	552	0	552	0	0	552	552
State Funds	Prop 12 30% match req.	552	60	492	0	0	0	0	0	0	0	492	552
Unfunded	30% match for Prop 40	237	0	0	0	0	237	0	237	0	0	237	237
Unfunded	30% match for Prop 12	237	0	237	0	0	0	0	0	0	0	237	237
<b>Totals</b>		<b>1,578</b>	<b>60</b>		<b>729</b>	<b>0</b>	<b>789</b>	<b>0</b>	<b>789</b>	<b>0</b>	<b>0</b>	<b>1,518</b>	<b>1,578</b>
	<b>Gross Operating &amp; Maintenance Costs for :</b>				<b>0</b>			<b>0</b>	<b>0</b>	<b>26</b>	<b>26</b>	<b>52</b>	

**New Land, Buildings & Facilities (Buy or Build) - Fully Funded**

Capital Improvement Projects (In thousands of dollars)	
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**Project Name:** Automatic Cashier Pay Stations      **Project No.:** 1117021002M  
**Project Location:** Lake Solano Park and Sandy Beach Park  
**Project Category:** Major Improvements to Existg. Facilities      **Sub Category:** Site Work  
**Project Delivery:** Bid - Build  
**Start Date:** 7/1/2005      **End Date:** 6/30/2006  
**Department:** Parks & Recreation      **Dept. No.:** 7000  
**Function:** Recreation      **Sub Function:** Recreation  
**Division:** NA



#### Description

Purchase and install automatic cashier pay stations at Lake Solano and Sandy Beach. Each requires a concrete pad plus telephone and electrical service.

This project remedies current problems with park fees collections, change making, book keeping and cash handling.

The per capita program of Californian Prop. 40 will be utilized to fund this project.

#### Net Impact on Operating Budget

Should increase collections and reduce staff time spent in collections and book keeping.

#### Estimated Project Costs - in Thousands

Site Site:	\$0
Preliminary:	\$10
Project Control:	\$15
A & E:	\$0
Permits & Fees:	\$0
Construction:	\$60
FF&E/Move:	\$0
Contingency:	\$17
Total Cost	\$102

#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	102	0	0	0	0	102	0	102	0	0	102	102
Totals		102	0	0	0	0	102	0	102	0	0	102	102
Gross Operating & Maintenance Costs for :					0	0	0	0	0	0	0	0	0

Major Improvements to Existg. Facilities - Fully Funded

Capital Improvement Projects (In thousands of dollars)	
Project Name: Build Cabins for Rent and Increase Utility Services	Project No.: 1117021002K
Project Location: Lake Solano Park, Winters	
Project Category: Major Improvements to Existg. Facilities	Sub Category: Additions
Project Delivery: Design - Bid - Build	
Start Date: 7/1/2004	End Date: 6/30/2005
Department: Parks & Recreation	Dept. No.: 7000
Function: Recreation	Sub Function: Recreation
Division: NA	



#### Description

Purchase and install eight prefabricated log cabins. Provide electricity and water to each cabin. Provide electricity and water to 16 additional campsites per previous plan.

This project will result in increased revenue for the campground.

The per capita program of Californian Prop. 40 will be utilized to fund this project.

#### Net Impact on Operating Budget

Building eight new camp ground cabins for rent will increase operating and maintenance costs.

#### Estimated Project Costs - in Thousands

Site Site:	\$0
Preliminary:	\$35
Project Control:	\$45
A & E:	\$25
Permits & Fees:	\$33
Construction:	\$250
FF&E/Move:	\$0
Contingency:	\$57
Total Cost	\$445

#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	445	0	0	0	0	445	445	0	0	0	445	445
Totals		445	0	0	0	0	445	445	0	0	0	445	445
	Gross Operating & Maintenance Costs for :				0			0	34	34	34	103	

