

PARKS & RECREATION MASTER PLAN

City of Dinuba

**Parks & Recreation Services
1390 Elizabeth Way
Dinuba, California**



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1990

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2 RESOLUTION NO. 92-49

3 IN THE MATTER OF CITY COUNCIL APPROVAL OF
4 APPLICATION NO. P-1121, A PROPOSAL TO AMEND
5 THE OPEN SPACE ELEMENT AND ADDING A PARKS AND
6 RECREATION ELEMENT TO THE DINUBA GENERAL PLAN

7 WHEREAS, on July 28, 1992, the City Council of the City of Dinuba
8 did meet, in a duly noticed public hearing, for the purpose of
9 considering an amendment to the Open Space Element of the General
10 Plan and to consider adding a Parks and Recreation Element to the
11 Dinuba General Plan; and

12 WHEREAS, the City Council has reviewed, considered and concurred
13 that the Negative Declaration should be approved for the subject
14 proposal in compliance with CEQA; and

15
16 WHEREAS, the City Council did consider reports from the Parks and
17 Recreation Commission, the Planning Commission, Consultant and
18 staff, together with testimony from the general public in the
19 matter of the amendment to the Open Space Element and the Parks and
20 Recreation Element.

21
22 NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby
23 recommends that the Application No. P-1121 be approved.
24
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28


I hereby certify that the foregoing resolution was duly passed and adopted by the City Council of the City of Dinuba at a regular meeting held on July 28, 1992, upon motion of Councilmember Lankford, seconded by Councilmember Millard, by the following vote:

AYES: de la Montanya, Lankford, Millard, Westmoreland, Fudge

NOES: None


ABSENT: None

ABSTAIN: None



Mayor, City of Dinuba

ATTEST:



City Clerk Deputy

Acknowledgements

City Council

Ray Fudge, Mayor
Ray Millard, Vice-Mayor
Barbra Lankford, Councilwoman
John de la Montanya, Councilman
J.B. Westmoreland, Councilman

Planning Commission

Ed Koobation, Chairperson
Lee Felland, Vice-Chairperson
Paulie Romero, Commissioner
Nina Northcult, Commissioner
William Vuich, Commissioner
Nancy Harris, Commissioner
Steve Sunderland, Commissioner

Parks and Recreation Commission

Ed Abair, Chairperson
Mary Olvera, Vice-Chairperson
Dan Lewis, Commissioner
Paul Cereghino, Commissioner
Harold Fraser, Commissioner

City Staff

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Todd Bland, EPS	Project Manager

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INTRODUCTION

1. Purpose of Parks and Recreation Master Plan

- 1.1 The primary purpose of the Parks and Recreation Master Plan is to guide the City toward maintaining and improving the quality of life in the City of Dinuba through the provision of needed park facilities and recreation programs.

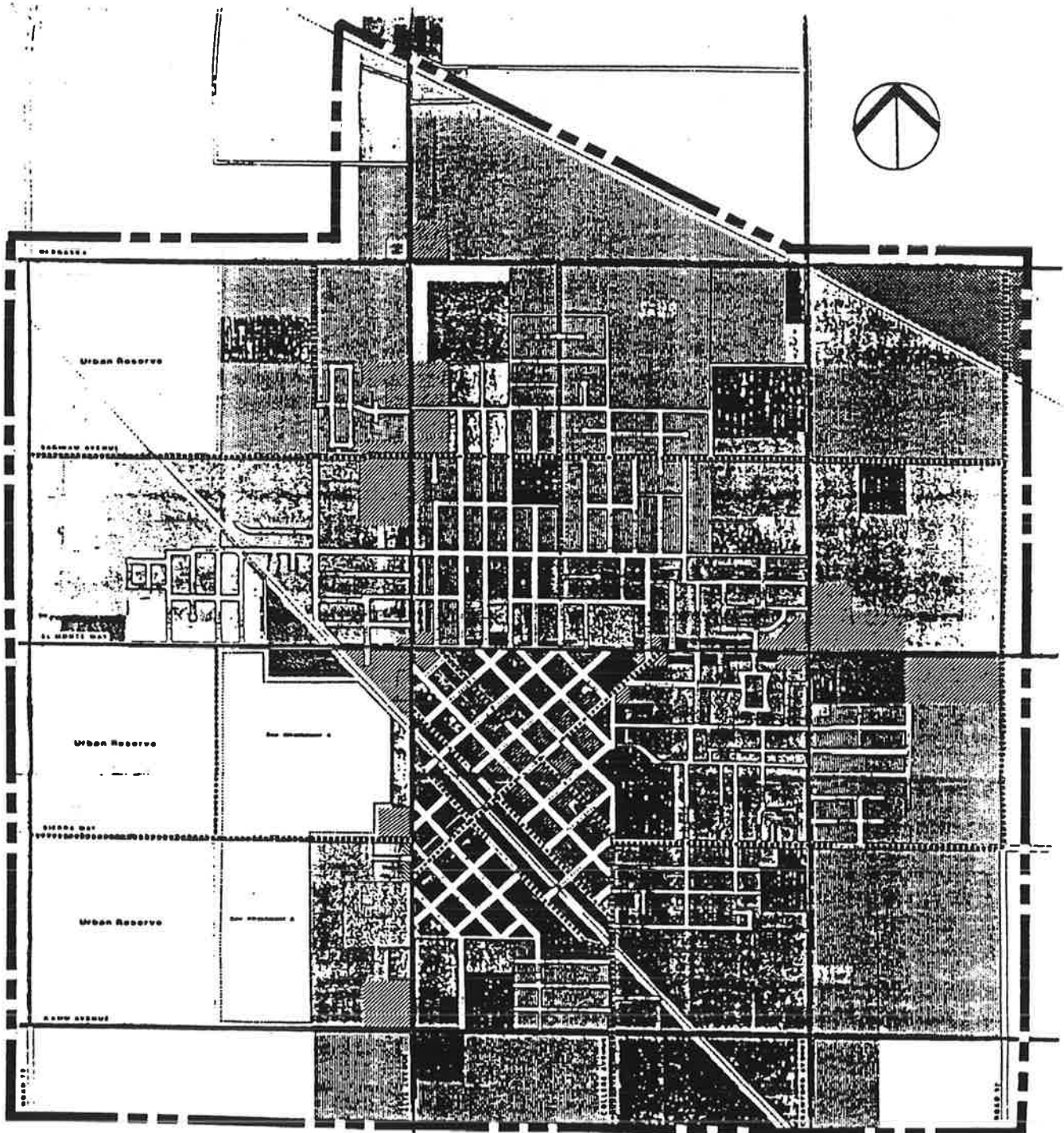
The time frame for this plan is 20 years or until the year 2010. During this time period the plan proposes the development of a balanced park and recreation system.

- 1.2 Until now there has been no detailed plan for developing parks in Dinuba. Likewise there has been no approved City document for planning recreation programs.
- 1.3 Park development has not kept pace with the expansion of the urban area or the population growth of the City. Consequently parks no longer provide adequate facilities for the City recreation demand. Existing facilities at parks and schools are over used. Anticipated growth in population will further impact the existing limited facilities.
- 1.4 The plan includes recommendations for improving existing parks, acquisition of parkland, and development of new parks to assure an equitable distribution of parks throughout the City.
- 1.5 An effort has been made throughout the preparation of this plan to incorporate recommendations of all interested city residents through a series of workshops, field and telephone surveys, and preparation of intermediate reports.

2. Policies Related to Other Plans

- 2.1 The Parks and Recreation Master Plan relates to other aspects of the community, particularly neighborhoods, circulation, land use, the drainage system and schools.
- 2.2 The information in this document should be used to update the Open Space Element of the General Plan.
- 2.3 Since parks are a form of land use it is recommended that the Parks and Recreation Master Plan be utilized to amend the Land Use Element of the General Plan.
- 2.4 A close relationship is proposed between the Storm Drainage Master Plan prepared in 1989 and the Parks and Recreation Master Plan. Proposals within this plan should be utilized to make adjustments in the locations of drainage basins.
- 2.5 Finally there is a close relationship between the city schools and the Parks and Recreation Master Plan. Coordinated planning with the school district is recommended.

**Map 1. Parks and Recreation Master Plan
City of Dinuba
Study Area**



3. The Planning Process

- 3.1 A step by step planning process over a period of approximately one year has been utilized in the preparation of the Parks and Recreation Master Plan. The consultant team has become familiar with the existing parks facilities and recreation programs through review of previous reports, meetings with staff, and on-site analysis. The consultants have become familiar with the demand for parks and recreation in the city through telephone and field surveys, public workshop sessions and observation of community events.
- 3.2 At each stage in the park planning process information has been assembled in reports and drawings for review with staff, commission, council and the public. Response to these reports and maps have become the basis for revisions, alternatives and this plan.
- 3.3 The Parks and Recreation Master Plan is the city's plan that is supported by the residents. All interested citizens were encouraged to participate in the planning process by voicing their concerns at public hearings.
- 3.4 It is recommended that the Master Plan be adopted as the Parks and Recreation Element of the General Plan.
- 3.5 The financial and implementation portion of this Master Plan is in **Appendix C**. It is recommended that the Parks and Recreation Commission pursue public involvement to finalize the priorities and funding mechanisms, and develop public support for the many projects needed in the community..
- 3.6 The Parks and Recreation Master Plan should be evaluated every five years and updated every ten years.

B. PARKS FACILITIES AND RECREATION PROGRAMS

1. Facilities Survey

- 1.1 The Dinuba Parks and Recreation Facilities Survey was conducted to determine the extent of existing improvements in city parks and on school grounds in the city. Data for each facility was collected from plans provided by the city, the school districts and from on-site analysis.

The condition of facilities is relative and subjective. Detailed analysis has not been conducted to determine the structural conditions of any of the facilities.

This portion of the Parks and Recreation Master Plan served as the basis for determining the recreation opportunities that are currently available along with the need for improvements to existing facilities in existing parks, development of new facilities in existing parks and to serve as a guide to necessary facilities in future parks.

- 1.2 The facility survey reveals that a variety of parks exist in the city and generally include fairly extensive facilities.

College Park and Alice Park are two small triangular parks that provide a small node of grass and trees but are not of sufficient size to accommodate many park

facilities. They, therefore, do not attract much park use. In contrast, Rose Ann Vuich Park is large enough to host major community events.



The Community Center and Roosevelt Park serve the major portion of regular active recreation programs. They are packed from property line to property line with sport facilities and day care facilities resulting in very little traditional park character. Recreation Park is an extension of the Wilson School grounds. The poor condition of the baseball field detracts from this otherwise attractive park.

The condition of park facilities ranges from new and recently installed to old and unusable. The facilities summary matrix in **Figure 1** provides a summary of all facilities and an analysis of facility conditions.

The school grounds have an abundance of recreation facilities. Perhaps the most popular recreation activity in the city for youth is informal basketball games on the hardcourts at the elementary school grounds. After school, weekends and vacation time is spent using these facilities.

Turf areas, which are used heavily for city recreation programs, are generally in fair to poor condition.

- 1.3 **Appendix A** of this report provides a description of the facilities at each park and school with a plan depicting the facility layout.

There is a significant shortage of some of the traditional park facilities including:

1. Park benches with backs for rest and relaxation.
2. Walking and jogging paths through the parks for exercise and casual use of parks.

Figure 1. Facilities Summary Matrix - City of Dinuba

	PARKS										SCHOOLS						
	Rose Ann Vuich	Recreation Center	Roosevelt Park	Recreation Park	Alice Park	College Park	Rotary Park				Dinuba High School	Washington Int. School	Roosevelt School	Jefferson School	Wilson School	Lincoln School	
Park Benches							●										
Walking and jogging paths							●										
Bike paths							●										
Nature study areas							●										
Family picnic with table	⊗			⊗		X											
Group area for 20-50	⊗			⊗													
Group area for 50-100	⊗																
Group area for 100+																	
Baseball - 60'			●								X	●					
Baseball - 90'				X							X	●					
Softball			⊗								X	⊗	⊗	⊗	⊗	⊗	
Soccer				⊗							⊗	⊗	⊗	⊗	⊗	⊗	
Volleyball - indoor											●						
Volleyball - outdoor																	
Horseshoes	X																
Basketball - indoor											●	●					
Basketball - outdoor			X		⊗						⊗	●	●	X	●	●	
Swimming - indoor																	
Swimming - outdoor											⊗						
Tennis - without lights												⊗					
Tennis - with lights											●						
Parking	⊗	●	⊗	X							⊗	⊗	●	●	●	●	
Auditorium											●						
Lawn bowling																	
Shuffleboard																	
Handball			X														
Racketball			X														
Aerobics - indoor		●															
Dance - indoor		●															
Badminton - indoor											●						
Football											●	⊗					
Track											●	⊗	⊗				
Band stage	●																
Tot lot playground/age 1-5	●	●	⊗		⊗												
Playground/age 6-10			⊗		⊗								●	●	●	●	
All day child care		●															
After school child care		●															
City organized child care		●															
Child care facility at school																	
Classrooms		●									●	●	●	●	●	●	
Restrooms	X	●	X	⊗													
Parks office	⊗	●															
Exercise course	X																
Drinking fountains	●	●	⊗	X													
CONDITION: GOOD: ● FAIR: ⊗ POOR: X																	

3. Natural areas that provide nature study opportunities.
4. Small scale recreation facilities, such as volleyball and horseshoes adjacent to picnic areas.

2. Recreation Program

2.1 A detailed listing and description of recreation programs offered by the Department of Parks and Recreation Services is published semi-annually and distributed to each residence. Subsections of the program include reserving facilities, adult special interest classes, child care, youth special interest classes, senior citizens programs, youth sports, adult sports, swim classes, special events and volunteer information.

2.2 The City's extensive recreation programming is very well developed and balanced. The primary difficulty is a lack of adequate park facilities to accommodate the recreation program.

2.3 At the present time the community is overly dependent on the Department of Parks and Recreation Services for the recreation program. There exists a great need on the part of the community to develop and increase the role of adult leaders to take major responsibility for the organization, financing, equipment purchasing, facility development and management for youth and adult sports.

A sharp reduction in recreation opportunities may occur without more community involvement.

2.4 Two major community festivals occur each year in Dinuba that attract people from a large region around the city. Cinco de Mayo in the spring and Raisin Days in the fall provide an opportunity for celebration and special events. The majority of activities occur in Rose Ann Vuich Park including the carnival rides and booths. These events, which have an overall positive effect on the city also create noise impacts and disturbances in the neighborhood around the park. Festivals in the parks were ranked as very important to the citizens of Dinuba, with a higher score than any other recreation program.



Dinuba Parks and Recreation Master Plan

C. USER NEEDS SURVEY

1. Methodology

- 1.1 In order to gain a comprehensive understanding of the parks and recreation needs of the residents of the city two types of user needs surveys were conducted.
- 1.2 A telephone survey was prepared by the consultants, reviewed by city staff and commissions, then revised and approved. Two hundred and fifty telephone numbers were randomly selected from the Dinuba telephone directory. Calls were made between 6:00 P.M. and 9:00 P.M. on Monday, Tuesday, Thursday and Friday during the month of April, 1991. Although all of the selected numbers were called the total number of surveys completed was 166. The residents surveyed were given a choice of English or Spanish. For those who preferred Spanish the questions were read in Spanish and answers were recorded in Spanish. All persons with Hispanic surnames were called by bilingual specialists See **Appendix B** for complete results of the telephone survey.
- 1.3 Field surveys were conducted at each of the city parks. More surveys were conducted at larger parks with more users and less surveys were conducted in smaller parks. The surveys were available in both English and Spanish. Those receiving the survey forms selected which form they preferred. The results of Spanish surveys were translated into English by a bilingual specialist. See **Appendix B** for complete field survey results.

2. Telephone Survey Findings

- 2.1 The majority of citizens of Dinuba use parks on a seasonal basis for specific activities such as sports activities or city festivals.
- 2.2 More than 75% of the residents consider the parks adequately maintained.
- 2.3 A need for clean restrooms, cleaner parks, and more park security were the three most frequent comments about better park maintenance.
- 2.4 Park benches ranked as the most important facility to be included in parks. Close behind were family picnic facilities, baseball and softball fields, group picnic facilities and swimming pools. Park benches are not provided in existing parks.
- 2.5 Providing child care facilities ranked very high in all categories, especially playgrounds. All day child care, bus service from schools to child care and after school child care are all considered very important.
- 2.6 In regard to special recreation activities, cultural events and festivals ranked the highest. Provision for arts and crafts in parks also rated as very important.
- 2.7 Planting trees in parks was considered very important to nearly everyone surveyed. The downtown and residential neighborhood also are considered very important locations for street trees.
- 2.8 Those surveyed considered improvements to restrooms very important for existing parks. The residents of Dinuba would also like better lighting, better picnic tables and play equipment, along with the park benches stated in question #4. A wide range of other facilities are also desired. See **Appendix B** for complete list.

- 2.9 Many of those surveyed would like new parks which will include many facilities. Sports fields, playgrounds, swimming pool were the most frequently listed new park facilities.
- 2.10 Recreation programs, according to those surveyed, should focus on summer activities for youth. Also desirable would be games after school, sports, and arts and crafts programs.
- 2.11 Year-round recreation could best be provided through the development of a sports center with a gymnasium. Organizing additional sports activities and cultural events would also provide more year-round activities.
- 2.12 More recreation activities and programs, especially after school, are needed to keep the youth of Dinuba off drugs and out of gangs. More park rangers to provide park supervision along with counseling and education were also frequently identified as methods to prevent youth from participating in harmful activities.

Sports activities, games, crafts and indoor recreation centers would help provide these activities. It should be noted that those surveyed consider this a significant issue since they provided more recommendations for this question than any other question.

- 2.13 In regard to paying to reserve specific park and recreation facilities 59% said Yes, 22% said No, and there were 19% with no opinion.
- 2.14 A slightly larger percent, 61%, would be willing to pay more for park facilities if their recommendations for improvements were implemented.

3. Field Survey Findings

- 3.1 The field surveys conducted at each park provide very useful information about the park users as well as their opinions about the park.
- 3.2 As may be expected, several parks serve primarily as neighborhood parks with residents as the only park users traveling to the park by walking or biking for a distance of less than one-half mile. These residents use the parks on a daily or weekly basis. Alice Park and College Parks are examples.
- 3.3 Other parks serve primarily as community parks with residents traveling by car for specific recreation activities. The community center is an example.
- 3.4 The remainder of the parks serve a combined neighborhood and community function. These parks generally have "regulars" plus a separate segment of people that use the park for specific seasonal activities. Roosevelt Park, Recreation Park and Rose Ann Vuich Park are examples.
- 3.5 Over 65% of those surveyed use the parks as a meeting place for friends or family.
- 3.6 The need for cleaner restrooms or new restrooms at Rose Ann Vuich Park, College Park, Roosevelt Park, and Recreation Park was recommended by those surveyed.



3.7 Other specific improvements frequently mentioned were more benches and better playgrounds at Vuich Park, a baseball field at Alice Park, benches at College Park, and improved softball field at Recreation Park. Many other improvements are suggested. See Appendix B for complete list.

3.8 Those willing to pay additional park fees if the improvements proposed were implemented outnumber those unwilling to pay more by more than 2:1.

4. Relationship to other surveys

4.1 Recent state and national surveys and reports indicate strong support for parks and recreation. The President's Commission on American Outdoors, 1987, states that Americans enjoy walking, swimming, team sports, and bicycling. There is a movement toward more physically demanding activities. The study indicates that people use neighborhood and community parks for the majority of these activities.

D. WORKSHOP COMMENTS SUMMARY

1. Introduction

A community workshop session was held before any recommendations were developed for parks in the city. This workshop provided an opportunity for residents to get in at the "ground floor" and to have their concerns voiced early in the process. Where these recommendations relate to particular parks they were depicted on a large scale map for the Parks and Recreation Commission review. The following are the community comments.

2. General Findings

2.1 Provide new restrooms in all parks.

- 2.2 The provision of passive parks should be considered.
- 2.3 Active parks should be located away from residential areas.
- 2.4 Increase fees to pay for parks.
- 2.5 A concern was expressed about using drainage basins for parks which may become undesirable parks.
- 2.6 Each park should have a specific sports facility.
- 2.7 Large community events should be held at various parks with a limit of two per park per year.
- 2.8 Provide new public pool in one of the proposed 20 acre parks.
- 2.9 Rename the parks.

3. Specific Findings

- 3.1 Develop high activity oriented park at West Sierra Way site with extensive list of facilities.
- 3.2 Complete repair work on Recreation Park irrigation, repair field, and add a softball field.
- 3.3 Redevelop College Park, close College Street, connect the park to the courts building.
- 3.4 Develop major park at Kamm Avenue site with heavy use for recreation.
- 3.5 Improve the practice fields at all of the elementary schools.
- 3.6 Develop open space corridor along the railroad right-of-way.
- 3.7 Reduce baseball pressure at Roosevelt Park, redo racketball courts, provide more parking.
- 3.8 Construct playground at the library.
- 3.9 Retain passive character of Rose Ann Vuich Park.
- 3.10 Improve the band shell at Rose Ann Vuich Park, construct cultural center building for arts and crafts, and organize a Farmers' Market.
- 3.11 Construct a teen park at Alice Park, shift younger kids to the proposed Pamela Way Park.
- 3.12 Construct four lighted softball fields at Roosevelt School Park with other ball facilities.
- 3.13 Construct soccer fields and tennis courts at Nebraska Avenue Park.
- 3.14 Acquire and develop large 40 acre park beyond the city limits northeast of the city for regional park facilities.

E. OPPORTUNITIES AND CONSTRAINTS SUMMARY

1. Introduction

Following a review of existing parks facilities, analysis of telephone and field surveys and a community workshop, information on parks and recreation opportunities and constraints in the city was developed. Where these opportunities and constraints related to a particular park they were depicted on a large scale map for the Parks and Recreation Commission review. This information is summarized below.