#### Major Improvements to Existg. Facilities - Fully Funded

Capital Improvement Projects (In thousands of dollars)	
---	--

**Project Name:** Docks, Trails, Beaches, Wetlands, Utilities

**Project No.:** 7000021102A



**Project Location:** Lake Solano Park, Winters

**Project Category:** Major Improvements to Existg. Facilities

**Sub Category:** Site Work

**Project Delivery:** Design - Bid - Build

**Start Date:** 7/1/2005

**End Date:** 6/30/2006

**Department:** Parks & Recreation

**Dept. No.:** 7000

**Function:** Recreation

**Sub Function:** Recreation

**Division:**

**Description**

1. Replace existing boat rental docks
  2. Construct 6 ft. wide accessible trail between the youth area and the picnic area. Install one 60 ft. suspension bridge and one 15ft. Bridge, both ADA accessible. Grade gravel and asphalt the trail. This price may be reduced if we use county jail inmates to clear the trail first. If we have a suspended walkway over the tule marsh, as suggested by the Bureau of Reclamation the price will surely double.
  3. Create two buoyed off public wading beach areas adjacent to picnic areas and construct an ADA accessible fishing pier. The beach areas would replace the existing swimming pond that requires ongoing and extensive water testing and anti contamination measures. The shore line would be graded in two areas, and a combination of fabric and sand would be placed below water level.
  4. Convert the existing swimming pond into a native wetlands area. Remove the under ground liner and most of the existing sand and plant wetland vegetation.
  5. Expand utility service to camp sites not yet provided with service under prop 12.
- The per capita program of California Prop. 40 will be utilized to fund this project.

**Net Impact on Operating Budget**

Unknown

**Estimated Project Costs - in Thousands**

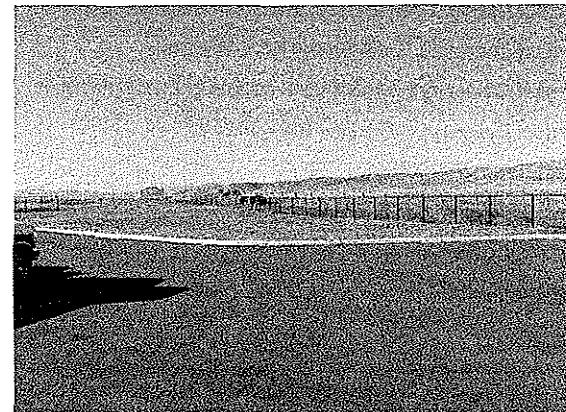
Site Site:	\$0
Preliminary:	\$60
Project Control:	\$45
A & E:	\$56
Permits & Fees:	\$0
Construction:	\$640
FF&E/Move:	\$0
Contingency:	\$160
<b>Total Cost</b>	<b>\$961</b>

**Capital Funding and Spending Plan**

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	961	0	0	0	0	961	161	800	0	0	961	961
Totals		961	0	0	0	0	961	161	800	0	0	961	961
Gross Operating & Maintenance Costs for :					0	0	0	0	0	60	60	120	

**Major Improvements to Existg. Facilities - Fully Funded**

Capital Improvement Projects (in thousands of dollars)																											
<p><b>Project Name:</b> Miscellaneous Projects, Well, Tables, Signs</p> <p><b>Project Location:</b> Belden's Landing Park, Suisun</p> <p><b>Project Category:</b> Major Improvements to Existg. Facilities</p> <p><b>Project Delivery:</b> Bid - Build</p> <p><b>Start Date:</b> 7/1/2002</p> <p><b>Department:</b> Parks &amp; Recreation</p> <p><b>Function:</b> Recreation</p> <p><b>Division:</b> NA</p>					<p><b>Project No.:</b> 1117021007</p> <p><b>Sub Category:</b> Site Work</p> <p><b>End Date:</b> 6/30/2003</p> <p><b>Dept. No.:</b> 7000</p> <p><b>Sub Function:</b> Recreation</p>																						
<p><b>Description</b></p> <p>1. New water well and irrigation system      2. New tables, benches and trash containers      3. New interpretive signs and display cases</p> <p>The per capita program of California Prop. 12 will be utilized to fund this project.</p>																											
<p><b>Estimated Project Costs - in Thousands</b></p> <table border="1"> <tbody> <tr> <td>Site Site:</td> <td>\$0</td> </tr> <tr> <td>Preliminary:</td> <td>\$15</td> </tr> <tr> <td>Project Control:</td> <td>\$0</td> </tr> <tr> <td>A &amp; E:</td> <td>\$0</td> </tr> <tr> <td>Permits &amp; Fees:</td> <td>\$0</td> </tr> <tr> <td>Construction:</td> <td>\$53</td> </tr> <tr> <td>FF&amp;E/Move:</td> <td>\$0</td> </tr> <tr> <td>Contingency:</td> <td>\$7</td> </tr> <tr> <td>Total Cost</td> <td>\$75</td> </tr> </tbody> </table>										Site Site:	\$0	Preliminary:	\$15	Project Control:	\$0	A & E:	\$0	Permits & Fees:	\$0	Construction:	\$53	FF&E/Move:	\$0	Contingency:	\$7	Total Cost	\$75
Site Site:	\$0																										
Preliminary:	\$15																										
Project Control:	\$0																										
A & E:	\$0																										
Permits & Fees:	\$0																										
Construction:	\$53																										
FF&E/Move:	\$0																										
Contingency:	\$7																										
Total Cost	\$75																										
<p><b>Net Impact on Operating Budget</b></p> <p>This project will result in reduced operating and maintenance costs</p>																											