2. Opportunities

- 2.1 In order to provide adequate park space for residents now and in the future, land should be purchased in advance of high development pressure and escalating land costs.
- 2.2 The existing park system along with undeveloped land in the city makes it possible to provide a park system that distributes parks throughout the city with neighborhood parks serving the residents in different neighborhoods in the city.
- 2.3 Public schools in the city have fairly large school grounds which have been developed with recreation facilities. Through the Joint Power Agreement these facilities are extensively used for city recreation programs. An opportunity exists to work with the schools to improve their facilities and thereby improve city recreation opportunities.
- 2.4 Two 20-acre parcels of city owned land in the southern part of the city provide opportunities to meet the park needs of the densely populated neighborhoods of the city. These parcels are large enough to also accommodate community facilities.
- 2.5 Rights-of-way of many arterial streets could be utilized to create attractive avenues of trees. City residents have a very high desire to have more trees in the city.
- 2.6 Several existing parks and schools occur along arterial streets in the city providing an opportunity for community open space.
- 2.7 The land designated for drainage basins has value for multi-use for parks, recreation and open space.
- 2.8 The railroads that pass through Dinuba have limited use. Land may become available for trails.

3. Constraints

- 3.1 The high cost of park facilities can create an economic burden that makes providing needed parks difficult for the city.
- 3.2 Some city parks have been so extensively developed that they lack a park atmosphere.
- 3.3 Scheduling conflicts exist at city parks especially ballfields since the demand for fields exceeds the supply.

- 3.4 The major community events that occur at Rose Ann Vuich Park create high impact on the surrounding residents.
- 3.5 The planned location of drainage basins are not all in appropriate locations for parks.
- 3.6 Additional land beyond the required drainage basin area is needed to create an attractive park that is not simply "a hole in the ground".
- 3.7 There are no large county regional parks in the vicinity of Dinuba to provide natural open space, camping and hiking trails.
- 3.8 The lack of adequate parking at Roosevelt Park to accommodate the large crowds at games creates an impact on the adjacent residents.
- 3.9 Lack of available land in the northwest portion of the city for parks limits the opportunity to meet the park needs of the residents of that area.

F. PARK AND RECREATION POLICIES

1. Introduction: What Policy Means to the Plan

- 1.1 The parks and recreation policies identified below are a combination of goals, objectives and park standards. Some are very general in nature while others are quite specific. Some of these park policies may conflict with existing approved policies in the general plan and other city documents. Amendments to other city documents may be necessary.

2. General Park & Recreation Planning

- 2.1 Provide adequate parks facilities distributed throughout the city to provide organized and informal recreation opportunities and open space for city residents.
- 2.2 Provide recreation programs that meet the needs of children, adults and senior citizens in the city.
- 2.3 Provide an appropriate ratio of passive and active uses in each park type. Ensure that all parks provide the potential for passive, restful relaxation. No parks shall be border to border activity. A major portion of some parks shall be for passive activity while a major portion of other parks may be active recreation.
- 2.4 Improvements to existing parks shall be primarily in the form of upgrading the quality of existing facilities. This goal shall be achieved by either remodel or redevelopment. Higher quality facilities shall be constructed which are durable and require low maintenance, wherever possible.
- 2.5 Other improvements to existing parks shall be for the purpose of reducing maintenance cost, water use, improving safety and aesthetics.
- 2.6 In the overall development plan there should be a balance between revitalization of existing facilities, parkland acquisition and development of new parks. This balance should be identified through a priority chart that lists revitalization acquisition and new development in priority order for the entire community.

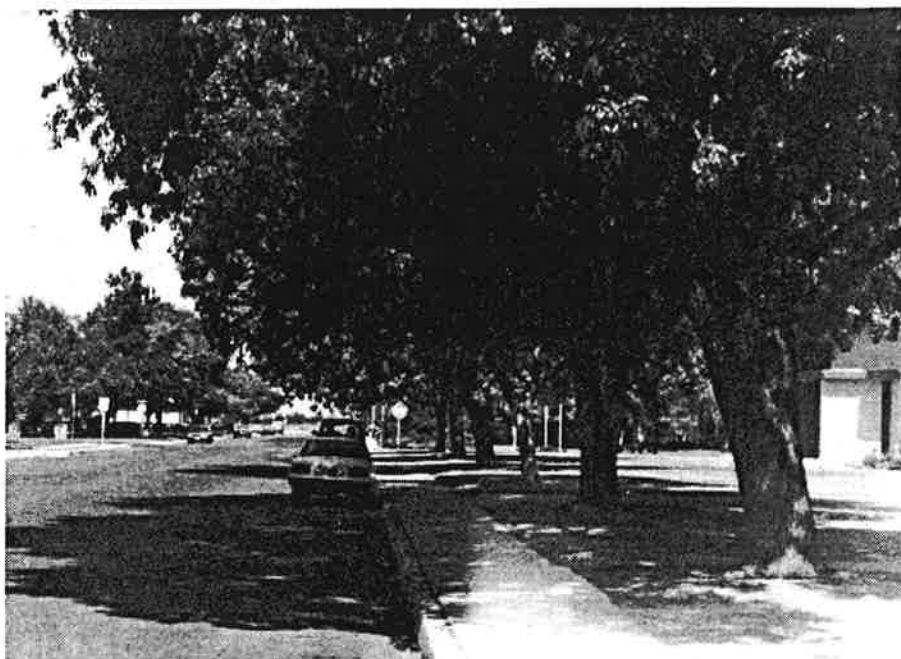
- 2.7 The proposed acreage standard for the city is 5 acres per 1000 people. This standard is greater than the existing approved standard but only 50% of National Recreation and Park Association Standards. The lack of other county, state or national parkland in the immediate area of Dinuba, along with the growing need for recreation opportunity in the community, indicates that the park acreage standards should be increased.
- 2.8 Parks shall be located, wherever possible, along the city arterial roads including Nebraska Avenue, Saginaw Avenue, El Monte Avenue, Sierra Way, Kamm Avenue, Road 72, Alta Avenue, Crawford Avenue and Road 92.

Since more motorists travel arterial streets than local streets, parks along arterial streets provide important community open space. Likewise, parks that provide community facilities will attract community-wide vehicle trips. Parks located along arterial streets will help prevent community-wide traffic from impacting local neighborhood streets.

The city's support of attractive streetscape development along arterial streets with street trees, wide walkways, benches, trash receptacles and bus stops may encourage more use of public transport, bikes and walking as alternative forms of transportation. Parks along arterial routes will greatly improve the pedestrian quality of the streets.

Parks located along arterial routes can be more easily patrolled by police so that parks can be safer. Likewise, motorist and pedestrian movement along parks can help prevent crime simply by their presence.

The issue of safety for people using parks must be addressed in the park design. Locate activity areas in parks away from the arterial street, especially playgrounds and various ball games. Also protective berming, planting or fencing may be utilized to help provide for childrens' safety.



- 2.9 Where possible parks should be developed in conjunction with school property to create a larger combined open space and recreation facility for the community and to assist in funding needed parks and recreation facilities.
- 2.10 Where possible parks should be developed in conjunction with drainage basins to create a larger combined open space along with additional space for active and passive recreation. Safety concerns must be addressed. Adequate space at or above street level must be provided to avoid a "hole in the ground" feeling to the park.

3. Neighborhood Parks

- 3.1 Provide park facilities in each neighborhood in the city.
- 3.2 Basic neighborhood facilities can include:
 - a park of 2.5 acres/1000 people with a minimum size of 3 acres
 - childrens' playground
 - hardcourt area with basketball hoops
 - open field adequate for softball/soccer
 - drinking fountains
 - family picnic tables and BBQ
 - trash receptacles
 - walkways
 - benches
 - trees
 - grass
 - irrigation system (automatic)
 - open space
 - bike parking

Optional facilities include:

- covered picnic area for small groups

- 3.3 Neighborhood park facilities may be contained within community parks.

4. Community Parks

- 4.1 Provide community park facilities in several locations in the city with emphasis on active recreation facilities for organized programs.
- 4.2 Basic community facilities to include basic neighborhood facilities plus:
 - a park of 2.5 acres/1000 with a minimum size of 8 acres
 - group picnic facilities for groups of 75-200 people with covered pavilion, tables, large BBQ and trash receptacles
 - sports fields including baseball, softball and soccer with space for spectators
 - on-site parking
 - tennis courts
 - recreation building
 - exercise course
 - restroom

4.3 Additional facilities may include:

- swimming pool
- concession stand
- sports center with gym, racketball courts, weight room, classrooms, multi-purpose area
- nature study

4.4 Community facilities of a specialized nature may be developed to service the particular interest of the community:

- golf course
- nature study
- special events area

4.5 Not all community facilities should occur at each community park, but based on need should occur at various city parks.

4.6 The active community sports facilities should be lighted for extended usability.

4.7 The majority of city parks should have some community facilities. At the minimum level these facilities may be a single ballfield, a pair of tennis courts, a group of horseshoe pits or a group picnic area.

4.8 At the maximum level these facilities may include a complex of ballfields, a sports center, or a swimming pool.

5. Recreation Programs

5.1 The recreation program should provide recreation opportunities for everyone who wishes to participate.

5.2 The emphasis should be placed on providing sufficient facilities and staffing to accommodate the most popular recreation activities, especially for children including youth sports and child care.

5.3 A diversity of recreation programs should be introduced on a small scale, expanded if sufficient interest exists and contracted or eliminated if interest does not exist.

5.4 Community support and adult leadership for high activity recreation programs shall be encouraged with specific organizational structure and board members for activities such as baseball, softball and soccer.

5.5 In regard to provision of pre-school child care, the city shall provide adequate space, facilities, and staffing to meet the growing community need.

5.6 In regard to school age child care, the city should work in conjunction with schools, private organizations, and industry to provide adequate space, facilities and staffing to meet the growing community need.

5.7 The specific recreation activities to occur in each new park need to be planned prior to preparing final park plans.

5.8 Detailed requirements need to be developed for large community festival areas in new community parks. New community parks can relieve the impact on the

neighborhood around Rose Ann Vuich Park. These events were ranked higher by the citizens of Dinuba than any other recreation program. When adequate space is available other large community events should be planned.

G. DINUBA PARKS AND RECREATION MASTER PLAN

1. Introduction

The extent of work shown on the Parks and Recreation Master Plan is extensive, even shocking. The development of parks has fallen behind the growth in population and the city's needs for recreation opportunities.

The plan does not simply address parks. The Parks and Recreation Master Plan needs to relate to other aspects of the community, particularly neighborhoods, circulation, land use, drainage system and schools system. The planning for the city's land use, circulation and drainage is a step or more ahead of parks planning. Current plans for these aspects of the community have served as a guide in developing the preliminary plan, but this Parks and Recreation Master Plan does not consider them as being entirely locked in and unchangeable. The Parks and Recreation Master Plan includes some associated recommendations about the drainage system, land use, circulation and schools.

This report illustrates how a better quality community could evolve over the next 20 years through the development of the park system and related urban elements.

A priority ranking of 1-5 has been applied to all of the park recommendations. A ranking of #1 indicates the highest priority while a ranking of #5 indicates the lowest priority. These priorities when organized into groups of the same score to create a parks priority list for the city (see Section H).

2. Recommended improvements to existing parks.

2.1 Rose Ann Vuich Park

2.1.1 Construct new restroom building. (Ranking #1)

- a. The existing restroom is in poor condition and is too small for park activities.
- b. Demolish existing restroom.

done 2.1.2 Develop new horseshoe pits including fenced in area, competition quality facility. (Ranking #3)

- a. Existing horseshoe pits are dangerous and in poor condition.

2.1.3 Earthworks, screen planting and architectural detailing of band shell building. (Ranking #3)

- a. Create better quality outdoor theater environment with some degree of separation from other park activities.
- ✓ b. Create better seating.
- c. Develop more pleasing exterior finish.

2.1.4 Redevelop or remove exercise course. (Ranking #4)

- a. This dilapidated facility detracts from the park.
- b. Determine if sufficient demand for this facility warrants its redevelopment.

2.1.5 Provide better parking for the park. (Ranking #5)

- a. Delineate parking area along the north boundary of the park with planting islands at both ends and in the middle.

2.1.6 Develop a system of walkways across the park with several park benches along the walkway. (Ranking #2)

2.1.7 Initiate new tree planting that will eventually mature as existing trees decline. (Ranking #2)

2.1.8 Upgrade the utility yard/or move to another location off site. (Ranking #3)

- a. Northeast corner of the site does not look like it is part of the park and does not have a park-like character.

2.1.9 Upgrade or remove and relocate the small park building. (Ranking #3).

2.2 Roosevelt Park

2.2.1 Remove existing restroom, install tree and shrub planting in this area. (Ranking #1)

- a. Existing restroom is in very poor condition and does not serve the needs of the public. It is also too small for the amount of users.
- b. Replacement of the restroom is one of the highest park priorities.

2.2.2 Construct a new building at the back of the backstop for the southernmost baseball field. (Ranking #1)

- a. This building to include restrooms, storage, and a second story announcer's stand.
- b. This building would replace the existing restroom while providing other needed facilities in this active park.

2.2.3 Remove racketball court; this should occur as soon as another facility is built in the city, possibly at a future YMCA center or sports center as part of a larger building in a larger park, a community development, or school site. (Ranking #3)

- a. These isolated courts are a source of vandalism. Their location and appearance detract from the visual quality and function of the park.
- b. Providing racketball courts as part of a sports center will ensure better supervision and a better quality facility.
- c. Three-wall handball courts as part of high school physical education facilities could substitute for this facility.

done 2.2.4 Add more drinking fountains. (Ranking #2)

- 2.2.5 Remove the playground under the oak tree. (Ranking #5)
- 2.2.6 Acquire land and develop additional off-street parking areas. (Ranking #2).

2.3 Recreation Park.

- 2.3.1 Upgrade the existing baseball field. (Ranking #3).

- Level?* a. Location to be moved approximately 20' to the southeast so that the light poles will be out of the playing area and the field will be farther from the parking along Vassar Avenue. Other work to include regrading the infield; construction of new backstop, dugouts and bleachers, and a new irrigation system.
- b. This is an important adult baseball facility in the community which has been used by residents for many years. Rather than leaving it as it is or changing it to something else it is recommended that the baseball field be upgraded substantially. The baseball field could be used for adult baseball along with Babe Ruth Baseball, American Legion, Senior Little League and/or the high school.
- c. Continued use for soccer is still desirable.

- 2.3.2 Planting a row of street trees along Vassar Avenue between the parking lot and the baseball field after the field is moved. (Ranking #4)

- ✓ 2.3.3 Upgrade the existing restroom replacing any broken fixtures. (Ranking #1)

- ✓ 2.3.4 Construction storage area, possibly attached to restroom, for sport equipment and supplies for the picnic area, cleaning and maintenance. (Ranking #4).

- 2.3.5 Install new permanent tables in the picnic pavilion. (Ranking #2)

- 2.3.6 Construct large group BBQ at picnic pavilion. (Ranking #2)

- 2.3.7 Revise irrigation to avoid spray of water into the restrooms. (Ranking #1).

- 2.3.8 Add walkway through the park with park benches. (Ranking #4)

2.4 Alice Park

- 2.4.1 Improvement and expansion of this park is part of an overall strategy to provide more parkland and park facilities for this somewhat isolated neighborhood in the city. (Ranking #1)

- 2.4.2 As a major upgrade to the park improvements in this area of the city, acquire the rectangular property from Alice Street to the Elderly Care Center and from North street to the retention basin . (Ranking #1)

- a. Remove the block wall that separates this parcel from the retention basin.
- b. Develop the two parcels as parkland. Develop a specific program of recreation facilities in conjunction with residents of this existing and developing neighborhood including sports field and playground.

- c. Purchase the older single family dwelling adjacent to the basin. Consider use as a recreation building or demolish for additional park land. (Ranking #3)

2.4.3 Move the childrens' playground to the new portion of Alice Park. Retain the basketball courts and possibly add another court. These two facilities cause children of a wide range in age and activity to utilize the park in too close of proximity. Due to the park and neighborhood isolation parents may be fearful of having their young children play in the park at the same time that much older kids are using the basketball courts.

2.5 College Park

2.5.1 This old city park is in much need of improvement. The College Park Neighborhood Improvements plans that involve expansion of the park, possibly closing the segment of College Avenue that bisects the park from adjacent potential parkland, and redevelopment of the county courts building into a neighborhood recreation building are presently being considered. This park improvement is of very high priority to the city. (Ranking #1)

2.5.2 Workshop sessions should be scheduled with the neighborhood to finalize the plans or modify as needed. (Ranking #1)

3. Development of New Parks

3.1 Roosevelt School Park

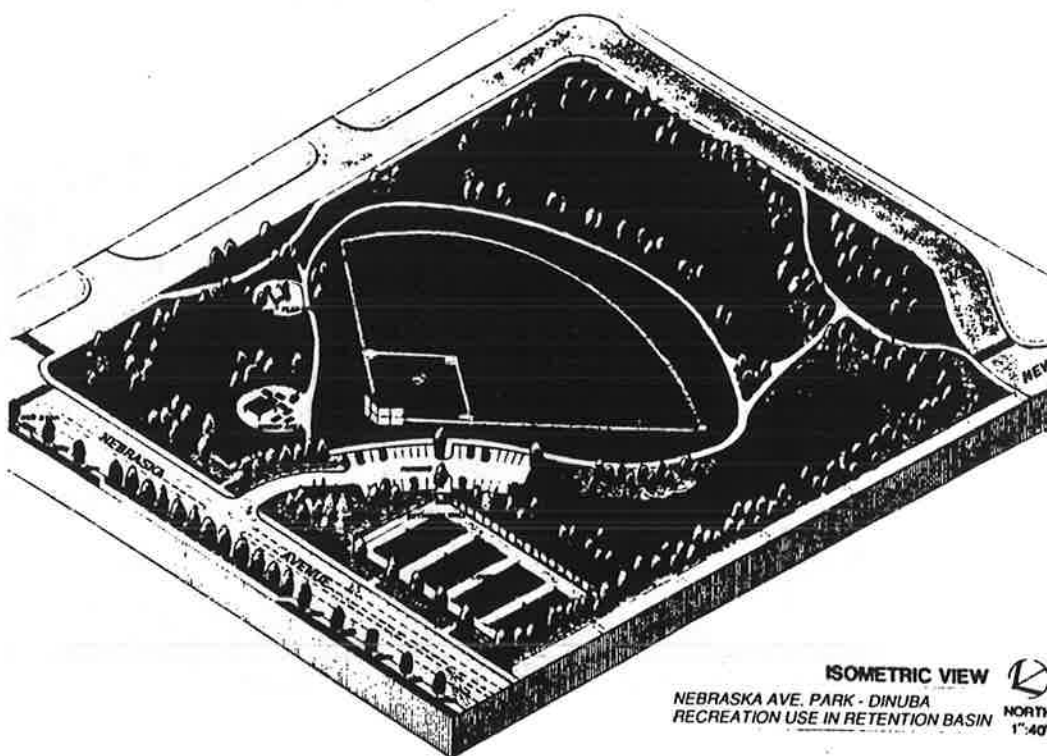
3.1.1 The community desires to create a highly active park in this area. The present acreage allows for two softball fields, parking, areas for family picnic tables, and a restroom building. The park serves a dual role as a drainage basin. (Ranking #1)



- 3.1.2 Additional land should be acquired that would make it possible to create more sports fields and other park facilities. Additional land would also help make it possible to avoid a drainage basin appearance and over-intensification of the park. (Ranking #2)
- 3.1.3 An entrance to the park off Nebraska Avenue would help prevent this park from being too isolated from the community and place less traffic on neighboring streets. Parking would be located closer to the park entrance off Nebraska Avenue. (Ranking #1)
- 3.1.4 The overall program of park facilities and park design should be carefully considered by the Parks/Recreation Commission and city residents to be certain that this much needed new park meets the objectives of the Master Plan. Phasing of facilities will be necessary. Initial program recommendation shall be part of the Parks and Recreation Master Plan.

3.2 Nebraska Avenue Park

- 3.2.1 Develop this park as a neighborhood park with some community use.
- 3.2.2 This park is also a drainage basin. The design must carefully consider the limitation created by this dual use but should also make an attempt to create landforms that are more natural appearing than typical drainage basins.
- 3.2.3 The park design has progressed through schematic design and design development phases.



- 3.2.4 The construction of the park/basin will occur in phases. Park improvements may not occur until all of the basin excavation is completed. (Ranking #3)
- 3.2.5 It is recommended that Phase One construction documents be initiated to guide the basin excavation. Work to include complete grading plan, irrigation plan, parking lot, park walkways, seating and tree planting. (Ranking #1)

3.3 South Alta Community Park

- 3.3.1 This park/drainage basin facility, which will occur on 40 acres of land, will serve the southwestern portion of the city, the community and the region.
- 3.3.2 This park will become a hub of recreation activity. There will also be space for a natural area for passive park use not provided elsewhere in the city. The construction of this park is likely to occur in several phases as noted below.
- 3.3.3 Since the drainage basin for this area is small compared to the land area, the earthworks could result in a landform that would be entirely natural appearing with gentle rolling contoured slopes. (Ranking #2)
- 3.3.4 Sports fields should be designed for league play balancing the need for adult, youth, men and womens' leagues. Lighted fields and courts should be included. (Ranking #2)
- 3.3.5 The primary facility would be a city sports center with gym, swimming pool, multi-purpose rooms, recreation offices and parking. It is possible that a joint use facility with a non-profit organization such as the YMCA could be considered. (Ranking #4)
- 3.3.6 An outdoor amphitheater along with group picnic and court games are proposed by the community. (Ranking #4)
- 3.3.7 Space for major community events is proposed. (Ranking #3)

3.4 East Sierra Way Park or Kamm/Crawford Park

- 3.4.1 This park/drainage basin facility will serve the eastern part of the city, the community and possibly regional activities.
- 3.4.2 Creation of this park will initially involve a complex land acquisition and exchange. It is recommended that land appraisals be undertaken soon. The park will be located on land designated for a drainage basin and on land presently owned by the county. Due to its more central location to the eastern housing developments of the city it appears to be desirable to seek the county's cooperation in exchanging land presently owned by the city on Kamm and Crawford for this county owned land. The combination of the drainage basin land and county land appears to be essential to create an adequate size park for present and future use.