#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 12 per capita	75	75	0	0	0	0	0	0	0	0	0	75
Totals		75	75	0	0	0	0	0	0	0	0	0	75
Gross Operating & Maintenance Costs for :					0			0	0	0	0	0	0

Major Improvements to Existg. Facilities - Fully Funded

Capital Improvement Projects (In thousands of dollars)	
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**Project Name:** Miscellaneous Repairs, Replacements and Improvements    **Project No.:** 1117021002J

**Project Location:** Sandy Beach Park, Rio Vista

**Project Category:** Major Improvements to Existg. Facilities

**Sub Category:** Site Work

**Project Delivery:** Bid - Build

**Start Date:** 7/1/2003

**End Date:** 6/30/2004

**Department:** Parks & Recreation

**Dept. No.:** 7000

**Function:** Recreation

**Sub Function:** Recreation

**Division:** NA



#### Description

Informational signs, boat ramp-dock repair and irrigation sprinklers at Sandy Beach.

This project remedies problems resulting from deferred maintenance, general age related degradation of park infrastructures, and non-compliance with requirements of California Title 24 / Federal Americans with Disabilities Act.

The per capita program of California Prop. 40 will be used to fund this project.

#### Net Impact on Operating Budget

This project will result in a minor reduction in operating and maintenance costs.

#### Estimated Project Costs - in Thousands

Site Site:	\$0
Preliminary:	\$15
Project Control:	\$0
A & E:	\$0
Permits & Fees:	\$0
Construction:	\$41
FF&E/Move:	\$0
Contingency:	\$4
Total Cost	\$60

#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	60	0	0	60	0	0	0	0	0	0	60	60
Totals		60	0	0	60	0	0	0	0	0	0	60	60
Gross Operating & Maintenance Costs for :					0			0	0	0	0	0	0

**Major Improvements to Existg. Facilities - Fully Funded**

**Capital Improvement Projects**  
(In thousands of dollars)

**Project Name:** New Shower Building

**Project No.:** 1117021002A

**Project Location:** Sandy Beach Park, Rio Vista

**Project Category:** Major Improvements to Existg. Facilities

**Sub Category:** Additions

**Project Delivery:** Design - Build

**Start Date:** 1/1/2003

**End Date:** 6/30/2002

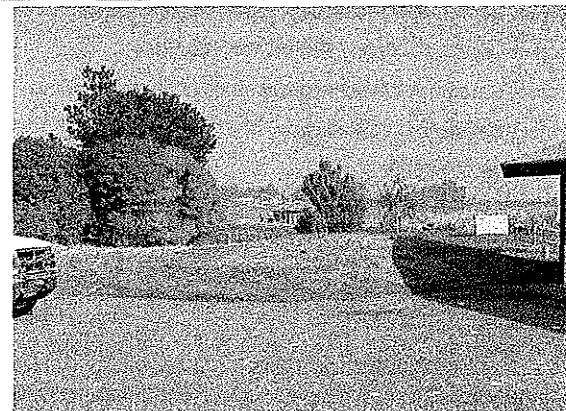
**Department:** Parks & Recreation

**Dept. No.:** 7000

**Function:** Recreation

**Sub Function:** Recreation

**Division:** NA



**Description**

Build a new ADA compliant structure with four shower stalls, two sinks, skylights, and interior lighting

The per capita program of California Prop. 12 will be used to fund this project.