There is a possibility that Tulare County will not agree to the above recommended land exchange. There is also the possibility that the State of California Department of Parks and Recreation will not approve of the

exchange. The State provided the grant fund to acquire the parkland. These policies regarding land exchange may affect this recommendation. Therefore, if either the County or the State object to the land exchange then the Kamm Crawford property should be developed as a community park. (Ranking #1)

Concept diagrams are provided in **Appendix D** for both park options. It is not intended that both of these parks be constructed.

- 3.4.3 Careful programming of needed park facilities should be the objective of a master plan for this park. Sufficient space is needed for passive park uses along with contoured rolling slopes for an attractive natural appearing landform.
- 3.4.4 This densely populated portion of the city has the most serious deficit of park land, therefore, at least partial development of this park should be actively pursued at this time. (Ranking #2)
- 3.4.5 Sports fields should be designed for league activities with adequate parking and lighting. Avoid impact of lights on existing homes. (Ranking #4)
- 3.4.6 Space for major community activities should be provided. (Ranking #3)

3.5 East Saginaw Park

- 3.5.1 This park/drainage basin will provide neighborhood facilities only. There will not be significant acreage of land that is not within the basin area for extensive park facilities.
- 3.5.2 Coordinate acquisition of the park land with development of the north-eastern part of the city. (Ranking #4)
- 3.5.3 The exact location of this park must be coordinated with existing and proposed subdivision plans and existing land ownership. The park should abut either N. Crawford Avenue, Saginaw Avenue or Road 92. The local street system should provide easy access to the park from the neighborhood. The park should also provide visual open space for the community by being located on a collector street.

Note that the area of land for this park is shown by a dashed line on the attached plans indicating that the precise location is unknown at this time.

- 3.5.4 Facilities to include open playfield for non-league activities including softball, youth baseball and soccer. (Ranking #5)
- 3.5.5 Other facilities would include playground, small group picnic area, family picnic and small games area. (Ranking #5)
- 3.5.6 Some special recreation facility that is not provided in other parks could also be included. (Ranking #5)
- 3.5.7 A restroom and parking may not be necessary in this neighborhood park.

3.6 Euclid Park

- 3.6.1 The area of the city located north of El Monte, west of Alta, and east of the Southern Pacific Railroad tracks has no existing parks. Acquisition of parkland in this area is of high priority to the city. (Ranking #1)

Note that the area of land for this park is shown by a dashed line on the attached plans indicating that the precise location is unknown at this time.

- 3.6.2 This park/basin will provide neighborhood facilities.
- 3.6.3 Facilities to include playground, family picnic and small games area. Passive park activities and open space should be emphasized as a contrast to Roosevelt School Park. (Ranking #4)
- 3.6.4 A restroom and parking may not be necessary in this neighborhood park.

3.7 North Road 92 Park

- 3.7.1 If a future school site also occurs in this area of the city it is recommended that a park/basin be acquired adjacent to the school. This park/drainage basin facility may be a narrow triangular shaped space adjacent to the railroad right-of-way. (Ranking #4)
- 3.7.2 If a regional trail develops along the railroad right-of-way, this park could act as a trail head with parking and related trail facilities such as information kiosk and telephone. (Ranking #5)

3.8 Pamela Way Park

- 3.8.1 This small park is adjacent to an existing drainage basin. The slopes of the basin area are too steep for utilization as parkland.
- 3.8.2 Develop the parkland with minimum neighborhood facilities including playground. (Ranking #2)

4. Other Related Work

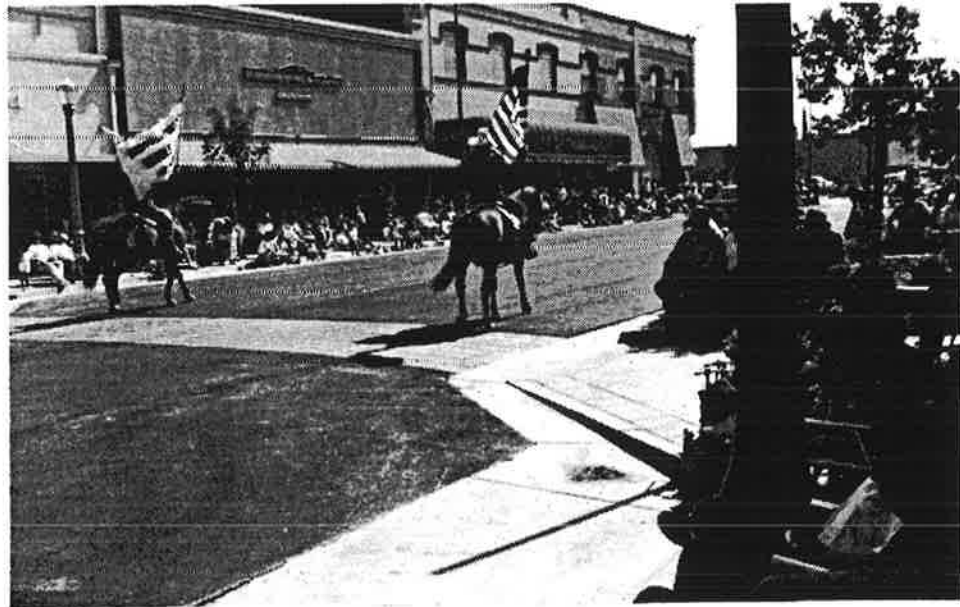
4.1 Arterial Streetscape

- 4.1.1 The development of attractive streets in the city is a high priority for the city. The planting of street trees ranked very high in the city master plan surveys. It is also the subject of a recently adopted street tree ordinance and was stated as a priority in the circulation element of the General Plan. San Joaquin Valley cities that lack significant natural features within their boundaries can create an attractive functional network of tree lined streets that can become the backbone of the cities aesthetics.
- 4.1.2 A primary concept for this master plan is to take maximum advantage of the high frequency in which the existing city parks and schools occur along the city arterials. These public facilities which include large acreage of open areas of lawn, trees, and shrubs can greatly enhance the quality of the avenue and vice versa by providing motorists a sense of open space within the city along with vistas to distant mountains.

- 4.1.3 Future parks should also be located adjacent to the proposed network of tree lined avenues.

4.2 Downtown Improvements

- 4.2.1 Several of the city arterials lead to the downtown core of the city. Plans are presently under way to make significant improvements to businesses and public improvements in the downtown.
- ✓ 4.2.2 Upgrading the quality of the streetscape in downtown may involve new street trees, seating area, raised planters, sidewalk paving improvements, mini parks and other pedestrian amenities.
- 4.2.3 It is anticipated that revitalization of the downtown will be a catalyst for more shopping activity and corresponding economic benefits to the merchants.
- 4.2.4 Revitalization of downtown may also cause the downtown to play an even more important part in the social activities of the city.
- 4.2.5 Incorporate concepts and funding from "Art in Public Places" into downtown improvements.



4.3 City Entrance Features/Signage

- 4.3.1 Recently two brick entrance features have been constructed in the city. Additional entrance monumentation could be located at the outer extremities of the arterial streetscape on main avenues into the city.
- 4.3.2 These features should be constructed as part of the streetscape improvements.

4.4 County Regional Park

4.4.1 There is only one county park in the immediate area surrounding Dinuba. County parks elsewhere in the county do not serve the residents of Dinuba. One aspect of this master plan is to recommend that a liaison with county parks staff and commissions be established to encourage the acquisition and development of a regional park in the Dinuba area.

4.4.2 One concept for a regional park for this area may be the development of a park that features the unique hills in the middle of the valley which are located just east and northeast of Dinuba. These hills provide 360° views of the surrounding valley and excellent views of the Sierra Nevada Mountains to the east. It should be noted that no great time or effort is needed to reach these vista points.

Portions of these hills are already developed with orchards and residences. The hilly land may not be available in the future. Studies of original flora and fauna native to these hills could provide a guideline for future plantings and management of a natural passive park.

4.4.3 Another concept would be the development of a regional recreation facility such as a golf course. Residents of Dinuba do not have easy access to any golf course, nor is it likely that city funds will be available for a golf course. However, the lack of adequate land and funds does not mean that golf is unimportant to city residents.

4.5 Private or Semi-Private Recreation Development

4.5.1 Except for a movie theater and bowling lanes there is little form of private recreation in Dinuba. This places an enormous responsibility on the city recreation system and limits the recreation opportunities for the youth and adults in the city.

4.5.2 The need for a sports center may not be met by the city for many years. Health club gyms and YMCA centers are two possible sources for the development of these much needed facilities.

4.5.3 The need for a golf course as noted above could also be met by private development and coordinate with Golf Foundation.

4.5.4 Rollerskating, miniature golf and other recreation facilities would increase the opportunities for recreation.

4.6 Railroad Right-of-Way Trails

4.6.1 Two railroads pass through the city. Each has a wide right-of-way which is the land owned by the railroad. The residents of the city use these linear pieces of land as pedestrian corridors within the city. The section utilized most is from the downtown to Euclid Avenue and to North Way, a distance of nearly one mile. Another popular pedestrian route is from downtown to Kamm Avenue.

4.6.2 Provision of a line of trees, pathway and railing at the outer edge of the right-of-way would provide a much safer option.

4.7 Public Schools

- 4.7.1 Residents of the city utilize the school grounds for non-school related recreation. Youth baseball teams use the sports fields for practice; the hardcourt areas are often the most used neighborhood recreation facility, playgrounds are used after school, and the swimming pool and tennis courts at the high school are the only public facilities of these types in the city.
- 4.7.2 A close liaison between the city and school district officials and school administrators is essential to coordinate the use of these facilities and avoid misunderstanding and abuse. The presence of school staff members on the parks commission is an informal opportunity for this coordination. It is recommended that a formal Joint Use Committee be formed to assist in the continued good relations between the city and the public schools.
- 4.7.3 Since the concept of a school and park adjacent to each other has been implemented in Dinuba in the past and is presently being planned at Roosevelt School Park it is essential that school district officials assist in the selection of appropriate facilities, programming of recreation activities along with location of park sites. Future coordination of schools and parks is desirable.
- 4.7.4 There is interest on the part of the school district and the city to jointly pursue the development of a new sports center and community center on the Washington Intermediate School site with access from North Crawford Avenue.

5. Park Names

- 5.1 The naming of parks has been somewhat of a dilemma for the city and the existing names cause some confusion.
 - 5.1.1 The use of street names for parks and presidents names for schools generally work, but
 - 5.1.2 one school has been converted to a park but has retained the school name while a new school has been developed using the same name as an existing park.
 - 5.1.3 Lincoln School is named after a street and a president.
 - 5.1.4 One park named after a prominent citizen.
 - 5.1.5 Recreation Park has a different official and unofficial name.
- 5.2 It is recommended that entirely new names be considered for the parks, except for Rose Ann Vuich Park, possibly as part of a city-wide competition.
- 5.3 Park names should be boldly indicated on signage at each park.

H. PARKS MASTER PLAN PHASING AND PRIORITIES

1. Ranking

The purpose of this priorities schedule is to form a starting point to prepare a cost analysis and funding recommendation to develop a realistic goal for the city. The ranking for each project listed previously is grouped together to help schedule the recommended work. Work within each ranking group is not placed in an order of priority at this time.

Ranking #1 - Highest Priority

Existing Parks

Rose Ann Vuich Park

Roosevelt Park

Recreation Park

Alice Park

College Park

New restroom building

Demolish existing restroom

New restroom/storage/announcer's stand building

Repair restroom

Avoid irrigation into restroom

Land acquisition

Develop enlarged park

Develop expanded park

Finalize park plan

Courts building acquisition/exchange

New Parks

Roosevelt School Park

Nebraska Avenue Park

East Sierra Way Park

S. Alta Community Park

Euclid Park

Develop existing park/basin

Acquire access to Nebraska Avenue

Complete Phase 1 plans

Land acquisition/exchange

Land acquisition/exchange

Land acquisition

Ranking #2 - Next to Highest Priority

Existing Parks

Rose Ann Vuich Park

Roosevelt Park

Recreation Park

Walkway and seating

Tree planting

Drinking fountains

Acquire land for parking

Install permanent group picnic tables

Construct group BBQ

New Parks

Roosevelt School Park

S. Alta Community Park

East Sierra Way Park

Pamela Way Park

Acquire additional park acreage

Earthworks

Lighted ballfields

Neighborhood facilities

Neighborhood facilities

Ranking #3 - Medium Priority**Existing Parks**

Rose Ann Vuich Park

Roosevelt Park
Recreation Park
Alice ParkHorseshoe pits
Bandshell improvements
Utility yard/park office building
Remove racketball courts
Upgrade baseball field
Purchase house adjacent to basin**New Parks**Nebraska Avenue Park
S. Alta Community Park
East Sierra Way ParkConstruct park
Community events area
Community events area**Ranking #4 - Next to Lowest Priority****Existing Parks**Rose Ann Vuich Park
Recreation ParkExercise course
Tree planting screen
Construct storage area
Walkways and benches**New Parks**S. Alta Community Park

East Sierra Way Park
East Saginaw Park
Euclid ParkConstruct sports center, amphitheater,
group picnic, tennis courts
Sports fields
Land acquisition
Neighborhood facilities

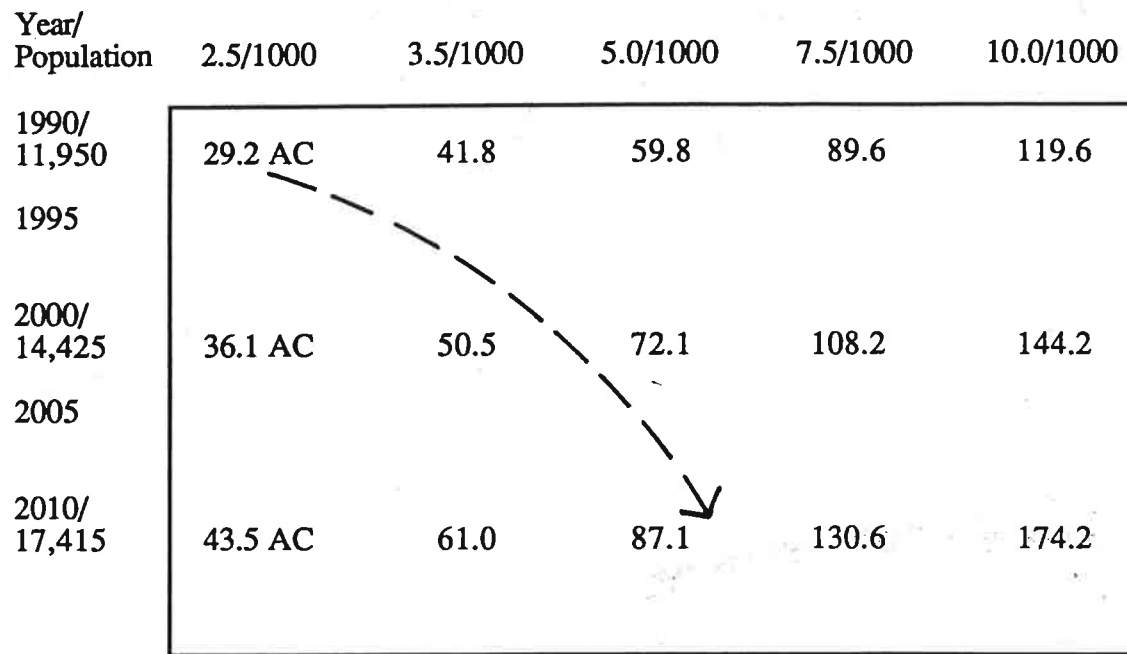
North Road 92 Park

Land acquisition

Ranking #5 - Lowest Priority**Existing Parks**Rose Ann Vuich Park
Roosevelt ParkParking improvements
Remove playground under oak tree**New Parks**East Saginaw Park
North Road 92 ParkConstruct Park
Trailhead facilities

2. Park Standards

Figure 2. Acreage of Parkland



NRPA National Recreation & Parks Association

- 2.1 The City of Dinuba 29.2 acres of parkland which equates to 2.4 acres per 1000 people. The Parks and Recreation Master Plan increases the standard for parkland from 3.5 acres per 1000 people to 5.0 acres per 1000 people. This recommendation is 50% less than recommended 10.0 acres per 1000 people by the National Recreation and Parks Association for urban areas.
- 2.2 Figure 2 illustrates the expansion of the park system needed in the next 20 years to overcome the existing shortage of parkland and to achieve the new acreage standard.

SIB 1999
76 acres

29.2
18 Kammer/Crawford
47

We are @ 2.4 acres per 1000
of where we should be
@ about 5.0 acres per 1000

3. Park Acreage Analysis

- 3.1 Figure 3 indicates the existing and proposed new parks with approximate acreage figures. The drainage basin parkland is shown separate from land that is strictly developed as park. In some cases a park may have both park acreage and drainage basin park acreage. Land that has the primary purpose of drainage basin may have more limited purpose for park facilities. *Therefore, at the bottom of this chart the figures for drainage basin park acreage have been multiplied by a factor of 50%, indicating that this land should not be credited for full park acreage.

Figure 3. Park Acreage Analysis

	PARK	DRAINAGE BASIN PARK	PARK EXPANSION	TOTALS
<u>EXISTING</u>				18.0 10.0
Rose Ann Vuich	9.0	.0	.0	9.0
Community Center	1.3	.0	.0	1.3
Roosevelt Park	4.2	.0	.0	4.2
Recreation Park	6.3	.0	.0	6.3
Alice Park	0.5	2.3	1.9	4.7
College Park	0.8	.0	2.4	3.2
Rotary Park	0.3	.0	.0	0.3
TOTAL EXISTING PARKS	22.4	2.3	4.3	29.0 51.0
<u>NEW</u>				
Roosevelt School Park	.0	9.2	6.3	15.5
Nebraska Avenue Park	.0	9.0	.0	9.0
Pamela Way Park	0.8	0.4	.0	1.2
South Alta Community Park	20.0	20.0	.0	40.0 25 more likely
East Sierra Park	10.0	10.0	.0	20.0
East Saginaw Park	2.5	7.5	.0	10.0
Euclid Park	.0	5.9	.0	5.9
N. Road 92 Park	2.0	5.0	.0	7.0
TOTAL NEW PARKS	25.3	57.0	6.3	88.6 93.6
TOTALS	57.7	69.3	10.6	137.6 150.60
PARK ACREAGE	57.7	*34.6	10.6	102.9

*I believe this was planned either for this site or HC Vista (NOT both)

APPENDIX A

- Parks in Dinuba
- Schools in Dinuba

ROSE ANN VUICH PARK

LOCATION: E. El Monte Way and McKinley

SIZE: 8.04 acres

TYPE: Community Park

PARK FACILITIES:

Group picnic area

Group picnic shelter

Restrooms

Exercise area (dilapidated)

Two horseshoe pits

Covered stage area

Parks division office (323 sq. ft.)

Utility area (3250 sq. ft.)