**Estimated Project Costs - in Thousands**

Site Site:	\$0
Preliminary:	\$30
Project Control:	\$30
A & E:	\$10
Permits & Fees:	\$0
Construction:	\$65
FF&E/Move:	\$0
Contingency:	\$27
Total Cost	\$162

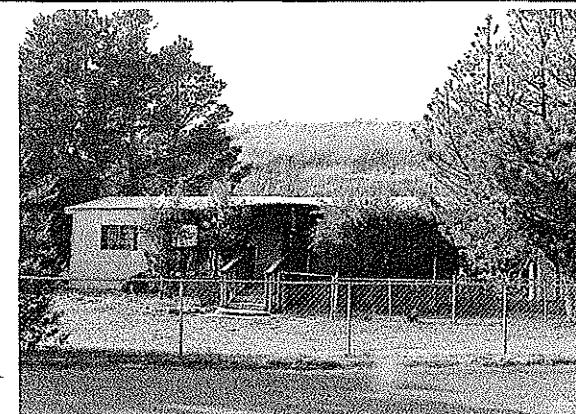
**Net Impact on Operating Budget**

This project will result in increased operating and maintenance costs.

**Capital Funding and Spending Plan**

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 12 per capita	162	162	0	0	0	0	0	0	0	0	0	0
Totals		162	162	0	0	0	0	0	0	0	0	0	0
Gross Operating & Maintenance Costs for :					0			0	0	0	0	0	0

Capital Improvement Projects (In thousands of dollars)																				
Project Name:			Park Ranger's Residence Replacements																	
Project Location:			Lake Solano and Sandy Beach Parks																	
Project Category:			Major Improvements to Existg. Facilities																	
Project Delivery:			Bid - Build																	
Start Date:			7/1/2003																	
Department:			Parks & Recreation																	
Function:			Recreation																	
Division:			NA																	
<b>Description</b>																				
Replace two existing three bedroom two bathroom mobile homes, include appliances, and rebuild carports, decks and stairs.																				
This project remedies problems resulting from deferred maintenance, general age related degradation of park infrastructures, and non-compliance with requirements of California Title 24 / Federal Americans with Disabilities Act.																				
The per capita program of California Prop. 40 will be used to fund this project.																				
<b>Net Impact on Operating Budget</b>																				
This project should have little impact on operating and maintenance costs.																				
<b>Estimated Project Costs - in Thousands</b>																				
Site Site:											\$0									
Preliminary:											\$30									
Project Control:											\$30									
A & E:											\$0									
Permits & Fees:											\$0									
Construction:											\$180									
FF&E/Move:											\$0									
Contingency:											\$48									
Total Cost											\$288									
<b>Capital Funding and Spending Plan</b>																				
Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements												
					Current Expense	New Funding	CARRY Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08									
State Funds	Prop 40 per capita	288	0	288	0	0	0	0	0	0	0									
Totals		288	0	288	0	0	0	0	0	0	0									
Gross Operating & Maintenance Costs for :					0	0	0	0	0	0	0									



Capital Improvement Projects (In thousands of dollars)									
Project Name: Play Grounds and Play Systems					Project No.: 11170210021				
Project Location: Lake Solano and Sandy Beach Parks									
Project Category: Major Improvements to Existg. Facilities					Sub Category: Additions				
Project Delivery: Bid - Build									
Start Date: 7/1/2003					End Date: 6/30/2004				
Department: Parks & Recreation					Dept. No.: 7000				
Function: Recreation					Sub Function: Recreation				
Division: NA									
<b>Description</b>									
Lake Solano, two small play systems, one for children 2-5 in the picnic area and one for children 5-12 in the campground area.									
Sandy Beach, two play areas with play systems, one for children 2-5 and the other for children 5-12 bathe accessible with paths from accessible pedestrian walks.									
This project remedies problems resulting from deferred maintenance, general age related degradation of park infrastructures, and non-compliance with requirements of California Title 24 / Federal Americans with Disabilities Act.									
The per capita program of California Prop. 40 will be used to fund this project.									
<b>Estimated Project Costs - in Thousands</b>									
Site Site: \$0									
Preliminary: \$15									
Project Control: \$15									
A & E: \$0									
Permits & Fees: \$0									
Construction: \$122									
FF&E/Move: \$0									
Contingency: \$30									
Total Cost \$182									



#### **Net Impact on Operating Budget**

Unknown

#### **Capital Funding and Spending Plan**

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	182	0	182	0	0	0	0	0	0	0	182	182
Totals		182	0	182	0	0	0	0	0	0	0	182	182
Gross Operating & Maintenance Costs for :					0			0 0 0 0				0	

#### **Major Improvements to Existg. Facilities - Fully Funded**

Capital Improvement Projects (In thousands of dollars)	
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**Project Name:** Replace Tables & Grills and Build New Group Pads

**Project No.:** 1117021002H

**Project Location:** Lake Solano and Sandy Beach Parks

**Project Category:** Major Improvements to Existg. Facilities

**Project Delivery:** Bid - Build

**Start Date:** 7/1/2003

**End Date:** 6/30/2004

**Department:** Parks & Recreation

**Dept. No.:** 7000

**Function:** Recreation

**Sub Function:** Recreation

**Division:** NA



#### Description

This project will renew and add to existing group picnic areas in both Lake Solano and Sandy Beach Parks, and it will result in increased campground revenues.

The per capita program of California Prop. 40 will be used to fund this project.

#### Estimated Project Costs - in Thousands

Site Site:	\$0
Preliminary:	\$5
Project Control:	\$15
A & E:	\$0
Permits & Fees:	\$0
Construction:	\$79
FF&E/Move:	\$0
Contingency:	\$20
Total Cost	\$119

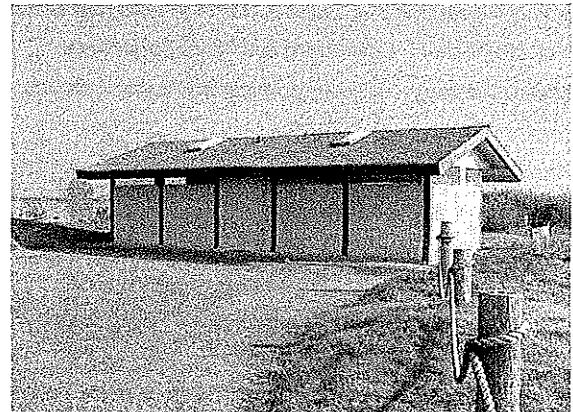
#### Net Impact on Operating Budget

This project should have little impact on operation and maintenance cost.

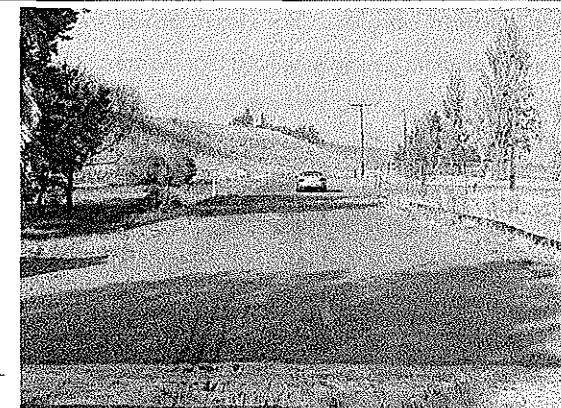
#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
State Funds	Prop 40 per capita	119	0	119	0	0	0	0	0	0	0	119	119
Totals		119	0	119	0	0	0	0	0	0	0	119	119
	Gross Operating & Maintenance Costs for :				0			0	0	0	0	0	0