Tot lot play area

Playground

Parking

Drinking fountains (3)

RECREATION PROGRAMS:

Raisin Day Festival

Cinco de Mayo

Easter Egg Hunt

Christmas tree lighting

Group picnic use

Other seasonal performances

ADELAIDE STREET

PARKING

PARKING

EXERCISE COURSE

UTILITY AREA

PARK DIVISION OFFICE

GROUP PICNIC AREA

PLAYGROUND

TOT LOT

HORSE SHOES

REST ROOMS

COMMUNITY
CHRISTMAS TREE

PAVED AREA

STAGE AREA

McKINLEY

EXISTING ALLEY

EL MONTE WAY



NORTH

ROSE ANN VUICH PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

COMMUNITY CENTER

LOCATION: 1390 E. Elizabeth Way

SIZE: 1.30 acres

TYPE: Community Park

PARK FACILITIES:

Offices

Large multi-purpose room

Kitchen

Tot lot

Childcare classrooms (3)

Restrooms

Parking

Drinking Fountain

RECREATION PROGRAMS:

Special interest classes

Community meetings

Private party rentals

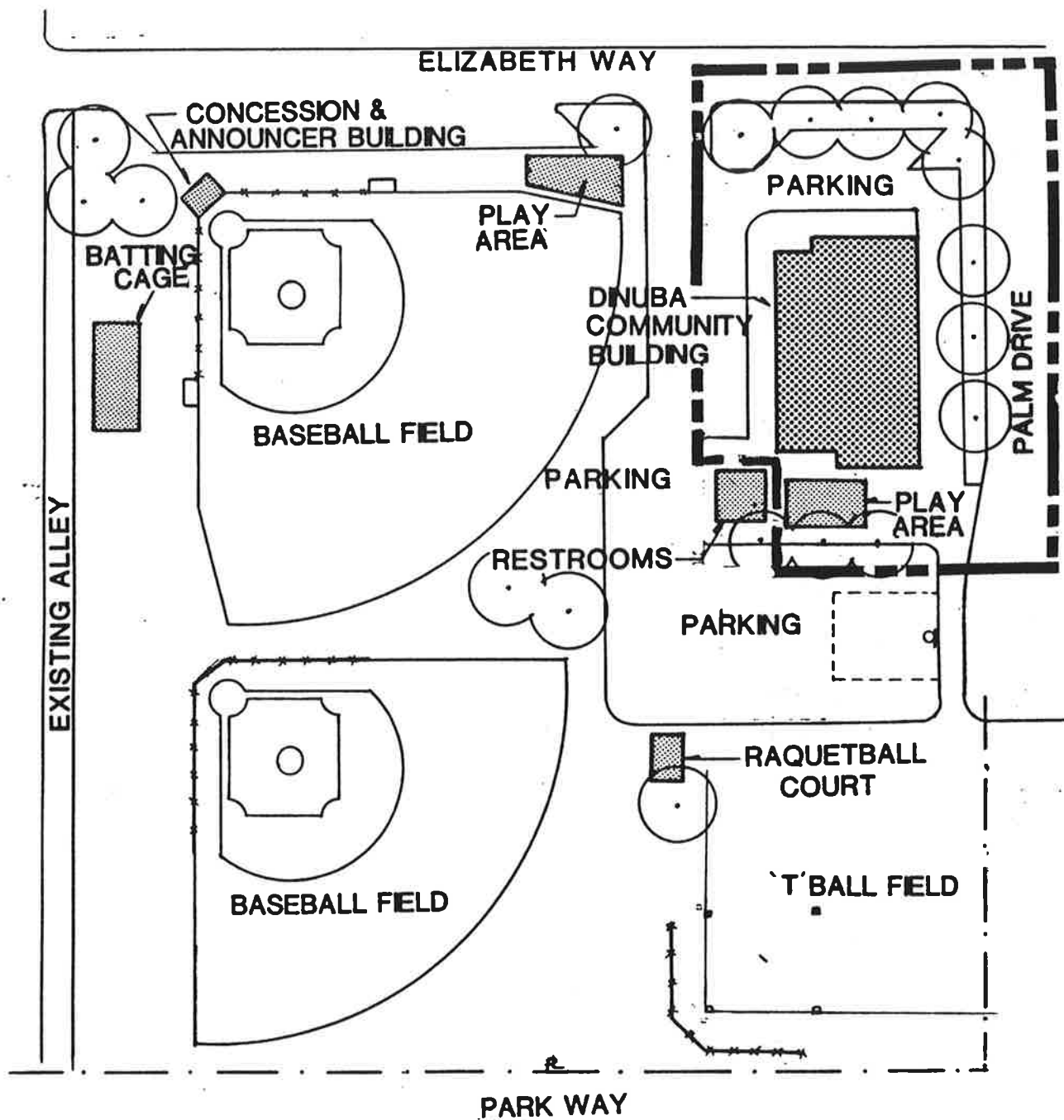
Special events

Aerobics

Preschool children

School age childcare

Registration for all programming



NORTH

COMMUNITY CENTER

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ROOSEVELT PARK

LOCATION: E. Elizabeth Way

SIZE: 4.2 acres

TYPE: Community Park

PARK FACILITIES:

Two lighted youth baseball fields

Two lighted raquetball courts

T-Ball field

Playground

Batting cage

Basketball court

Drinking fountain

Concessions and announcer building

Parking

Restroom

RECREATION PROGRAMS:

Womens' (adult) softball (June-September)

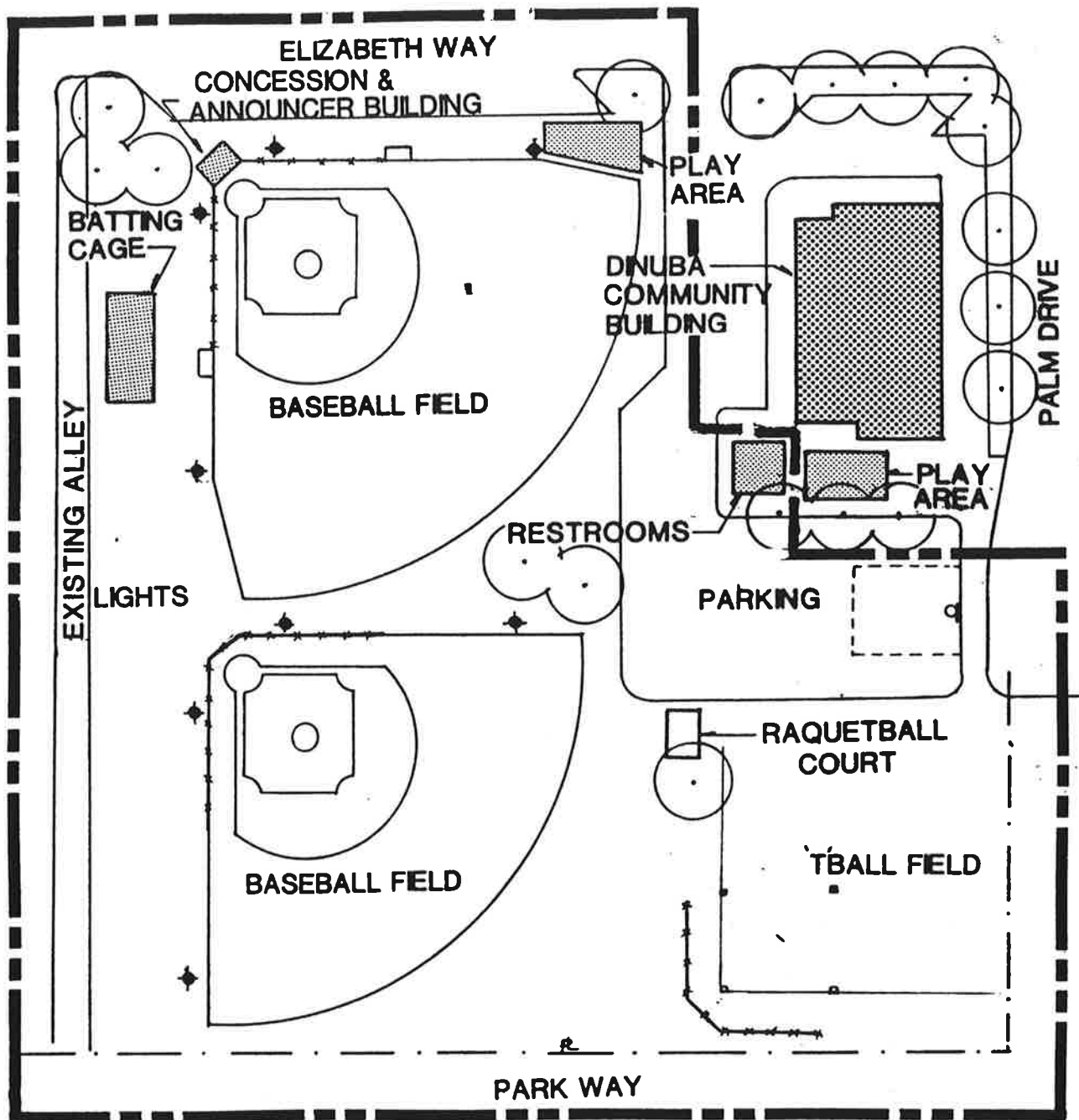
T-Ball (May-July)

Nightly field light rentals

Youth baseball leagues and tournaments

Raquetball open to public use

Basketball open to public use



NORTH

ROOSEVELT PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

RECREATION PARK

LOCATION: Greene and Vassar Avenue

SIZE: 6.0 acres

TYPE: Neighborhood and Community Park

PARK FACILITIES:

Family picnic tables

Restrooms

Lighted baseball field, full size

Group picnic shelter

Drinking fountain

Soccer

50 car parking

Access to Wilson School recreation facilities

RECREATION PROGRAMS:

Sunday community hardball (May-September)

Adult softball (summer)

Youth soccer (Fall, October-November)

Group picnic

Adult soccer (Fall)

Nightly field light rentals

GREENE AVE.

WILSON ELEMENTARY SCHOOL

PARKING

VASSAR AVE.

PARKING

GROUP
PICNIC

PICNIC TABLES

RESTROOMS

LIGHTS

BASEBALL FIELD

SOCCER FIELD



NORTH

RECREATION PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ALICE PARK

LOCATION: Alice Way

SIZE: .73 acres

TYPE: Neighborood Park

PARK FACILITIES:

Basketball court

Childrens' play area

Open turf area

Well site within park boundary

RECREATION PROGRAMS:

None

ALICE WAY

WELL
SITE

BASKETBALL
COURT

PLAY
AREA

SOUTHERN PACIFIC RAILROAD

W. NORTH WAY



NORTH

ALICE PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

COLLEGE PARK

LOCATION: College Way

SIZE: .80 acres

TYPE: Neighborhood Park

PARK FACILITIES:

Restroom facilities (out of order)

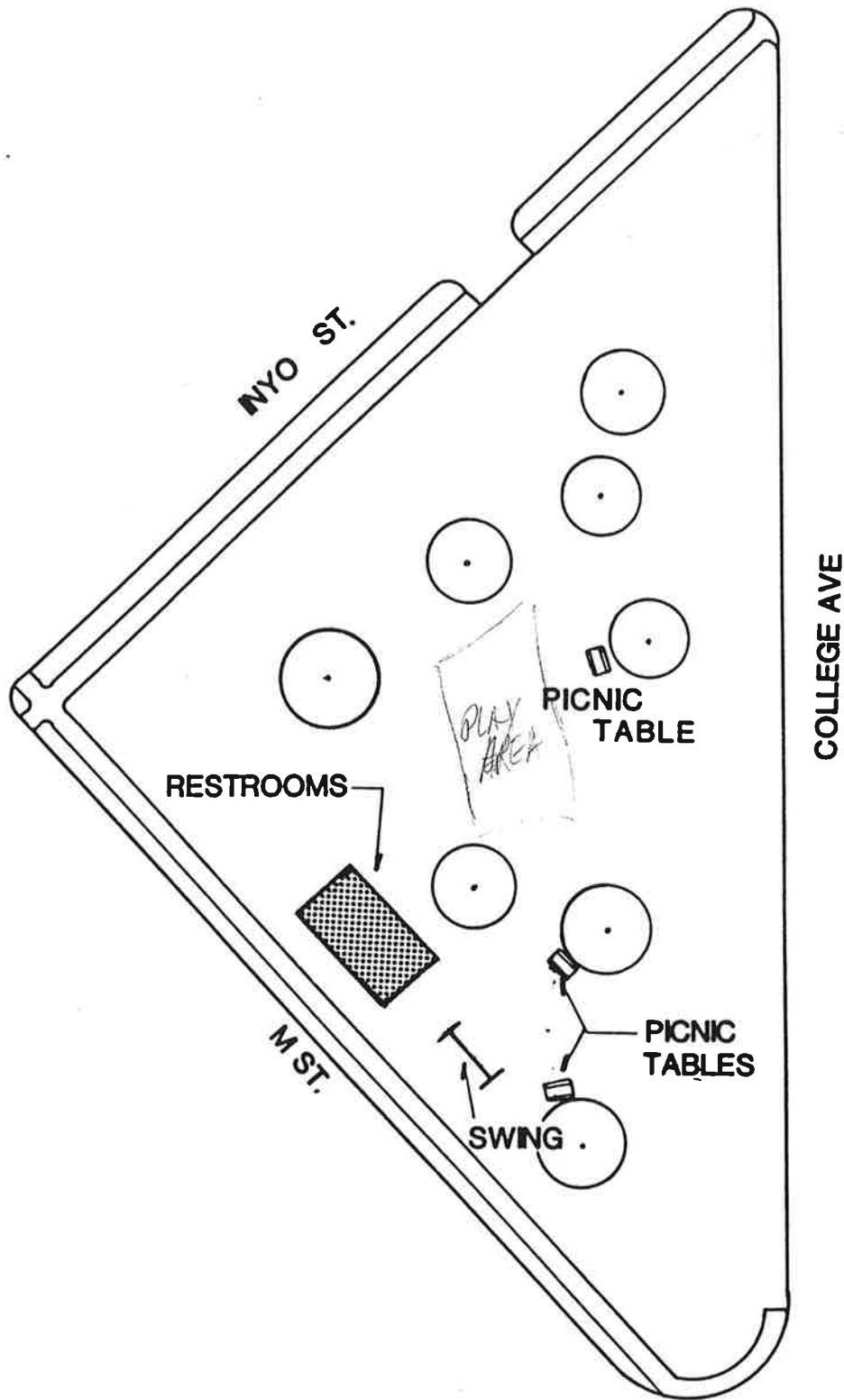
Non-operational swing set

Family picnic tables

Open wooded area

RECREATION PROGRAMS:

None



NORTH

COLLEGE PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ROTARY PARK

LOCATION: Saginaw Avenue

SIZE: .30 acres

TYPE: Neighborhood Park

PARK FACILITIES:

Walkways

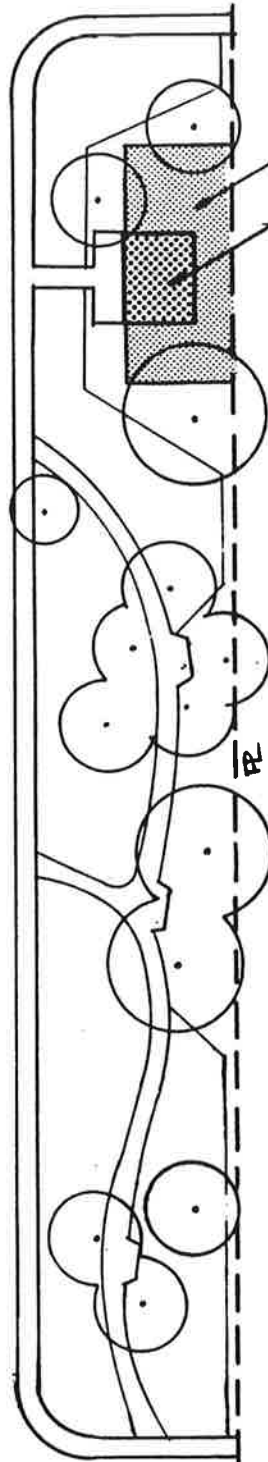
Existing building facilities (300 sq. ft.)
Open to public use

RECREATION PROGRAMS:

State of art xeriscape

Demonstration of plants and irrigation

SAGNAW AVE.



COMPOUND

EXISTING BUILDING

R

LINCOLN WAY



NORTH

ROTARY PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

DINUBA HIGH SCHOOL

LOCATION: South College

SIZE: 22.3 acres

TYPE: Public High School

OUTDOOR RECREATION FACILITIES:

Football field, stadium seating, lights and
announcer booth

Baseball field

Softball fields (2)

Soccer field

Basketball courts (3)

Tennis courts (4)

Track

Pool, restroom, changing rooms

Gymnasium

Auditorium/theater

RECREATION PROGRAMS:

Senior City water exercise

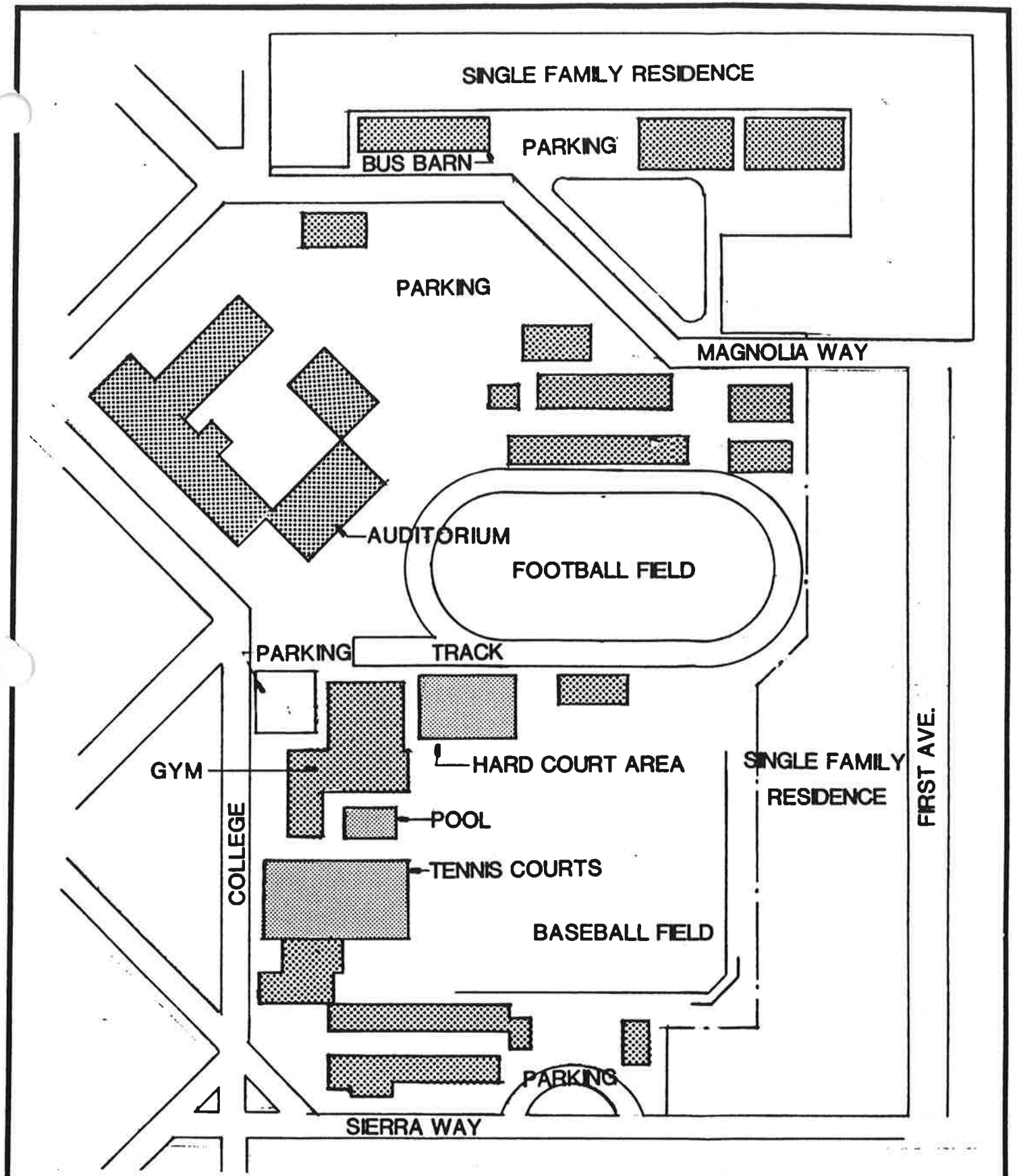
Youth team swimming

Adult basketball

Youth basketball

Adult volleyball

Youth volleyball



NORTH

DINUBA HIGH SCHOOL

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

WASHINGTON INTERMEDIATE SCHOOL

LOCATION: Saginaw Avenue & Crawford Avenue North

SIZE: 25.8 acres

TYPE: Public Intermediate School

OUTDOOR RECREATION FACILITIES:

Football field

Baseball fields (2)

One with lights, outfield fence, bleachers, announcer
stand, concession stand, chemical toilets

Softball fields (2)

Basketball courts (3)

Tennis courts (4)

Soccer field

Open space lawn areas

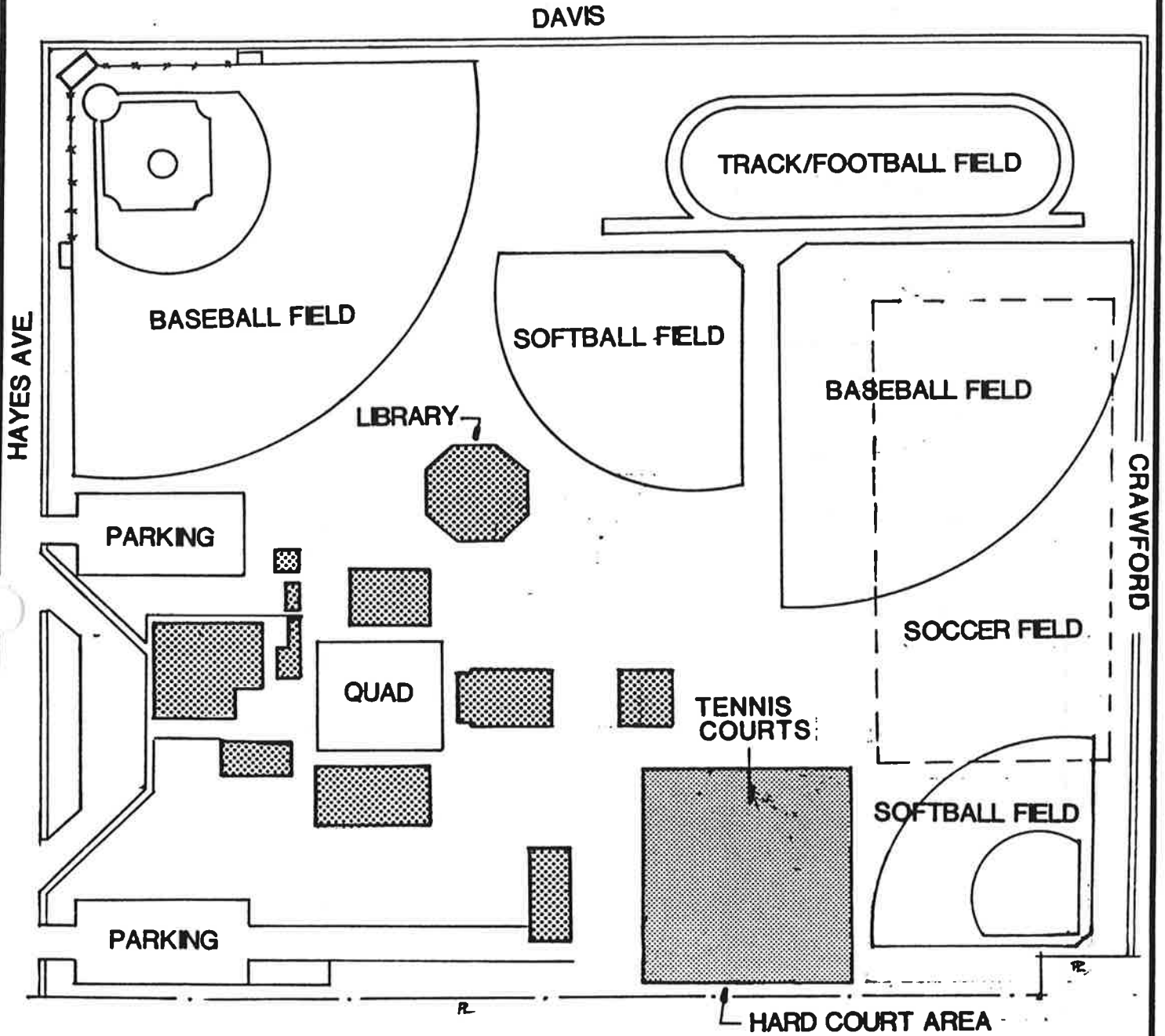
Track

Drinking fountain

CITY RECREATION PROGRAMS:

After school and vacation recreation activities

Senior Little League (Summer)



WASHINGTON INTERMEDIATE SCH.
CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

JEFFERSON ELEMENTARY SCHOOL

LOCATION: Crawford Avenue and Sierra Way

SIZE: 10 acres

TYPE: Public Elementary School

OUTDOOR RECREATION FACILITIES:

Softball fields (4)

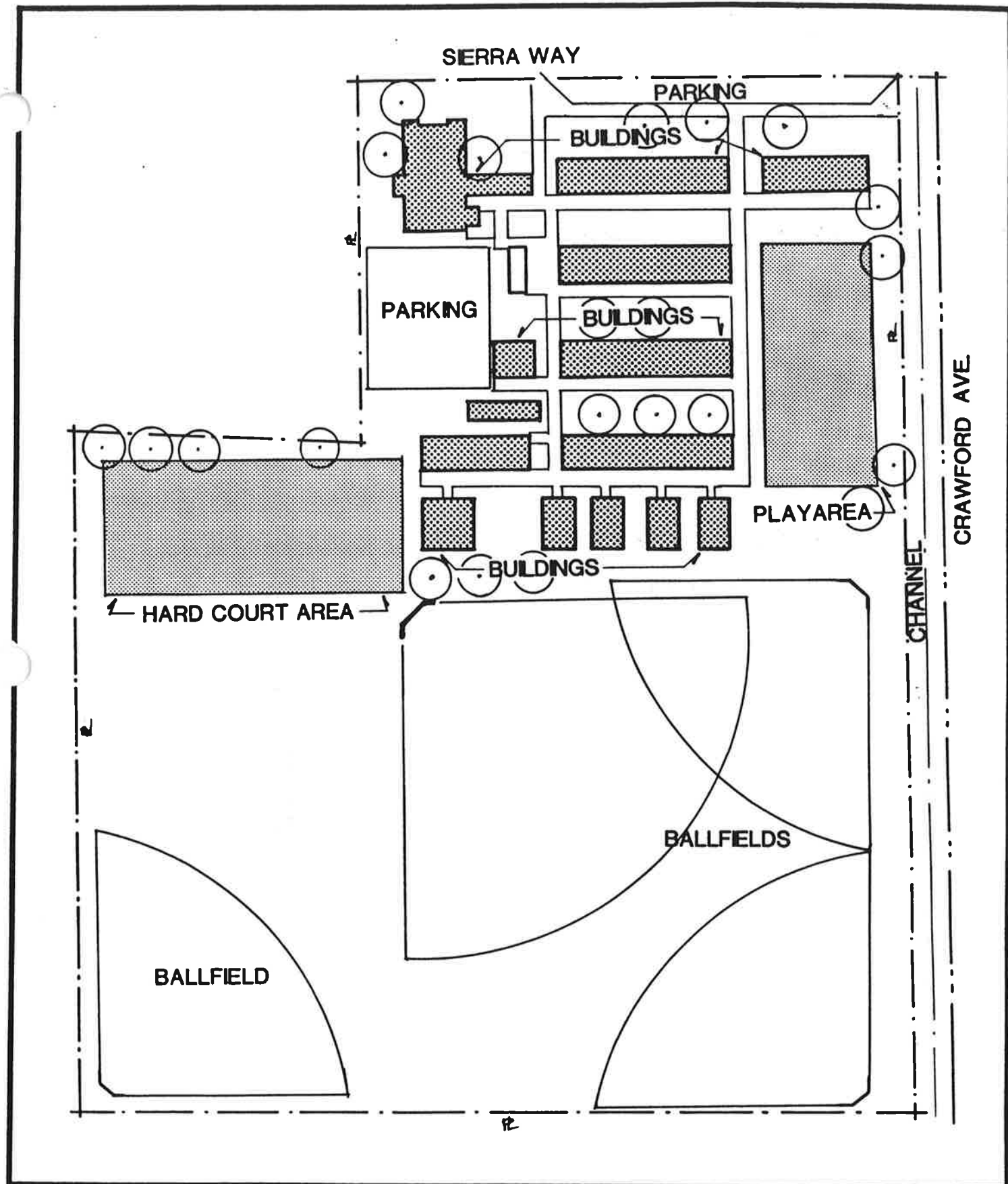
Basketball courts (4)

Playground equipment area (2)

Drinking fountains

CITY RECREATION PROGRAMS:

After school and summer recreation activities



JEFFERSON ELEMENTARY

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

LINCOLN ELEMENTARY SCHOOL

LOCATION: Saginaw Avenue/Eaton Avenue

SIZE: 10 acres

TYPE: Public Elementary School

OUTDOOR RECREATION FACILITIES:

Softball fields (4)

Basketball courts (4)

Playground equipment area (2)

Drinking fountains

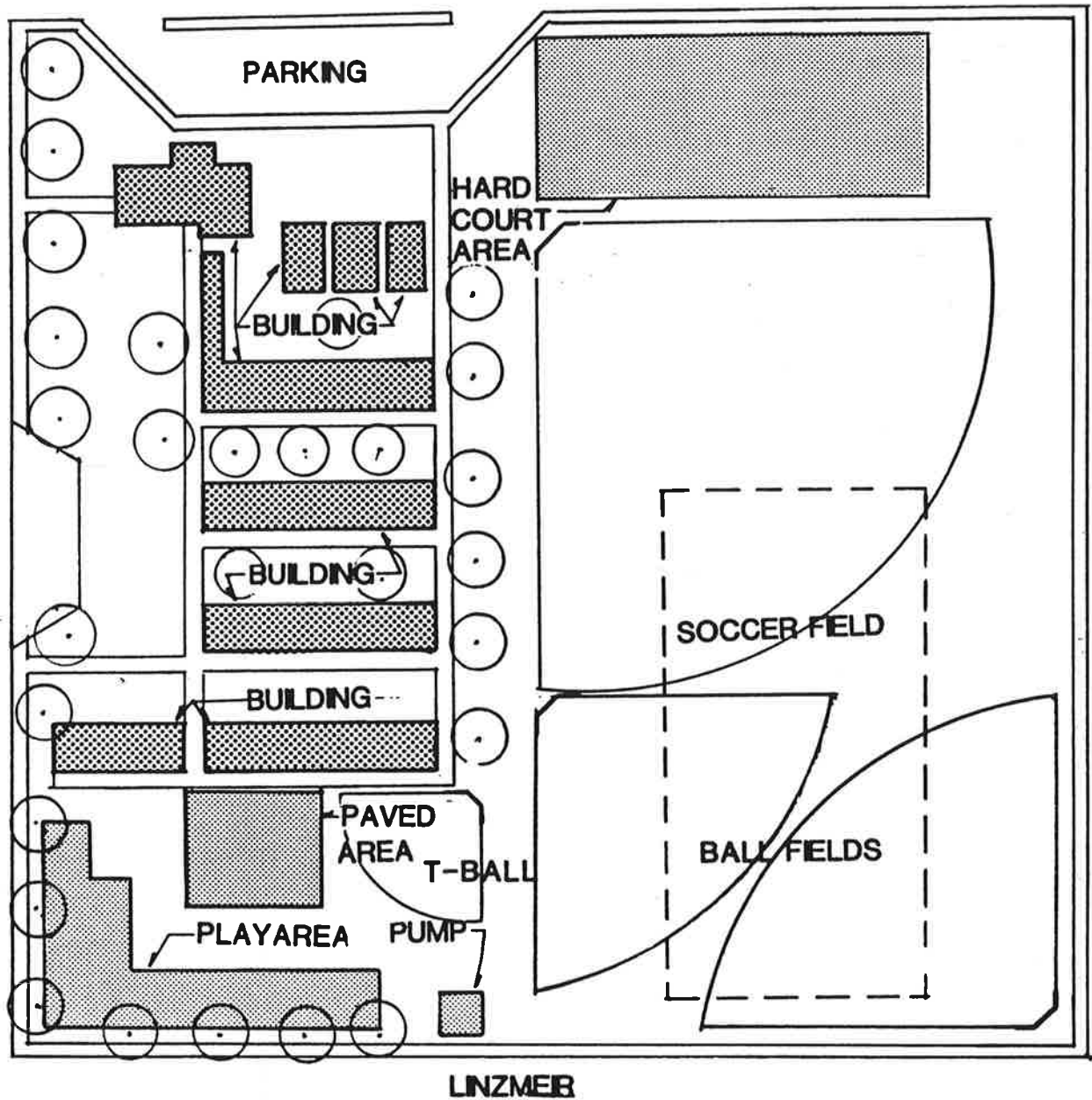
CITY RECREATION PROGRAMS:

After school and summer recreation activities

SAGINAW AVE

LINCOLN AVE

EATON



LINZMER



NORTH

LINCOLN ELEMENTARY

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

WILSON ELEMENTARY SCHOOL

LOCATION: Kamm Avenue/Greene Avenue

SIZE: 10.5 acres

TYPE: Public Elementary School

OUTDOOR RECREATION FACILITIES:

Softball fields (5)

Soccer field

Playground equipment area (3)

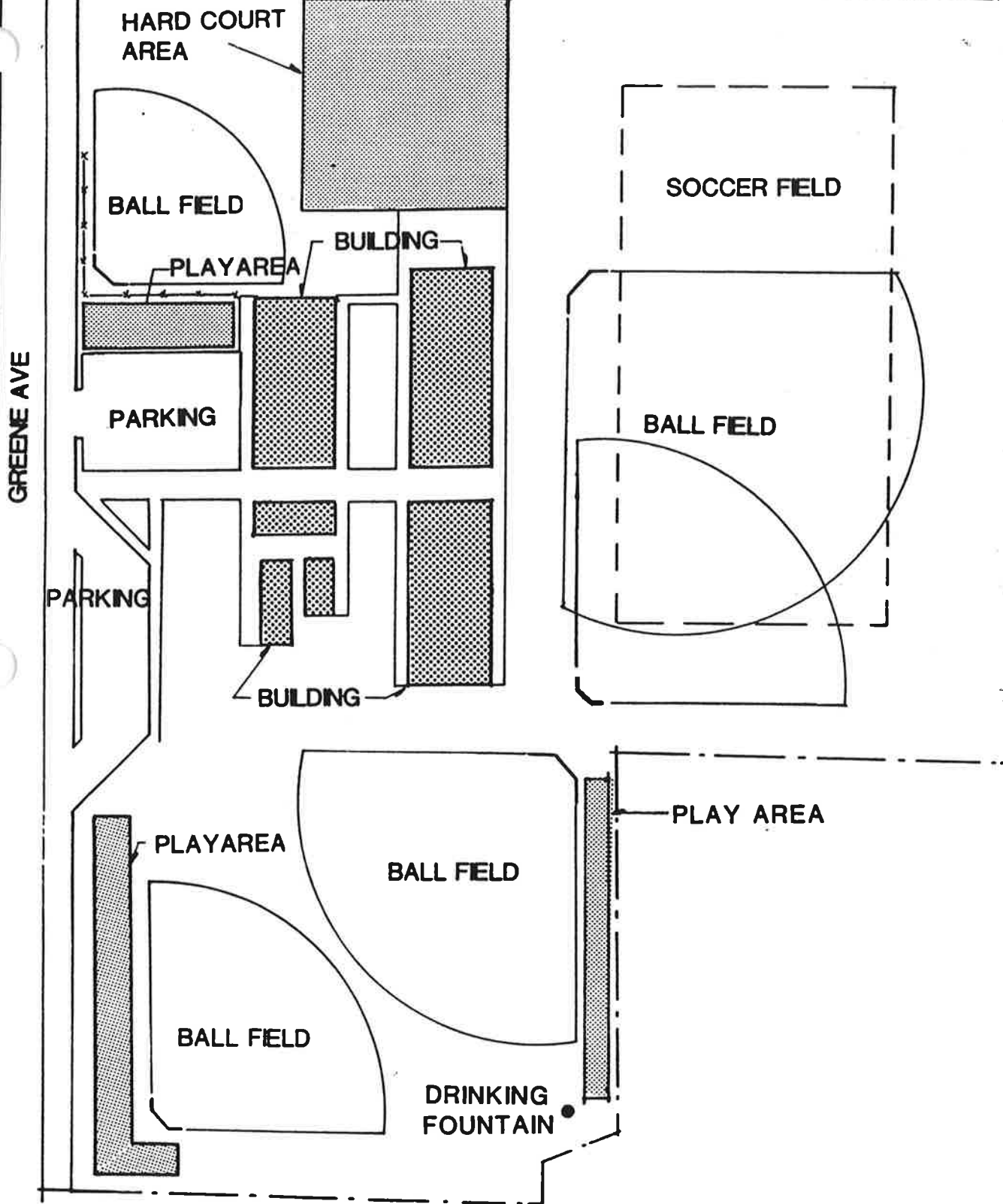
Hard court area/basketball (4)

Drinking fountain

CITY RECREATION PROGRAMS:

After school and summer programs recreation activities

RECREATION PARK



WILSON ELEMENTARY

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ROOSEVELT ELEMENTARY SCHOOL

LOCATION: Euclid Avenue

SIZE: 7.4 acres

TYPE: Public Elementary School

OUTDOOR RECREATION FACILITIES:

Track

Soccer field

Two softball fields (2)

Play areas (2)

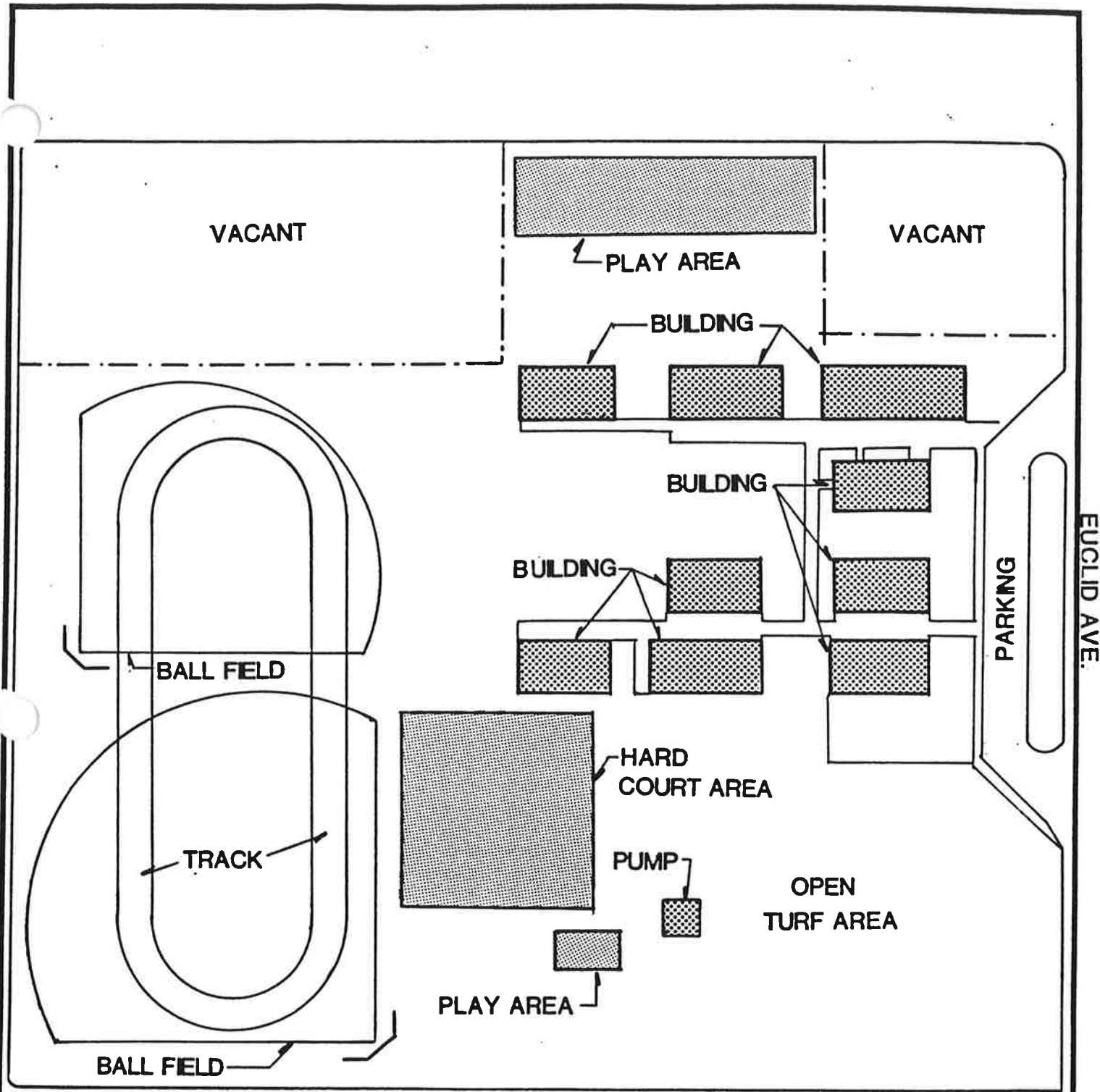
Hardcourt area/basketball (3)

Open turf area

Drinking fountain

CITY RECREATION PROGRAMS:

After school and summer recreation activities



ROOSEVELT ELEMENTARY

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

APPENDIX B

- Telephone Survey
- Field Surveys

CITY OF DINUBA: Parks & Recreation Telephone Survey

Hello, may I speak to an adult? [If child answers.]

Hello, I'm calling on behalf of the City of Dinuba. We're conducting a survey to help determine what parks and recreation improvements are desired at existing and new parks. Do you have time to answer some questions to help us. These questions are opinion questions and don't have a right answer.

1. How often do you or your family visit parks or participate in recreation programs in the City.

a. Daily	4	3%
b. Weekly	30	19%
c. Monthly	31	20%
d. Seasonal for specific activity	98	57%
e. Never	2	1%

2. Do you consider the existing level of park maintenance to be:

a. More than adequate	26	16%
b. Adequate	128	77%
c. Less than adequate	12	7%

3. What improvements do you recommend in park maintenance:

Cleaner restrooms	29
More security	17
Repair playgrounds/equipment	8
Remove graffiti	3
More irrigation	6
Trees	7
Improve lighting	10
Clean parks	19
Repair drinking fountains	2
No opinion	108

4. Please identify how important or unimportant you think each type of park facility is to you and your family. Use a ranking of 4 to 1. Four is Very Important, 3 is Important, 2 is Unimportant, 1 is Very Unimportant, and 0 is for No Opinion. (Results are stated as an average; "No Opinion" category has been excluded.)

a. Walking and jogging paths	3.124	4
b. Bike paths	2.953	6
c. Park benches	3.516	1
d. Nature study areas	3.086	5
e. Family picnic with table and small BBQ	3.500	2
f. Group picnic area	3.265	3

5. Please rate the importance of the following sport activities facilities to you and your family. Use the same importance categories with "4" as Very Important and "1" as Very Unimportant. (Results are stated as an average; "No Opinion" category has been excluded.)

a. Baseball	3.383
b. Softball	3.264
c. Soccer	3.048
d. Volleyball	3.119
e. Horseshoes	2.774

f. Basketball	3.138
g. Swimming	3.207
h. Tennis	3.021
i. Golf	2.449
j. Handball	2.707
k. Racketball	2.798
l. Aerobics - indoor	2.958
m. Dance - indoor	2.889

6. Please rank the following different types of children's facilities and child care as to their importance to you and your family. Please use the same importance categories. *(Results are stated as an average; "No Opinion" category has been excluded.)*

a. Playground	3.669
b. All day child care	3.399
c. After school child care	3.331
d. City organized child care	3.229
e. Bus service between school and the child care facility	3.366
f. Child care facilities at schools	3.295

7. The City Department of Parks and Recreation may plan special recreation opportunities at parks or out of town. Please rank the importance of the following special recreation programs to you and your family. *(Results are stated as an average; "No Opinion" category has been excluded.)*

a. Special interest classes	3.050
b. Special interest trips	2.923
c. Arts and crafts in parks	3.227
d. Festivals in parks	3.438
e. Cultural events	3.439

8. Please rank the importance of planting new street trees in the city.

a. Downtown	3.447
b. Residential neighborhood	3.497
c. Commercial areas	3.279
d. Industrial areas	3.110
e. Parks	3.783

9. In the following questions we would like to get your recommendations for improvements to parks and recreation in Dinuba. These recommendations can apply to any parks in the City. What improvements to existing parks would be important to you and your family.