Capital Improvement Projects (In thousands of dollars)																			
Project Information				Financial & Resource Allocation															
Project Name:	Restroom Rehabilitation & ADA Compliance	Project No.:	1117021002																
Project Location:	Lake Solano and Sandy Beach Parks																		
Project Category:	Major Improvements to Existg. Facilities	Sub Category: ADA/Title 24 Disabled Access																	
Project Delivery:	Design - Build																		
Start Date:	7/1/2002	End Date: 6/30/2003																	
Department:	Parks & Recreation	Dept. No.: 7000																	
Function:	Recreation	Sub Function: Recreation																	
Division:	NA																		
<b>Description</b>																			
Lake Solano, replace worn toilet partitions, piping and plumbing fixtures in eight restrooms, paint interior and exterior walls, re-roof with composition shingles.																			
Sandy Beach, redesign and reconfigure three restrooms for ADA compliance. Replace existing plumbing, piping and fixtures including drinking fountains and hot water heaters. Replace existing partitions and lighting. Repaint.																			
The per capita program of California Prop. 12 will be utilized to fund this project.																			
<b>Net Impact on Operating Budget</b>																			
This project will result in reduced operating and maintenance costs.																			
<b>Estimated Project Costs - in Thousands</b>																			
Site Site: \$0																			
Preliminary: \$45																			
Project Control: \$30																			
A & E: \$28																			
Permits & Fees: \$0																			
Construction: \$428																			
FF&E/Move: \$0																			
Contingency: \$106																			
Total Cost \$637																			
<b>Capital Funding and Spending Plan</b>																			
Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements											
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08	Five Year Total	Project Total						
State Funds	Prop 12 per capita	637	637	0	0	0	0	0	0	0	0	0	637						
Totals		637	637	0	0	0	0	0	0	0	0	0	637						
Gross Operating & Maintenance Costs for :				0				0	0	0	0	0	0						



Capital Improvement Projects (In thousands of dollars)							
<b>Project Name:</b> Road and Parking Area Repair		<b>Project No.:</b> 1117021002B					
<b>Project Location:</b> Lake Solano and Sandy Beach Parks							
<b>Project Category:</b> Major Improvements to Existg. Facilities		<b>Sub Category:</b> Site Work					
<b>Project Delivery:</b> Bid - Build							
<b>Start Date:</b> 7/1/2003		<b>End Date:</b> 6/30/2004					
<b>Department:</b> Parks & Recreation		<b>Dept. No.:</b> 7000					
<b>Function:</b> Recreation		<b>Sub Function:</b> Recreation					
<b>Division:</b> NA							
<b>Description</b>							
Lake Solano, repair erosion at parking lot drainage inlets, repair pot holes, seal cracks, replace damaged concrete curbs, overlay existing pavement and stripe. Repair a landslide adjacent to the upper parking lot.							
Sandy Beach, repave and stripe park entrance roadway, approximately one half mile, from Beach Dr. to the park toll building.							
This project remedies problems resulting from deferred maintenance, general age related degradation of park infrastructures, and non-compliance with requirements of California Title 24 / Federal Americans with Disabilities Act.							
The per capita program of California Prop. 12 will be utilized to fund this project.							
<b>Estimated Project Costs - in Thousands</b>							
Site Site: \$0							
Preliminary: \$0							
Project Control: \$15							
A & E: \$0							
Permits & Fees: \$0							
Construction: \$472							
FF&E/Move: \$0							
Contingency: \$46							
Total Cost \$533							
<b>Net Impact on Operating Budget</b>							
This project will result in little impact on operating and maintenance costs.							



#### Capital Funding and Spending Plan

Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements				Five Year Total	Project Total
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08		
<b>State Funds</b>	Prop 12 per capita	533	533	0	0	0	0	0	0	0	0	0	533
<b>Totals</b>		533	533	0	0	0	0	0	0	0	0	0	533
<b>Gross Operating &amp; Maintenance Costs for :</b>					0			0	0	0	0	0	0

Major Improvements to Existg. Facilities - Fully Funded

Capital Improvement Projects (In thousands of dollars)																			
Project Name:		Sewer Repairs and Improvements																	
Project Location:		Sandy Beach and Lake Solano																	
Project Category:		Major Improvements to Existg. Facilities																	
Project Delivery:		Design - Build																	
Start Date:		7/1/2003																	
Department:		Parks & Recreation																	
Function:		Recreation																	
Division:		NA																	
<b>Description</b>																			
Lake Solano, install new septic tank/leach field and connect the new system to the existing camper waste dump holding tank. Install four new leach lines to the existing day use area leach field.																			
Sandy Beach, replace/repair existing sewer pumps and replace guide rails for lowering the pumps into their respective deep sumps.																			
This project remedies problems resulting from deferred maintenance, general age related degradation of park infrastructures, and non-compliance with requirements of California Title 24 / Federal Americans with Disabilities Act.																			
Per capita programs of Californian Prop. 12 and Prop. 40 will be utilized to fund this project. If needed, Roberti-Z'Berg-Harris programs of these Propositions will also be applied, provided 30 % non state matching funds are included.																			
<b>Net Impact on Operating Budget</b>																			
This project will result in reduced operating and maintenance costs.																			
<b>Estimated Project Costs - in Thousands</b>																			
Site Site:										\$0									
Preliminary:										\$30									
Project Control:										\$0									
A & E:										\$0									
Permits & Fees:										\$0									
Construction:										\$80									
FF&E/Move:										\$0									
Contingency:										\$11									
Total Cost										\$121									
<b>Capital Funding and Spending Plan</b>																			
Source of Funds	Name of Fund	Fund Amount	Expiration Date	Prior Year(s) Expense	Year 1 03-04			Projected Requirements											
					Current Expense	New Funding	Carry Forward	Year 2 04-05	Year 3 05-06	Year 4 06-07	Year 5 07-08	Five Year Total	Project Total						
State Funds	Prop 40 per capita	121	0	0	121	0	0	0	0	0	0	121	121						
Totals		121	0	0	121	0	0	0	0	0	0	121	121						
Gross Operating & Maintenance Costs for :					0			0			0								