Walkways	3
Trash receptacles	3
Lights	15
Playgrounds/equipment	14
Trees	13
Restrooms	25
Tables	14
BBQ	7
Rollerskating	2
Concerts	4
Food concessions	3
Fencing	1

Flowers	4
Shelters	2
Benches	19
Parking/handicapped	5
Bike paths	4
Water features	6
Expand park size	2
Drinking fountains	5
Softball	3
Permanent seating at bandstand	1
Transportation to parks	1
Kid's games	1
No curfew	1
Alcoholic beverages	1
Safety	3
No opinion	77

10. What new parks facilities would you recommend that the City construct .

Trees	1
Tennis courts	2
Museum	1
Swimming pool	8
Handball/racketball	4
Running paths/trails	3
Restrooms	7
Horseshoe pits	1
Benches	2
New parks	26
Chess/checkers	1
Playgrounds	9
Parking/handicapped	3
Tables	1
BBQ's	3
Group picnic	1
Baseball	5
Sports center	6
Lighting	4
Security	3
Softball	1
Volleyball	3
Stage for concerts	3
Sports facilities	9
Bike path	2
Skating facility	1
Soccer	1
Basketball	1
No opinion	89

11. What new recreation programs would you recommend that the City implement.

Child care	4
Cultural events	4
Hunter safety	1
Youth soccer	2

Swimming activities	2
Summer activities for youth	10
Arts.crafts	6
Games after school	8
Youth dance	1
Aerobics	2
Special interest classes	1
Sports	7
Tennis	1
Running	1
Organized programs	2
Softball/baseball leagues	5
Adult sports	2
Racketball league	2
Youth football	1
Skating	1
Volleyball	1
Arcade	2
No opinion	93

12. One of the City's goals is to provide year-round recreation opportunities. What parks and recreation improvements would you recommend to help accomplish this goal.

Movies	1
Winter sports	1
Gym/sports center	16
Swimming pool	3
Sports activities	7
Arts/crafts	2
Dances	2
Soccer league	2
After school activities	5
Racketball	1
Cultural events	6
Tennis courts	1
Shelters	2
Bowling	1
Skating	1
Year-round sporting leagues	4
No opinion	112

13. Another City goal is to help keep the youth of Dinuba off drugs and out of gangs. What parks and recreation improvements would you recommend to help accomplish this goal.

Counseling/education	14
Park ranger/supervision	29
Baseball league	4
More activities and programs	48
Security/police patrolling	9
Keep cost down	2
Late night activities	3
Child care	2
Church sports competition	2
Indoor recreation center	8
Evening dances	5

Weekend activities	3
Youth group outings	3
Skating	2
Activity clubs	1
Parent involvement	2
Crafts	7
Movies	2
Professional leadership	1
After school activities	62
Touch football	1
Aerobics	1
Boxing	1
Music/concerts	1
Racketball	1
Weightlifting	1
Sports, leagues	43
Games for kids	20
Basketball	6
Swimming pool	1
Dance/drama group	1
Park work program	1
No alcohol	1
No opinion	4

14. At the present time would you be willing to pay an appropriate amount to reserve specific parks and recreation facilities in City parks?

a. Yes	98	59%
b. No	37	22%
c. No opinion	31	19%

15. If the improvements to parks and recreation that you recommend were implemented by the City would you be willing to pay more for these facilities.

a. Yes	101	61%
b. No	27	16%
c. No opinion	37	23%

16. Which of the following methods of payment, if any, would you recommend that the City utilize to increase parks and recreation funds. Select more than one if you wish.

a. User fees for specific park facilities	79
b. User fees for specific recreation programs	71
c. Development fees for new projects in the City	59
d. City-wide assessment	44
e. State and Federal grants	120
f. None	11

VUICH PARK FIELD SURVEY

1

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	27	84%
No	5	16%

2. How far do you live from this park:

One block	2	6%
2 - 4 blocks	11	34%
1/2 - 1 mile	9	28%
More than 1 mile	10	31%

3. How did you get to the park today:

Walk	18	56%
Bike	0	
Vehicle	14	44%
Other	0	

4. How often do you or your family visit this park?

Daily	3	9%
Weekly	14	44%
Monthly	6	19%
Seasonally	9	28%

5. What is the main reason for your visit to this park today?

Entertainment	4
Cinco de Mayo	16
Bring kids	4
Relax with friends	2
Eat lunch with friend	1
Children visit	5
Enjoy outdoors	4

6. What other activities ^{do} you or your family participate in at this park?

Relax	7
Play ball	3
Birthdays	6
BBQ	4
Reading	1
Volleyball	2
Playground	2
Raisin Day	1
Football	1
Picnic	3
Festivals	2
Visit with friends	3
Baseball	2
Family gatherings	1
Play soccer	1
All of the above	2

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	24	75%
No	5	16%
No opinion	3	9%

8. How would you rate the quality of facilities in this park?

Excellent	3	10%
Good	18	58%
Fair	6	19%
Poor	4	13%
Other	0	

9. What improvements or facilities would you like to see at this park?

Drinking fountains	4
Toilet paper	2
Hand towels	1
Air fresheners	2
More picnic tables	3
Cleaner restrooms	7
More benches	5
New bathroom	3
Better tables	1
Better playground	6
Pick up trash	4
No curfew	1
Parking space	1
A new zoo	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	5	16%
Adequate	21	68%
More than adequate	5	16%
Other	0	

11. What existing facilities would you be willing to pay to use?

The stage	1
Condom machine	1
Bathrooms, if clean	7
Public telephone	1
Music and entertainment	3

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	15	50%
No	8	27%
No opinion	7	23%

13. What other parks do you and your family use in the City of Dinuba?

Community Center	6
Roosevelt Park	5
Recreation Park	8
Alice Park	3
College Park	6

14. What improvements would you recommend for other parks in the city?

3

More activities	4
Fix College Park	2
Better playgrounds	2
More benches	2
More drinking fountains	4
Good bathrooms	4
Public telephone	1
More carnivals	2
Flower beds	2
Ponds	1
BBQ's	1

15. What facilities would you recommend for new parks in the city?

Volleyball courts	1
Exercise parks	4
Playground	4
Good basketball courts	1
Clean restrooms	2
Better restrooms	5
Public telephone	1
Tables	2
BBQ	3
Swimming pool	1
Ponds	2
Picnic areas	1
Open longer hours (after 6:30 p.m.)	1
Skating court	1

16. Age of individual surveyed:

Youth 12 - 18	4	13%
Adult 18 - 65	27	87%
Sr. Citizen 65+	0	

17. Sex of individual surveyed:

Male	12	39%
Female	19	61%

ALICE PARK FIELD SURVEY

1

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	5	100%
No	0	

2. How far do you live from this park:

One block	4	80%
2 - 4 blocks	1	20%
1/2 - 1 mile	0	
More than 1 mile	0	

3. How did you get to the park today:

Walk	5	100%
Bike	0	
Vehicle	0	
Other	0	

4. How often do you or your family visit this park?

Daily	1	20%
Weekly	2	40%
Monthly	2	40%
Seasonally	0	

5. What is the main reason for your visit to this park today?

Entertainment	1	
Fun	1	
Baseball	3	

6. What other activities to you or your family participate in at this park?

Baseball	1	
Football	3	
Basketball	3	
Sports	1	
None	1	

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	3	60%
No	1	20%
No opinion	1	20%

8. How would you rate the quality of facilities in this park?

Excellent	2	40%
Good	3	60%
Fair	0	
Poor	0	
Other	0	

9. What improvements or facilities would you like to see at this park?

More games in general	1
Baseball field	4
No graffiti	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	1	20%
Adequate	4	80%
More than adequate	0	
Other	0	

11. What existing facilities would you be willing to pay to use?

Swimming pool	1
None	4

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	1	20%
No	2	40%
No opinion	2	40%

13. What other parks do you and your family use in the City of Dinuba?

Rose Ann Vuich	3
Community Center	0
Roosevelt Park	1
Recreation Park	4
College Park	1

14. What improvements would you recommend for other parks in the city?

Flower gardens	1
More games	1
Drinking fountains	1
No graffiti	1
No gangs	1
Baseball field	2
None	1

15. What facilities would you recommend for new parks in the city?

Theater	1
Baseball field next to Alice Park	1
More games	1
Basketball	2
Rides	1

16. Age of individual surveyed:

Youth 12 - 18	4	80%
Adult 18 - 65	1	20%
Sr. Citizen 65+	0	

17. Sex of individual surveyed:

Male	4	80%
Female	1	20%

COLLEGE PARK FIELD SURVEY

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	5	100%
No	0	

2. How far do you live from this park:

One block	2	50%
2 - 4 blocks	0	
1/2 - 1 mile	0	
More than 1 mile	2	50%

3. How did you get to the park today:

Walk	2	40%
Bike	3	60%
Vehicle	0	
Other	0	

4. How often do you or your family visit this park?

Daily	1	20%
Weekly	4	80%
Monthly	0	
Seasonal	0	

5. What is the main reason for your visit to this park today?

Fun	3
Get together with friends & family	2

6. What other activities to you or your family participate in at this park?

Fun	4
Picnics	4

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	3	75%
No	1	25%
No opinion	0	

8. How would you rate the quality of facilities in this park?

Excellent	1	33.3%
Good	0	
Fair	1	33.3%
Poor	1	33.3%
Other	0	

9. What improvements or facilities would you like to see at this park?

Benches with canopy	2
Tables	1
Bathrooms	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	0	
Adequate	2	50%
More than adequate	2	50%
Other	0	

11. What existing facilities would you be willing to pay to use?

Benches with canopy	2
Grass/trees	1
Bathrooms	1

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	4	100%
No	0	
No opinion	0	

13. What other parks do you and your family use in the City of Dinuba?

Rose Ann Vuich	2
Community Center	2
Roosevelt Park	2
Recreation Park	4
Alice Park	2

14. What improvements would you recommend for other parks in the city?

Swimming pool	1
Grass/tree areas	1
Sports & activities	1
Benches	1
Tables	1
Bathrooms	1

15. What facilities would you recommend for new parks in the city?

Bathrooms	2
Park ranger	1
Sidewalks/paths	1
Soccer	2
Swimming pool	1
Volleyball	2
Basketball	2

16. Age of individual surveyed:

Youth 12 - 18	2	50%
Adult 18 - 65	2	50%
Sr. Citizen 65+	0	

17. Sex of individual surveyed:

Male	4	100%
Female	0	

COMMUNITY CENTER FIELD SURVEY

1

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	15	83%
No	3	17%

2. How far do you live from this park:

One block	1	5%
2 - 4 blocks	3	17%
1/2 - 1 mile	12	67%
More than 1 mile	2	11%

3. How did you get to the park today:

Walk	1	6%
Bike	1	6%
Vehicle	16	88%
Other	0	

4. How often do you or your family visit this park?

Daily	4	22%
Weekly	7	39%
Monthly	1	6%
Seasonally	6	33%

5. What is the main reason for your visit to this park today?

Baseball business	2
Picking up children from day care	1
Dropping off children from day care	1
Picking up baseball roster	1
GSB	1
Youth karate class	1
Play racketball	1
Fundraiser meeting	1
Bingo	5

6. What other activities do you or your family participate in at this park?

Day care	3
Classes	2
Games	2
Easter egg hunt	1
Baseball	7
Various meetings	2
Soccer	1

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	8	47%
No	6	35%
No opinion	3	18%

8. How would you rate the quality of facilities in this park?

Excellent	4	22%
Good	7	39%
Fair	4	22%
Poor	3	17%
Other	0	

9. What improvements or facilities would you like to see at this park?

Drinking fountain at baseball field	1
Adequate outside restrooms	3
Clean restrooms (especially during baseball)	3
Summer day camp (12-19 yrs)	1
Summer activities for children	1
Restroom for handicap	2
Paint the social hall	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	1	5%
Adequate	13	72%
More than adequate	4	22%
Other	0	

11. What existing facilities would you be willing to pay to use?

Anything	2
None	2
Group picnic	1
Rec. multi-purpose rooms	1

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	8	44
No	5	28
No opinion	5	28

13. What other parks do you and your family use in the City of Dinuba?

Rose Ann Vuich	14
Roosevelt Park	2
Recreation Park	4
Alice Park	1
College Park	0

14. What improvements would you recommend for other parks in the city?

Covered tables area	1
Security	1
Keep clean	2
More benches	1
Picnic tables w/BBQ	1
Tot lots in parks that don't have	1
Summer arts & crafts	1
More children's activities	1
Clean restrooms	1

15. What facilities would you recommend for new parks in the city?

More BBQs	1
Better restrooms at all parks	2
Little league fields	2
GSB	1
Adult softball field	1
Another park in north part of city (Town)	1
More racketball courts	1
Tennis courts	1
Soccer fields	1
Snack bar, concession	1
More restrooms	1

16. Age of individual surveyed:

Youth 12 - 18	0	
Adult 18 - 65	11	61%
Sr. Citizen 65+	7	39%

17. Sex of individual surveyed:

Male	6	33%
Female	12	67%

ROOSEVELT PARK FIELD SURVEY

1

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	7	100%
No	0	

2. How far do you live from this park:

One block	0	%
2 - 4 blocks	4	57%
1/2 - 1 mile	2	29%
More than 1 mile	1	14%

3. How did you get to the park today:

Walk	1	14%
Bike	2	29%
Vehicle	4	57%

4. How often do you or your family visit this park?

Daily	2	29%
Weekly	3	42%
Monthly	0	
Seasonally	2	29%

5. What is the main reason for your visit to this park today?

Baseball	4
Meet friends	2
Racketball	2

6. What other activities to you or your family participate in at this park?

Baseball	4
Softball	1

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	5	71%
No	0	
No opinion	2	29%

8. How would you rate the quality of facilities in this park?

Excellent	1	14%
Good	2	29%
Fair	4	57%
Poor	0	
Other	0	

9. What improvements or facilities would you like to see at this park?

Better restrooms	2
Drinking fountain	1
Park ranger	1
Soccer	1
Exercise equipment	1
Racketball courts	1
Better maintenance	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	0	
Adequate	6	86%
More than adequate	1	14%
Other	0	

11. What existing facilities would you be willing to pay to use?

None	4
Restrooms	1
Tennis courts	1
Racketball courts	1
Basketball	1

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	3	43%
No	1	14%
No opinion	3	43%

13. What other parks do you and your family use in the City of Dinuba?

Rose Ann Vuich	6
Community Center	2
Recreation Park	3
Alice Park	0
College Park	0

14. What improvements would you recommend for other parks in the city?

Cleaner restrooms	1
Fencing	1
Bigger parks	2
More activities	1
Cleaners parks	1

15. What facilities would you recommend for new parks in the city?

Restrooms	4
Baseball fields	1
Concession stand	2
Punching bags	1
Tennis courts	1
Basketball	1
Volleyball	1
Racketball	1
More lights	1

16. Age of individual surveyed:

Youth 12 - 18	6	86%
Adult 18 - 65	1	14%
Sr. Citizen 65+	0	

17. Sex of individual surveyed:

Male	4	57%
Female	3	43%

RECREATION PARK FIELD SURVEY

Hello, we are conducting a Parks and Recreation survey for the City of Dinuba. Do you have time to answer some questions to help us.

1. Do you live in the City of Dinuba?

Yes	6	55%
No	5	45%

2. How far do you live from this park:

One block	3	27%
2 - 4 blocks	2	18%
1/2 - 1 mile	1	9%
More than 1 mile	5	45%

3. How did you get to the park today:

Walk	5	45%
Bike	0	
Vehicle	6	55%
Other	0	

4. How often do you or your family visit this park?

Daily	6	55%
Weekly	2	18%
Monthly	1	9%
Seasonally	1	18%

5. What is the main reason for your visit to this park today?

Softball	4
Fun with family	6
Picnic	2

6. What other activities to you or your family participate in at this park?

Softball	2
Basketball	3
Volleyball	2
Football	1
Soccer	1
None	2

7. Is this park or are other parks a meeting place for your friends and/or your family?

Yes	7	63%
No	2	18%
No opinion	2	18%

8. How would you rate the quality of facilities in this park?

Excellent	1	9%
Good	5	45%
Fair	2	18%
Poor	3	27%
Other	0	0

9. What improvements or facilities would you like to see at this park?

Improve Softball Facilities	2
Restrooms	2
Drinking Fountains	1
Allow Drinking	1
Sports/Games	3
Soccer facilities	1
Basketball court	1

10. How would you rate the quality of maintenance at this park?

Less than adequate	2	18%
Adequate	8	73%
More than adequate	1	9%
Other	0	

11. What existing facilities would you be willing to pay to use?

Any for up to \$2.00	3
Up to \$5.00	1
Soccer Facilities	

12. If the park improvements that you recommend for this park were to be constructed would you be willing to pay additional park fees to help pay for the improvements?

Yes	4	36%
No	2	18%
No opinion	5	46%

13. What other parks do you and your family use in the City of Dinuba?

Rose Ann Vuich	3
Community Center	2
Roosevelt Park	3
Alice Park	0
College Park	5

14. What improvements would you recommend for other parks in the city?

More Trees	1
Allow Drinking	1
Better Maintenance/Cleaning	1
Soccer Facilities/Goals	1
Playgrounds	1
Maintenance	1
More Sports Facilities	1
Larger Basketball Courts	1

15. What facilities would you recommend for new parks in the city?

Lots of Grass	1
More Softball	1
Basketball with Lights	1
Basketball	1
Swimming	1
Entertainment	1
Sports	1
Sports Center	1

16. Age of individual surveyed:

Youth 12 - 18	5	45%
Adult 18 - 65	5	46%
Sr. Citizen 65+	1	9%

17. Sex of individual surveyed:

Male	10	91%
Female	1	9%

APPENDIX C

DRAFT FINANCIAL ANALYSIS DINUBA PARKS AND RECREATION MASTER PLAN

Prepared by:

Economic & Planning Systems, Inc.

in association with:

Site and Environmental Design (SEDES)

December 1991

EPS #906

APPENDIX C: FINANCIAL ANALYSIS

1. INTRODUCTION

This Appendix to the Dinuba Park and Recreation Draft Master Plan presents a preliminary financial analysis of the cost of the proposed park development program and the revenues available to fund this program. This Appendix is divided into the following sections: park capital costs, capital funding sources, financing alternatives, and operating cost considerations.

Section 2 presents the costs associated with the \$11.8 million park development program outlined in the Master Plan. Section 3 discusses capital funding sources that are currently in place as well as new funding sources the City may wish to consider in the future. An analysis of available revenues indicates that a funding shortfall of at least \$9.1 million exists. Section 4 summarizes the alternatives financing strategies that the City could utilize to meet the funding shortfall. Finally, Section 5 examines the impact of the park development program on the park operating budget and shows that the cost of maintaining the park system will increase by approximately \$46 per household.

2. PARK CAPITAL COSTS

SEDES has prepared cost estimates by line item for the improvements to the existing park system and for the new parks previously described in this master plan. Using these cost estimates Economic and Planning Systems (EPS) has compiled a park facility cost database. This database shows the cost of each improvement for each park and the priority ranking assigned to the improvements. The priority rankings correspond to the following park facility development schedule:

Priority 1	1993-1996
Priority 2	1997-2000
Priority 3	2001-2004
Priority 4	2005-2008
Priority 5	2009-2010

The park facility cost database is included at the back of this Appendix as **Schedule C-1**.

Figure C-1 summarizes the improvement cost for each park. According to **Figure C-1**, the total cost of the park development program is approximately \$11.8 million. (All costs and revenues presented in this chapter are 1991 dollars unless otherwise stated. Because neither revenues or costs include inflation, the analysis is consistent and easier to follow. When an adjustment for inflation is necessary, it is specifically noted in the text.) Approximately \$1.6 million (13%) of the costs are for improvements to existing parks and \$10.2 million (87%) are for development of new parks.

Improvements to existing parks include new restrooms, increased parking, and substantial park development at Alice Park and College Park. The largest single expense for new park development is a \$2.5 million sports center. In the cost database, this facility is shown in West Sierra Way Park, however, the siting of this facility has **not** been determined. This sports park is currently scheduled to be constructed between 2005 and 2008.

The City's goal is to complete this park development plan by 2010. Based on a total cost of \$11.8 million, the park program will cost just over \$650,000 per year.

Figure C-1
City of Dinuba Park Master Plan
Summary of Costs for Each Park
(All amounts in 1991 Dollars)

PARK NAME	Priority Ranking and Estimated Timing of Development					Total
	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
	1993-1996	1997-2000	2001-2004	2005-2008	2009-2010	
Improvements to Existing Parks						
Rose Ann Vuich	\$137,640	\$30,960	\$47,040	\$5,400	\$9,000	\$230,040
Roosevelt Park	\$147,240	\$293,100	\$6,000	\$0	\$5,400	\$451,740
Recreation Park	\$5,400	\$21,360	\$78,000	\$21,600	\$0	\$126,360
Alice Park	\$261,720	\$0	\$78,000	\$0	\$0	\$339,720
College Park	\$439,800	\$0	\$0	\$0	\$0	\$439,800
Existing Parks Subtotal	\$991,800	\$345,420	\$209,040	\$27,000	\$14,400	\$1,587,660
New Park Facilities						
Roosevelt School Park	\$1,118,040	\$397,320	\$0	\$0	\$0	\$1,515,360
Nebraska Ave. Park	\$12,000	\$0	\$766,750	\$0	\$0	\$778,750
S. Alta Community Park	\$0	\$1,299,780	\$0	\$3,260,910	\$0	\$4,560,690
East Sierra Way Park	\$12,000	\$404,820	\$312,000	\$840,000	\$0	\$1,568,820
East Saginaw Park	\$0	\$0	\$0	\$75,000	\$567,120	\$642,120
Euclid Park	\$27,000	\$0	\$0	\$393,600	\$0	\$420,600
North Road 92 Park	\$0	\$0	\$0	\$36,000	\$647,700	\$683,700
Pamela Way Park	\$0	\$74,400	\$0	\$0	\$0	\$74,400
New Park Subtotal	\$1,169,040	\$2,176,320	\$1,078,750	\$4,605,510	\$1,214,820	\$10,244,440
Grand Total	\$2,160,840	\$2,521,740	\$1,287,790	\$4,632,510	\$1,229,220	\$11,832,100

Source: Site and Environmental Design

"cost_summary"

3. CAPITAL FUNDING SOURCES

The revenue for completing the park master plan will come from four types of sources. These sources are:

- State and Federal Grants;
- Revenue Sources Currently In Place;
- New Revenue Sources From New Development; and
- New Revenue Sources From the Entire Community.