## APPENDIX H: REFERENCES

### PLAN ADVISORY GROUP

<i>Name</i>	<i>Representing</i>
Darla Guenzler	Bay Area Open Space Council
Steve Rogers	Bureau of Reclamation
Tim Wakefield	Bureau of Reclamation
Ann Buehl	California Coastal Conservancy
Robert Floerke	California Department of Fish and Game
Warner Westrup	California Department of Parks and Recreation
Jim Sarro	California Wildlife Conservation Board
Mike Alvarez	City of Benicia
Jeff Matheson	City of Dixon
Fred Beiner	City of Fairfield
David Melilli	City of Rio Vista
Mick Jessup	City of Suisun City
Bob Farrington	City of Vacaville
Rollie Simons	City of Vacaville
Brian Dolan	City of Vallejo
Lori Clamurro	Delta Protection Commission
Hew Hesterman	Greater Vallejo Recreation District
Tom Kruse	Greater Vallejo Recreation District
Margaret Kralovec	Putah Creek Discovery Corridor
Kathy Gibson	Solano County Administrators Office
Jay Seslow	Solano County Agriculture Department
Harry Englebright	Solano County Environmental Management
Ted Armstrong	Solano County Parks
Richard Chandler	Solano County Parks
Duane Davis	Solano County Parks
Mike Martin	Solano County Parks
Richard Riddle	Solano County Parks
Tony Norris	Solano County Real Estate and Parks
Lt. John Badiano	Travis Air Force Base
Pam Muick	Solano Land Trust
Jim Ball	Solano Land Trust

## PRINTED RESOURCE MATERIALS

### Cities

- Benicia General Plan (June 1999)
- Benicia Park, Trails and Open Space Master Plan (July 1997)
- Dixon General Plan (1993)
- Dixon Parks & Recreation Plan (2000)
- Fairfield General Plan: Parks & Recreation Project (2002)
- Fairfield Master Trails Plan (December 1998)
- Fairfield Parks Capital Projects Plan (2002)
- Greater Vallejo Recreation District Master Plan (May 1986)
- Rio Vista General Plan (July 1999)
- Suisun City General Plan (May 1992)
- Vacaville General Plan (1990)
- Vacaville Parks, Recreation, Open Space and Master Plan (1992)
- Vallejo General Plan (July 1990)
- Vallejo Trails Master Plan (June 1988)

### Solano County

- Resource Conservation Open Space Plan (February 1999)
- Countywide Trails Plan (April 2002)
- Land Use and Circulation Element of the General Plan (November 1980)

### Other

- Tri-City and County (JPA) Cooperative Plan for Agriculture and Open Space Preservation (October 1994)
- Tri-City and County (JPA) Cooperative Plan for Agriculture and Open Space Implementation Plan (May 2001)
- California Outdoor Recreation Plan (DPR, 1993)
- Parks, Recreation, Open Space and Greenway Guidelines (NRPA, 1996)
- Napa County Open Space and Recreation Plan (1998)
- Yolo County Parks and Facilities Master Plan (2002)
- Recreation Projects Plan: Delta Protection Commission (2002)