The following subsections discuss each revenue source.

STATE AND FEDERAL GRANTS

In the past, the State and Federal Government have provided funds for park land acquisition and development. In 1989, Dinuba received \$34,000 from State Park bond funds. But the future of such funding is dependent on the State continuing to pass and issue park bonds.

Considering the state and federal budget deficits, it is unlikely that Dinuba will receive significant funding from state and federal sources. Although Dinuba should pursue such funding, it is assumed in this analysis that no grant money is available. If the State and/or Federal budget environments change and grant money becomes available, such funding would reduce the need to use alternative funding sources.

REVENUE SOURCES CURRENTLY IN PLACE

Dinuba currently has three main sources for park capital. These sources are donations, Quimby Act In-Lieu Fees paid by new development, and the new utility tax (however, the utility tax will not provide capital revenues after fiscal year 1992).

In 1990-91, Dinuba received \$20,000 in donations, however, prior years saw no significant donations. In the future, this financial analysis assumes that Dinuba will receive approximately \$10,000 annually in voluntary contributions. These contributions can come in many forms including land dedication, cash, and in-kind services.

Dinuba collects Quimby Act In-Lieu Fees on new development. According to the Quimby Act, communities may require new development to dedicate (or pay an in-lieu fee for) a minimum of 3 acres per thousand and a maximum of 5 acres per thousand. However, to charge more than the minimum 3 acres per thousand, the community must be at a higher standard. The 1988 General Plan based the Quimby Act In-Lieu Fee on a standard of 3.5 acres of park land per thousand population. During Fiscal 1991-92 these fees are \$327 for a single family unit and \$260 for an apartment unit. Based on an annual housing development forecast of 48 single family units and 42 multi-family units, EPS projects revenues from Developer In-Lieu Fees will be approximately \$27,000 per year. This housing development forecast is con-

sistent with the General Plan projection of household growth in Dinuba. (As discussed in the next section, the City may wish to increase its Quimby standard based on the 1990 Census.)

The City recently adopted a utility tax. For fiscal 1991-92, approximately \$45,000 has been budgeted for park capital expenditures. But in the future, utility tax funds will go toward fire, police, and park **operating** expenses. No recurring funds will be available from the Utility tax for park capital expenditures.

NEW SOURCES WHICH BURDEN NEW DEVELOPMENT

The Quimby Act fees that the City currently collects on new development are based on a Park Standard of 3.5 acres of park land for each 1,000 of population. Rather than donate a fraction of the acres from their projects, developers pay an in-lieu fee based on the amount of land that would be dedicated for their project if the developers elected to dedicate. In essence, Quimby In-Lieu fees cover land acquisition costs but do not include the cost of **developing** new park land.

Many communities in California charge development impact fees. Impact fees are commonly levied for facility improvements such as parks, fire, roads, drainage facilities, water and sewer facilities, and schools. They are also referred to as developer fees or connection fees.

Fees which do not exceed the reasonable cost of providing the facilities can be levied without a public vote. If the fees are not properly linked to actual new facilities required they may be judged to be special taxes. Hence, impact fees require that the enacting agency establish a formula within the enabling legislation, which equates the new development with the need for expanded facilities. Impact fees are generally charged on a one-time basis at the building permit stage of development.

Proposed Park Development Impact Fee

Although not a formal nexus study, this section describes how a park development impact fee based on the park development program in the Draft Master Plan could be established. This proposed fee is not a recommendation, it is an illustration of the maximum fee that could be charged under state law.

As discussed earlier, the Quimby act allows a minimum park acreage standard of 3 acres per thousand and a maximum of 5 acres per thousand. In order to set the standard above the minimum, a community must already be at that higher standard. The standard is set by comparing the ratio of the population of the City to the total number of acres designated as park land in the City's records at the time of the most recent census. Park acreage includes both developed and undeveloped park land as well as portions of school play fields (if the City and the School District have a joint use agreement.) **Figure C-2** shows the City's population and total park acreage as of the 1990 census. Even with conservative adjustments for

drainage basin parks and school parks (both have joint uses), Dinuba's park acreage standard in 1990 is over 6 acres per thousand. Thus the City could elect to set its standard at the Quimby Maximum of 5 acres per thousand.

The next step in setting the proposed park development fee is to determine the cost of developing each acre of new park land. Figure C-3 shows that the total estimated cost of the new park development program is \$7,409,940. This amount is the cost of the improvements to the new parks. It does not include land acquisition costs or the cost of the proposed sports complex. This figure represents the cost of developing new parks to the Master Plan 2010 standard of 5 acres per thousand. Based on 85.4 total acres of new park land, the cost per acre of the park development program is \$86,767. (This total of 85.4 includes all of the drainage basin park acres.)

Applying the maximum standard of 5 acres per thousand population, and a development cost of \$86,767 per acre, Figure C-4 shows the proposed park development impact fee for four different land uses. The fee is calculated by multiplying the park acres per dwelling unit shown in column "d" by the estimated per acre cost of new park development.

Assuming that 48 single family units and 42 multi-family units are constructed each year, the proposed fee will raise approximately \$2 million by 2010. The park development fee must be based on the cost of developing new acreage. If the costs of the park development program are revised, then the fee must be revised accordingly.

The proposed park fee shown in Figure C-4 is not a recommendation. The figure only illustrates the maximum park development fee that could be charged in Dinuba based on its park acreage standard and estimated cost of developing its Park Master Plan.

Figure C-3
City of Dinuba
New Park Development Program
Summary Totals (1991 Dollars)

	Cost	Acres	Cost/Acre
Park Development	\$4,077,858		
Passive Park Development	\$260,000		
Intense Park Development	\$864,000		
Design	\$500,675		
Admin. Contingency	\$1,707,407		
Total (1)	\$7,409,940	85.40 (2)	\$86,767

total

- (1) Total of \$7,409,940 represents the estimated cost of park development of new parks. It does not include the land acquisition cost of \$282,500 or the cost of the Sports Center.
- (2) Net new park acreage is 60.5 acres. However, this discounts drainage basin parks by 50%. The total acreage of new parks is 85.4.

Figure C-2
City of Dinuba
Park Acreage and Population in 1990

Description	Total Acres	Adjustment Factor (1)	Adjusted Acres
Developed Park Land	29.2	none	29.2
Kamm/Crawford Park Site	20.0	none	20.0
Roosevelt School Park Site	8.0	50%	4.0
S. Alta Community Park Site	20.0	50%	10.0
School Park Facilities	40.0	40%	16.0
Total Park Acreage in 1990			79.2
1990 Population			12,740
1990 Population In Thousands			12.74
1990 Park Acres Per Thousand			6.22

Source: City of Dinuba Department of Parks and Recreation

1990Acres

Note:

- (1) The Roosevelt School and S. Alta Community Park Sites are considered to be drainage basin/park sites. Because some of the acreage is for drainage, an adjustment factor of .5 is applied to these drainage basin park sites. The City and the School District operate certain school lands as parks. Because not all of the school lands can be used for recreation by the public, a conservative 40% adjustment factor has been applied.

Figure C-4
City of Dinuba
Estimated Park Development Impact Fee
(Assuming Quimby Maximum Standard of 5 Acres Per Thousand)

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Land Use	Park Acreage Standard Per Thousand (1)	Park Acreage Standard Per Person	Average Population Per Dwelling Unit	Park Acres Per Dwelling Unit	Estimated New Park Development Costs Per Acre	Estimated Park Development Impact Fee
	a	(b=a/1000)	c	(d=b*c)	e	(f=d*e)
Single Family	5.0	0.0050	3.26	0.0163	\$86,767	\$1,414
Duplex	5.0	0.0050	2.43	0.0122	\$86,767	\$1,054
Apartments	5.0	0.0050	2.60	0.0130	\$86,767	\$1,128
Manufactured Homes	5.0	0.0050	1.91	0.0096	\$86,767	\$829

Sources: City of Dinuba Draft Parks and Recreation Master Plan
City of Dinuba Park and Recreation Services Department
Economic and Planning Systems

Fee

Notes:

(1) As shown in Figure C-2, Dinuba has a standard of over 6 acres per thousand; however, the Quimby Act limits park dedication standards to 5 acres per thousand.

Summary of Current Revenue Situation

All of the revenue sources discussed so far in this chapter are presented in **Figure C-5**. Total revenues collected over each four year period are then compared to the total costs for the same four year period. According to **Figure C-5**, total estimated revenues are approximately \$2.1 million (including the proposed maximum park development fee). Total estimated park costs are \$11.8 million, leaving a shortfall of over \$9.1 million in 1991 dollars. Without the proposed park fee, the total funding shortfall would be \$11.2 million. The following section discusses various methods for funding this shortfall.

NEW SOURCES WHICH BURDEN EXISTING RESIDENTS

In order to pay for the park development program, there are many financing mechanisms the city may wish to employ. These methods are summarized below. Although the different methods have different institutional considerations, each method will place an additional cost or tax burden on **both** the current residents and future residents of Dinuba.

EPS estimates that the entire shortfall could be funded with a tax of approximately \$115 per household. This tax would need to be adjusted annually for inflation. This \$115 tax is based on the shortfall of \$9.1 million shown in **Figure C-5**, a total of 3,733 households in 1990 and annual household growth of 90 dwelling units per year.

Revenue Bonds

The City may use revenue bonds to finance land acquisition and capital improvements for park facilities that generate revenues from user fees or concessions. This technique would most appropriately apply to sports complexes, aquatic centers, daycare centers, golf courses, and other special interest facilities. It may be necessary to subsidize repayment of these bonds with other City monies during development of revenue-producing facilities. Revenue bonds may be workable financing mechanism for the proposed sports complex at West Sierra Way Park.

Landscape and Lighting Districts

The Landscaping and Lighting Act of 1972 permits the installation, maintenance and servicing of landscaping and lighting through annual assessments on real property benefiting from the improvement. The act also permits construction and maintenance of appurtenant features including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. A major advantage of L&Ls is that they can be established on a protest proceedings basis rather than with a 2/3 affirmative vote by the registered voters. In addition, the bond issuance costs are lower on L&L assessment bonds than on Mello-Roos CFD bonds.

Figure C-5
City of Dinuba
Comparison of Estimated Revenues to Park Capital Costs
(All Figures in 1991 Dollars)

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Revenue Sources	Fiscal Years Ending					Total
	1993 to 1996	1997 to 2000	2001 to 2004	2005 to 2008	2009 to 2010	
Current Sources						
State/Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Donations	\$40,000	\$40,000	\$40,000	\$40,000	\$20,000	\$180,000
Quimby In-Lieu Fees	\$106,464	\$106,464	\$106,464	\$106,464	\$53,232	\$479,088
Subtotal Current Sources	\$146,464	\$146,464	\$146,464	\$146,464	\$73,232	\$659,088
New Park Development Fee	\$460,992	\$460,992	\$460,992	\$460,992	\$230,496	\$2,074,464
Total Revenues With New Fee	\$607,456	\$607,456	\$607,456	\$607,456	\$303,728	\$2,733,552
Estimated Park Development Costs	\$2,160,840	\$2,521,740	\$1,287,790	\$4,632,510	\$1,229,220	\$11,832,100
Park Capital Funding Shortfall	\$1,553,384	\$1,914,284	\$680,334	\$4,025,054	\$925,492	\$9,098,548

rev_cost_comp

A City wide L&L District could fund the entire park capital program for approximately \$115 per household. This amount would need to be adjusted annually for inflation. Alternatively, the City could decide to fund only a portion of the park facilities with an L&L District. The amount per household would be adjusted downward proportionately.

Mello-Roos Community Facilities Districts

A Mello-Roos tax or community facilities tax is a charge levied on properties in a district to pay for public facilities or services that benefit district properties. The legal basis for the charges is the Mello-Roos Community Facilities Act which was added to the California Government Code in 1982. Mello-Roos taxes share many features with assessments. Both involve the formation of a district which contains properties benefiting from the infrastructure project. Levies for both are typically collected with property taxes. The key difference is that the Mello-Roos special tax is defined as a tax under California law and as such requires two-thirds voter approval within the district.

Mello-Roos taxes can be used for a greater range of projects and services than assessments, including open space, schools, and park and fire services. Similar to general obligation bonds, Mello-Roos taxes can be used to support debt payments on bonds used to finance park acquisition and development and for fire capital requirements. However, unlike general obligation bonds, Mello-Roos special tax revenues can also be used for maintenance and recreation activities and can also be used on a pay-as-you-go basis.

A City-wide Mello-Roos CFD could be formed to finance a portion of the park improvement program. Such a district would require a 2/3 affirmative vote by the electorate. In order to fund the entire shortfall, an annual Mello-Roos special tax of approximately \$115 would need to be levied on each housing unit in Dinuba. This tax would need to be adjusted annually for inflation. If the City elects to fund only a portion of the park facilities through a Mello-Roos CFD, then the annual special tax would be reduced proportionately.

Increased Volunteer Efforts

Some communities have built public facilities, such as ball parks, with the use of volunteer labor and materials. If Dinuba used volunteer contributions to develop certain park and recreation facilities, the need for new taxes would be reduced.

4. FINANCING ALTERNATIVES

As discussed in the previous section, a substantial gap exists between available revenues and the cost of the park facilities. After assuming that Dinuba establishes a new park development impact fee, a total shortfall of over \$9.1 million still exists. Annual costs are approximately \$650,000 while annual revenues are only \$117,000.

To finance its park program, Dinuba has several choices:

- Develop the park program at a much slower pace;
- Scale back the scope of the park program;
- Increase Volunteer Efforts;
- Enact new taxes which will cover the shortfall; or
- A combination of a slower development pace, a smaller park improvement program, volunteer efforts, and some new taxes.

After deciding on the scope of the park development program and the amount of new revenues the community is willing to raise, the selection of the most cost effective financing mechanisms can be made. In setting its park financing objectives, the City should also consider the increased cost of operating and maintaining a larger park system. These issues are discussed in the next section.

5. OPERATING COST CONSIDERATIONS

This preliminary financial analysis appendix has only discussed capital costs. As the park system expands, the cost of operating the system will increase. A discussion of the effect of the new park program on operating costs is presented below.

Budget Overview

The Park and Recreation Services Budget is divided into four divisions:

- Customer Relations and Administrative Services;
- Youth, Child Care, & Senior Service;
- Park, Open Space, and Building Maintenance Services; and
- Recreation and Leisure Services.

Figure C-6 shows the 1991-92 budget for the Park and Recreation Services Department. For Fiscal 1991-92, the Park and Recreation Department has a total budget of \$549,765 and is expected to collect user fees of \$129,983. The net cost of operating the department is \$417,225. As the park system expands, the cost of operating the system will increase.

According to Figure C-6, Customer Relations & Administration services represent approximately 16% of the budget. In the future, this section of the budget will probably grow at about the rate of inflation.

Youth, Child Care & Senior Services and Recreation and Leisure Services represent 15.8% and 23.5% of the budget respectively. These divisions collect a substantial amount of user fees which partially cover the cost of operating the respective divisions. In 1991-92 user fees for Youth Child Care and Senior Services covered 38% of costs, and user fees for Recreation and Leisure Services covered 71% of costs. In the future, the cost of operating these divisions will increase with inflation and with population. The General Plan estimates that the popu-

lation of Dinuba will increase 20% by the year 2000 and an additional 20% by 2010. Although costs will increase, user fees will also increase. On at least an annual basis, the City will need to determine how much service it intends to provide, the amount of the service that is to be funded through user fees, and the amount that is to be funded by General Revenues from the City. The City has set the following goals concerning user fee funding. Youth, child care, and senior services should be at least 50% funded through user fees and adult recreation programs should be 100% funded through user fees.

Projected Future Maintenance Costs

Parks, Open Space, and Building Maintenance Services have a total cost of almost \$250,000 for 1991-92 and represent 45% of the entire budget. Based on 29.2 acres of **developed** park land, the gross maintenance cost per acre is \$8,447. The Parks and Recreation Services Department, in conjunction with their cost analysis consultant, has determined that the true cost of maintaining an average acre of developed park land is \$5,700. This \$5,700 figure is a reasonable estimate for several reasons. First, as passive park land is added to the park system, the average maintenance cost per acre should decrease. Second, as the park system expands, the City should achieve certain economies of scale. In general, park maintenance costs range from \$5,000 to \$10,000 in communities throughout California and Dinuba falls within this range.

This average maintenance cost of \$5,700 per acre has been used to forecast future park maintenance costs. **Figure C-7** shows in 1991 dollars that in the year 2000, there will be 50.5 acres of developed park land and maintenance costs will have increased 72% to a total of \$287,850. By 2010, 87.1 acres of developed park land will cost \$496,470 to maintain, a total maintenance cost increase of almost 200%.

Park Maintenance Financing

City revenues will increase with inflation and with population. However the total population increase from 1990 to 2010 is only 45%. The increase in maintenance costs is much faster than the population increase. In 1991 the cost of maintaining the park system is \$44 per household. By the year 2000, the cost per household is expected to increase by \$18 to \$62. By 2010, the cost of maintaining the park system is projected to be \$90 per household.

In order to cover the increased cost of maintaining the new park system, the City may need to establish a city wide Landscaping and Lighting District for the purpose of maintaining the park system. The exact magnitude of this annual assessment is difficult to predict without a complete fiscal analysis of the entire city. However, EPS estimates that by the year 2000, the City will need an additional \$19 per household to maintain the park system. By 2010, \$46 per household in new revenues will be needed. An alternative strategy would be for the City to commit more general funds to park maintenance.

These figures assume that the entire park development program is implemented on the schedule proposed in the Master Plan. If the park system is developed at a slower pace, the need for a park maintenance district would be reduced.

If a new park maintenance revenue source is needed, it would be in addition to any city-wide capital funding mechanism. In setting its priorities for park and recreation financing, the City must examine both capital and operating costs.

Figure C-6
City of Dinuba
Park and Recreation Department Operating Budget 1991-92

DRAFT

Division	1991-92 Budget	Percent of Operating Budget	User Fees	% Funded By User Fees
Customer Relations And Administration Services	\$86,958	15.8%	\$0	0.0%
Youth, Child Care And Senior Service	\$86,952	15.8%	\$32,688	37.6%
Parks, Open Space & Building Maintenance Services	\$246,650	44.9%	\$6,200	2.5%
Recreation and Leisure Services	\$129,205	23.5%	\$91,095	70.5%
Total	\$549,765	100.0%	\$129,983	23.6%

Source: City of Dinuba Park and Recreation Services Department

"Operating_Budget"

Figure C-7
City of Dinuba
Park and Recreation Services Department
Estimated Future Park Maintenance Costs
(In 1991 Dollars)

DRAFT

Year	Acres of Park Land	Estimated Cost Per Acre (1)	Operation & Maintenance Costs (1)	Percent Increase Since 1991	Cost Per Household	Increase in Cost Per HH Since 1991
1991	29.2	\$5,700	\$166,440	NA	\$44	NA
2000	50.5	\$5,700	\$287,850	72.9%	\$62	\$19
2010	87.1	\$5,700	\$496,470	198.3%	\$90	\$46

Sources: City of Dinuba Park & Recreation Services Department
SEDES

"Projected_OM"

Note:

(1) For 1991-92, the total operation and building maintenance budget is \$247,000, however, the Park and Recreation Services Department, working with its operating cost consultants has estimated that the cost of maintaining developed park land is \$5,700 per acre.