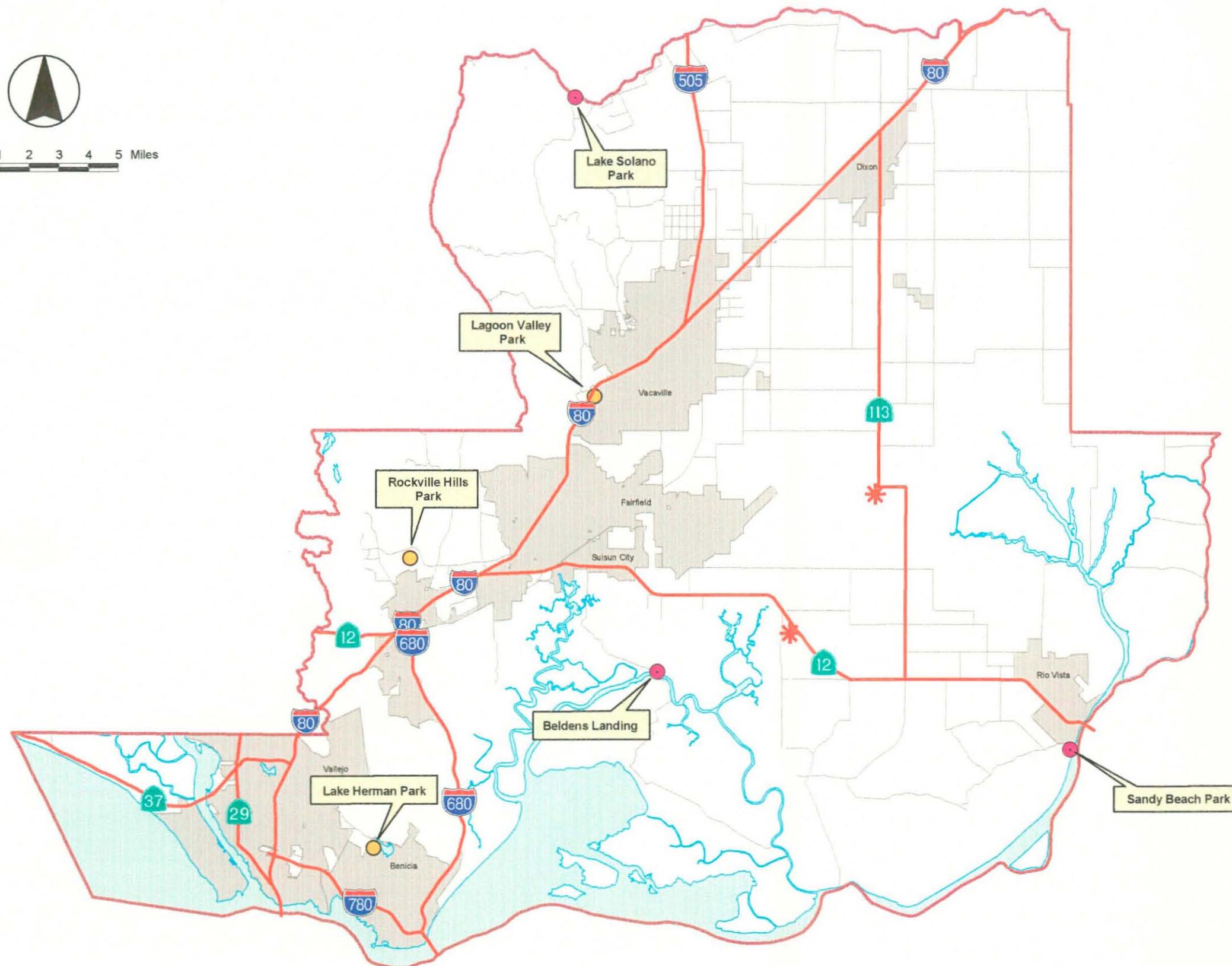
# Solano County Regional Parks Map

Adopted by the Solano County  
Board of Supervisors  
June 24, 2003

- Existing Regional Parks
- Existing County operated  
Regional Parks
- \* Proposed new County  
operated Regional Parks



0 1 2 3 4 5 Miles



*The Park and Recreation Element of the Solano County General Plan was prepared by Jack Harrison of Harrison & Associates, park and open space consultants, in conjunction with Andal Enterprises, park planning consultants, and Agonia & Associates, environmental planning consultants.*