SCHEDULE C-1

CITY OF DINUBA

PARK FACILITY COST DATABASE

Schedule C-1
City of Dinuba
Park Facility Cost Database

Park Name/ Facility No.	Description	Priority Ranking and Estimated Timing of Development					Total
		1	2	3	4	5	
		1993-1996	1997-2000	2001-2004	2005-2008	2009-2010	
IMPROVEMENTS TO EXISTING PARKS							
Rose Ann Vulch Park/2.1							
2.1.1a	New Restrooms	\$100,000					
2.1.1b	Demolish Existing Restrooms	\$3,000					
2.1.2	Develop New Horseshoe Pits			\$3,700			
2.1.3	Band Shell Building			\$10,000			
2.1.4	Exercise Course Improvements				\$4,500		
2.1.5	Parking					\$7,500	
2.1.6	Walkways		\$14,400				
	Benches		\$6,000				
2.1.7	Trees		\$5,400				
2.1.8	Utility Yard Redevelopment			\$12,500			
	Demolition			\$4,000			
2.1.9	Small Park Building			\$9,000			
2.1.10	Park Design	\$11,700					
	Administration/Contingency	\$22,940	\$5,160	\$7,840	\$900	\$1,500	
	Rose Ann Vuich Subtotal	\$137,640	\$30,960	\$47,040	\$5,400	\$9,000	\$230,040
Roosevelt Park/2.2							
2.2.1	Demolish Existing Restroom	\$3,000					
	Redevelopment	\$7,500					
2.2.2	New Building W/Restroom	\$100,000					
2.2.3	Demolish Racketball Court			\$3,000			
	Redevelopment			\$2,000			
2.2.4	Drinking Fountains (3)		\$1,500				
2.2.5	Demolish Playground					\$2,500	
	Redevelopment					\$2,000	
2.2.6	Acquire Land for Parking		\$200,000				
	Demolition		\$9,000				
	Building of Parking Lots		\$33,750				
2.2.7	Park Design	\$12,200					

Schedule C-1
City of Dinuba
Park Facility Cost Database

Park Name/ Facility No.	Description	Priority Ranking and Estimated Timing of Development					Total
		1	2	3	4	5	
		1993-1996	1997-2000	2001-2004	2005-2008	2009-2010	
	Administration/Contingency	\$24,540	\$48,850	\$1,000	\$0	\$900	
	Roosevelt Park Subtotal	\$147,240	\$293,100	\$6,000	\$0	\$5,400	\$451,740
Recreation Park/2.3							
2.3.1	Baseball Fld. Irrigation System Infield Backstop/Dugouts Bleachers (2)			\$24,000 \$5,000 \$24,000 \$12,000			
2.3.2	Trees				\$1,200		
2.3.3	Upgrade Restroom	\$4,000					
2.3.4	Construct Storage Area				\$9,000		
2.3.5	Install Tables		\$4,000				
2.3.6	BBQ		\$6,000				
2.3.7	Revise Restroom Irrigation	\$500					
2.3.8	Walkway Benches (3)				\$4,800 \$3,000		
2.3.9	Park Design		\$7,800				
	Administration/Contingency	\$900	\$3,560	\$13,000	\$3,600	\$0	
	Recreation Park Subtotal	\$5,400	\$21,360	\$78,000	\$21,600	\$0	\$126,360
Alice Park/2.4							
2.4.1	Land Acquisition	\$95,000					
2.4.2-3	Demolition New Park Development Exist. Park Development Acquire Single Lot Demolition Park Development	\$2,400 \$85,500 \$14,600 \$4,000 \$7,500		\$65,000			
2.4.4	Park Design	\$9,100					
	Administration/Contingency	\$43,620	\$0	\$13,000	\$0	\$0	
	Alice Park Subtotal	\$261,720	\$0	\$78,000	\$0	\$0	\$339,720
College Park/2.5							

Schedule C-1
City of Dinuba
Park Facility Cost Database

Park Name/ Facility No.	Description	Priority Ranking and Estimated Timing of Development					Total
		1 1993-1996	2 1997-2000	3 2001-2004	4 2005-2008	5 2009-2010	
2.5.1	Acquisition Land Exchange	\$10,000					
	Park Development	\$217,600					
	Demolition of Street	\$12,250					
	New Street (Curb & Gutter)	\$17,500					
	Gazebo	\$18,750					
	Remodel Courts Building	\$75,000					
2.5.2	Workshop Sessions/Design	\$15,400					
	Administration/Contingency	\$73,300	\$0	\$0	\$0	\$0	
	College Park Subtotal	\$439,800	\$0	\$0	\$0	\$0	\$439,800
TOTAL EXISTING PARKS		\$991,800	\$345,420	\$209,040	\$27,000	\$14,400	\$1,587,660
<u>NEW PARK FACILITIES</u>							
Roosevelt School Park/3.1							
3.1.1	Park Development	\$720,000					
3.1.2	Land Acquisition		\$107,500				
	Park Development		\$223,600				
3.1.3	Land Acquisition	\$50,000					
	Park Development	\$90,000					
3.1.4	Park Design	\$71,700					
	Administration/Contingency	\$186,340	\$66,220	\$0	\$0	\$0	
	Roosevelt School Subtotal	\$1,118,040	\$397,320	\$0	\$0	\$0	\$1,515,360
Nebraska Ave. Park/3.2							
3.2.1-4	Park Development			\$613,858			
3.2.5	Park Design - Phase I	\$10,000		\$25,100			
	Phase II						
	Administration/Contingency	\$2,000	\$0	\$127,792	\$0	\$0	
	Nebraska Ave. Subtotal	\$12,000	\$0	\$766,750	\$0	\$0	\$778,750
S. Alta Community Park/3.3							
3.3.1-3	Park Development		\$520,000				
3.3.4	Intensive Park Development		\$504,000				
3.3.5	Sports Center & Parking*				\$2,500,000		
3.3.6	Outdoor Ampitheater				\$52,000		

Schedule C-1
City of Dinuba
Park Facility Cost Database

Park Name/ Facility No.	Description	Priority Ranking and Estimated Timing of Development					Total
		1	2	3	4	5	
		1993-1996	1997-2000	2001-2004	2005-2008	2009-2010	
3.3.7	Park Design - Phase I Phase II		\$59,150		\$165,425		
	Administration/Contingency	\$0	\$216,630	\$0	\$543,485	\$0	
	S. Alta Community Pk. Subtotal	\$0	\$1,299,780	\$0	\$3,260,910	\$0	\$4,560,690
East Sierra Way Park							
3.4.2	Acquisition Land Exchange	\$10,000					
3.4.3	Passive Park Development		\$260,000				
3.4.4-5	Neighborhood Park Dev. Intensive Park Development				\$340,000 \$360,000		
3.4.6	Park Development			\$260,000			
3.4.7	Park Design		\$77,350				
	Administration/Contingency	\$2,000	\$67,470	\$52,000	\$140,000	\$0	
	E. Sierra Way Pk. Subtotal	\$12,000	\$404,820	\$312,000	\$840,000	\$0	\$1,568,820
East Saginaw Park/3.5							
3.5.1-2	Land Acquisition				\$62,500		
3.5.4-6	Park Development					\$442,000	
3.5.7	Park Design					\$30,600	
	Administration/Contingency	\$0	\$0	\$0	\$12,500	\$94,520	
	East Saginaw Subtotal	\$0	\$0	\$0	\$75,000	\$567,120	\$642,120
Euclid Park/3.6							
3.6.1	Land Acquisition	\$22,500					
3.6.2-3	Park Development				\$306,800		
3.6.4	Park Design				\$21,200		
	Administration/Contingency	\$4,500	\$0	\$0	\$65,600	\$0	
	Euclid Subtotal	\$27,000	\$0	\$0	\$393,600	\$0	\$420,600
North Road 92 Park/3.7							
3.7.1	Land Acquisition				\$30,000		
3.7.2	Park Development					\$504,000	

Schedule C-1
City of Dinuba
Park Facility Cost Database

Park Name/ Facility No.	Description	Priority Ranking and Estimated Timing of Development					Total
		1 1993-1996	2 1997-2000	3 2001-2004	4 2005-2008	5 2009-2010	
3.7.3	Park Design					\$35,750	
	Administration/Contingency	\$0	\$0	\$0	\$6,000	\$107,950	
	North Road 92 Subtotal	\$0	\$0	\$0	\$36,000	\$647,700	\$683,700
Pamela Way Park/3.8							
3.8.1-2	Park Development		\$57,600				
3.8.3	Park Design		\$4,400				
	Administration/Contingency	\$0	\$12,400	\$0	\$0	\$0	
	Pamela Way Subtotal	\$0	\$74,400	\$0	\$0	\$0	\$74,400
TOTAL NEW PARKS		\$1,169,040	\$2,176,320	\$1,078,750	\$4,605,510	\$1,214,820	\$10,244,440
TOTAL 20 YEAR PLAN		\$2,160,840	\$2,521,740	\$1,287,790	\$4,632,510	\$1,229,220	\$11,832,100
Total Cost Per Year Assuming 4 Year Intervals		\$540,210	\$630,435	\$321,947	\$1,158,128	\$614,610	

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**Please note that the siting has not yet been determined for the \$2.5 million sports complex shown in S. Alta Community Park.
Other sites are under consideration.*

APPENDIX D

- Proposed Park Diagramatic Plans and Recreation Programs

COLLEGE PARK (Expanded area)

LOCATION: College Avenue and M Street

SIZE: 3.2 acres

TYPE: Neighborhood

PARK FACILITIES:

Soccer field (informal)

Playground

Walkways and benches

Formal planting area

Neighborhood center

Parking

Classrooms

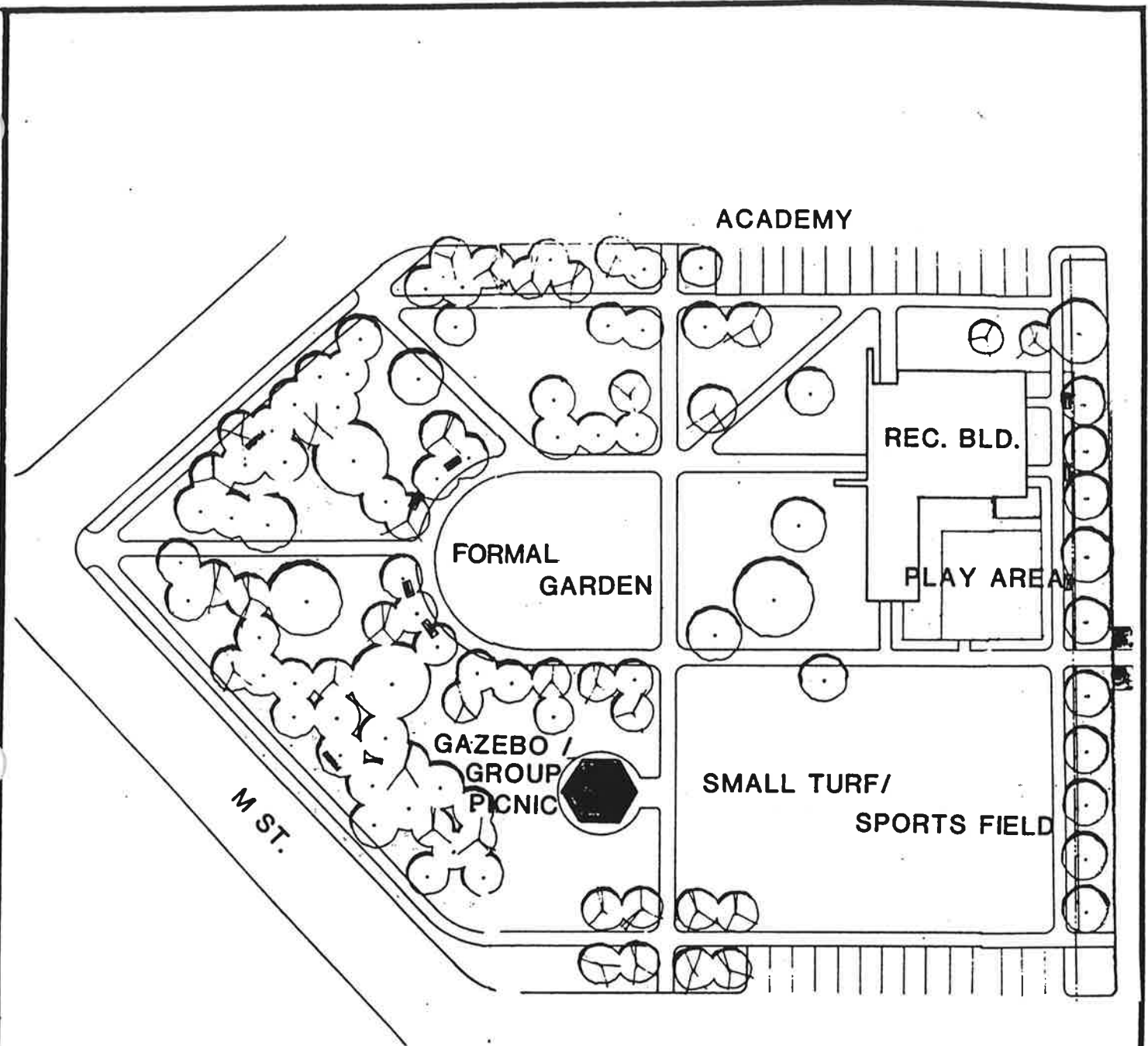
RECREATION PROGRAMS:

Child care facilities

Community meeting rooms

Small scale recreation programs

Group picnic rental



COLLEGE PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ALICE PARK (ExpandedPark)

LOCATION: Alice Street and North Way

SIZE: 4.2 acres

TYPE: Neighborhood

PARK FACILITIES:

Basketball court, lighted (2)

Playground

Softball field, unlighted

Nature/Education area

Soccer field, unlighted

Group picnic shelter

Walkway and benches

DETENTION BASIN

RECREATION PROGRAMS:

Group picnic rental

Softball practice

Youth baseball practice

FUTURE REC.
BLILDING

SOUTHERN PACIFIC RAILROAD

INFORMAL SOCCER
FIELD

BASIN

NATURE STUDY AREA

PLAYGROUND

INFORMAL SOFTBALL
/ SOCCER FIELD

ALICE ST.

HARD COURTS

SHADE STRUCTURE

FORMAL GARDEN
SITTING AREA

NORTH WAY



NORTH

ALICE PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

ROOSEVELT SCHOOL PARK

LOCATION: Nebraska Avenue, West of Roosevelt School

SIZE: 16.3 acres

TYPE: Neighborhood and Community Park

PARK FACILITIES:

Family picnic tables

Softball, lighted (3)

Soccer, lighted (2)

Natural/Education area

Restroom

Parking

Playground

Pedestrian paths

DETENTION BASIN

RECREATION PROGRAMS:

Adult softball league

Youth soccer league

Nature study

NEBRASKA AVE

PARKING

SOFTBALL/SOCCER

RESTROOM

SOFTBALL/SOCCER

ROOSEVELT
SCHOOL

NATURAL PARK/
EDUCATIONAL AREA



NORTH

ROOSEVELT SCHOOL PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

NEBRASKA AVENUE PARK

LOCATION: Nebraska Avenue/Newton Drive

SIZE: 9 acres

TYPE: Neighborhood Community Park

PARK FACILITIES:

Softball field

Soccer fields

Tennis courts, lighted (4)

Group picnic

Family picnic tables

Playground

Parking

Restroom

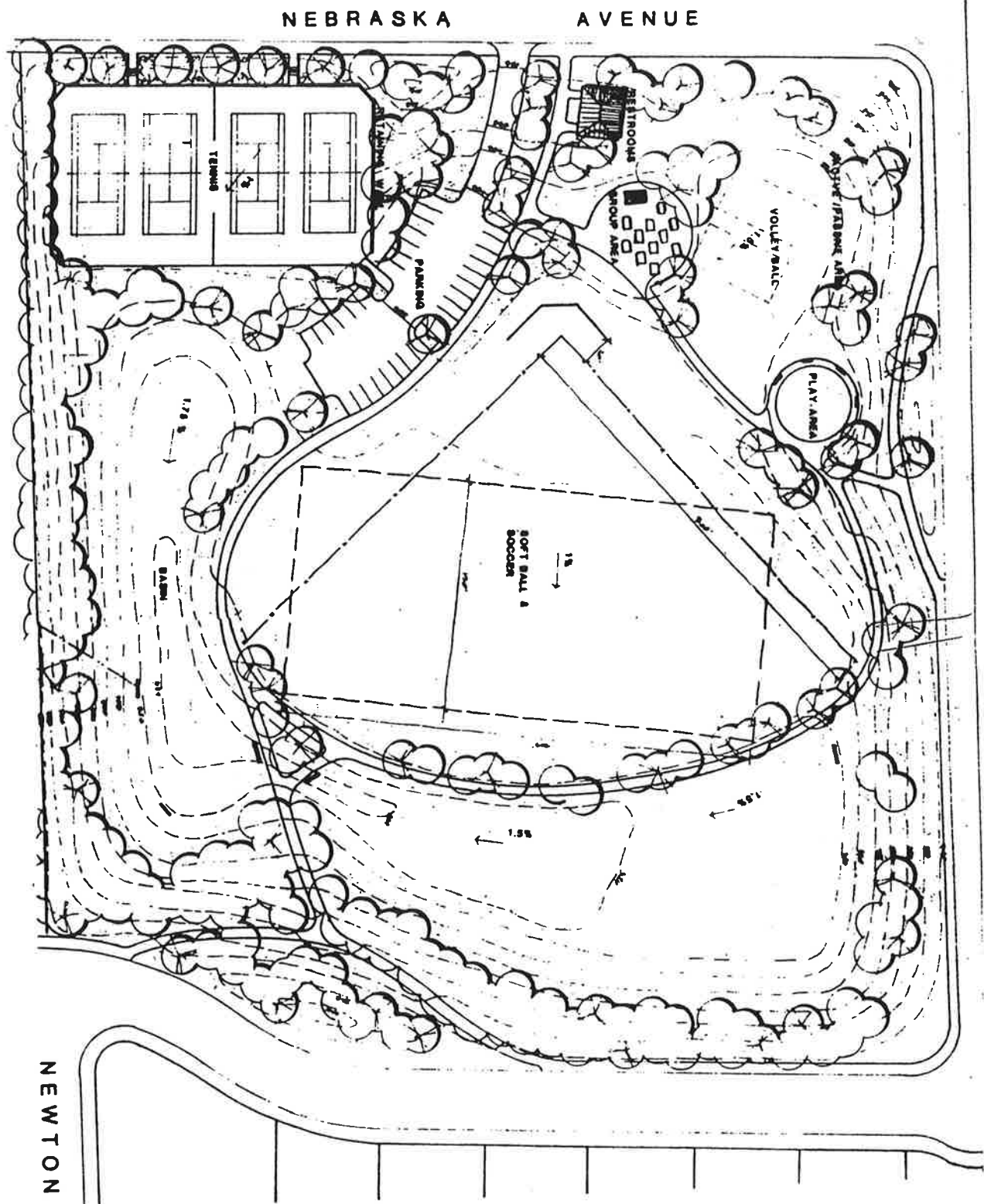
DETENTION BASIN

RECREATION PROGRAMS:

Practice fields

Youth soccer league

Group picnic



NORTH

NEBRASKA AVE. PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

EAST SIERRA WAY PARK

LOCATION: Sierra Way/Randle Avenue

SIZE: 20 acres

TYPE: Neighborhood and Community Park

PARK FACILITIES:

Softball field, lighted (2)

Soccer fields, lights (2)

Tennis courts, lighted (4)

Group picnic

Family picnic tables

Playground

Parking

Community events area

Restroom

Concession stand/Announcer's booth

DETENTION BASIN

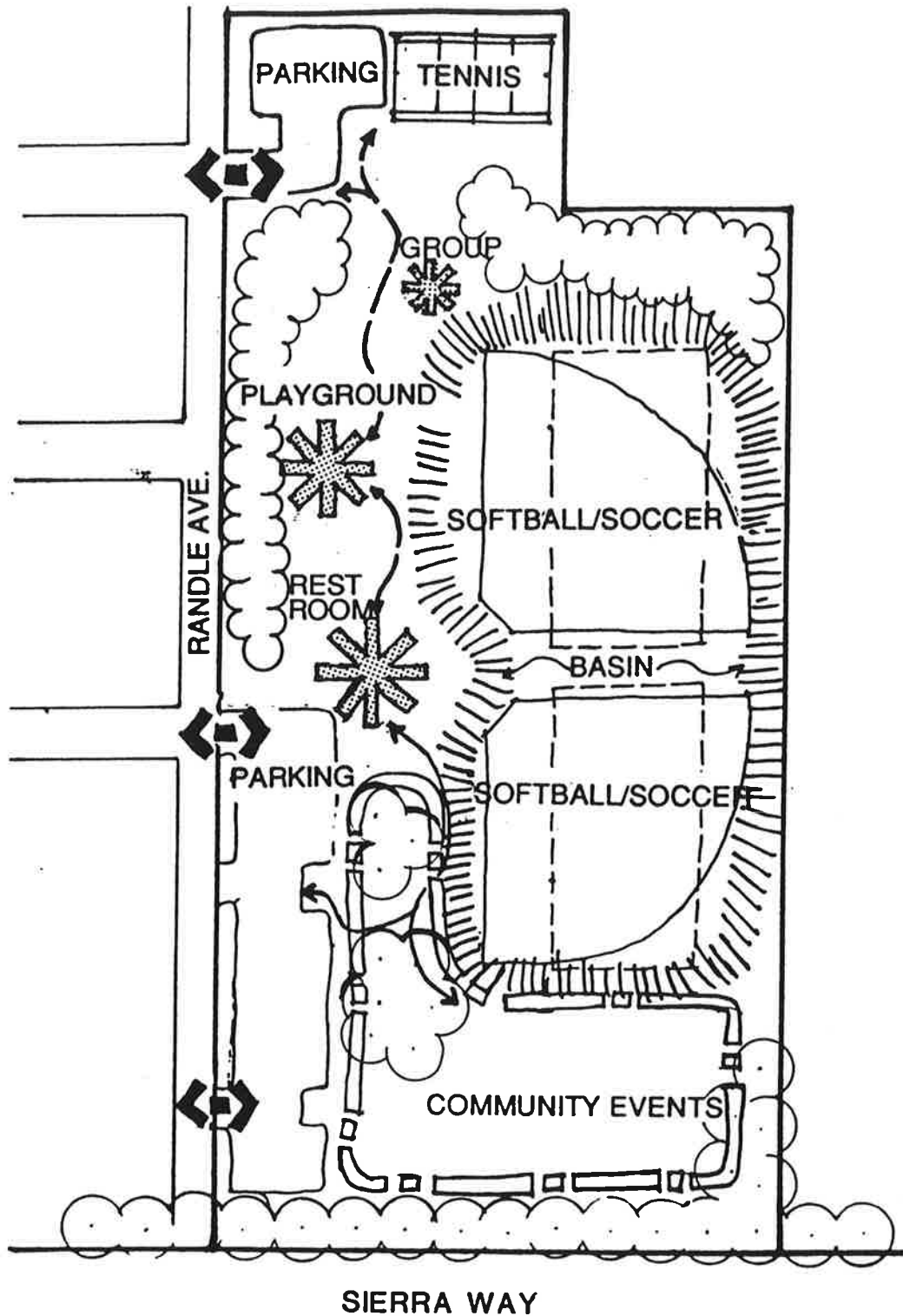
RECREATION PROGRAMS:

Adult softball league

Youth soccer league

Group picnic

Community events



NORTH

EAST SIERRA PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

KAMM CRAWFORD PARK

LOCATION: Kamm Avenue/Crawford Avenue

SIZE: 20 acres

TYPE: Neighborhood and Community Park

PARK FACILITIES:

Softball field, lighted (2)

Soccer fields, lights (2)

Tennis courts, lighted (4)

Group picnic

Family picnic tables

Playground

Parking

Community events area

Restroom

Concession stand/Announcer's booth

DETENTION BASIN

RECREATION PROGRAMS:

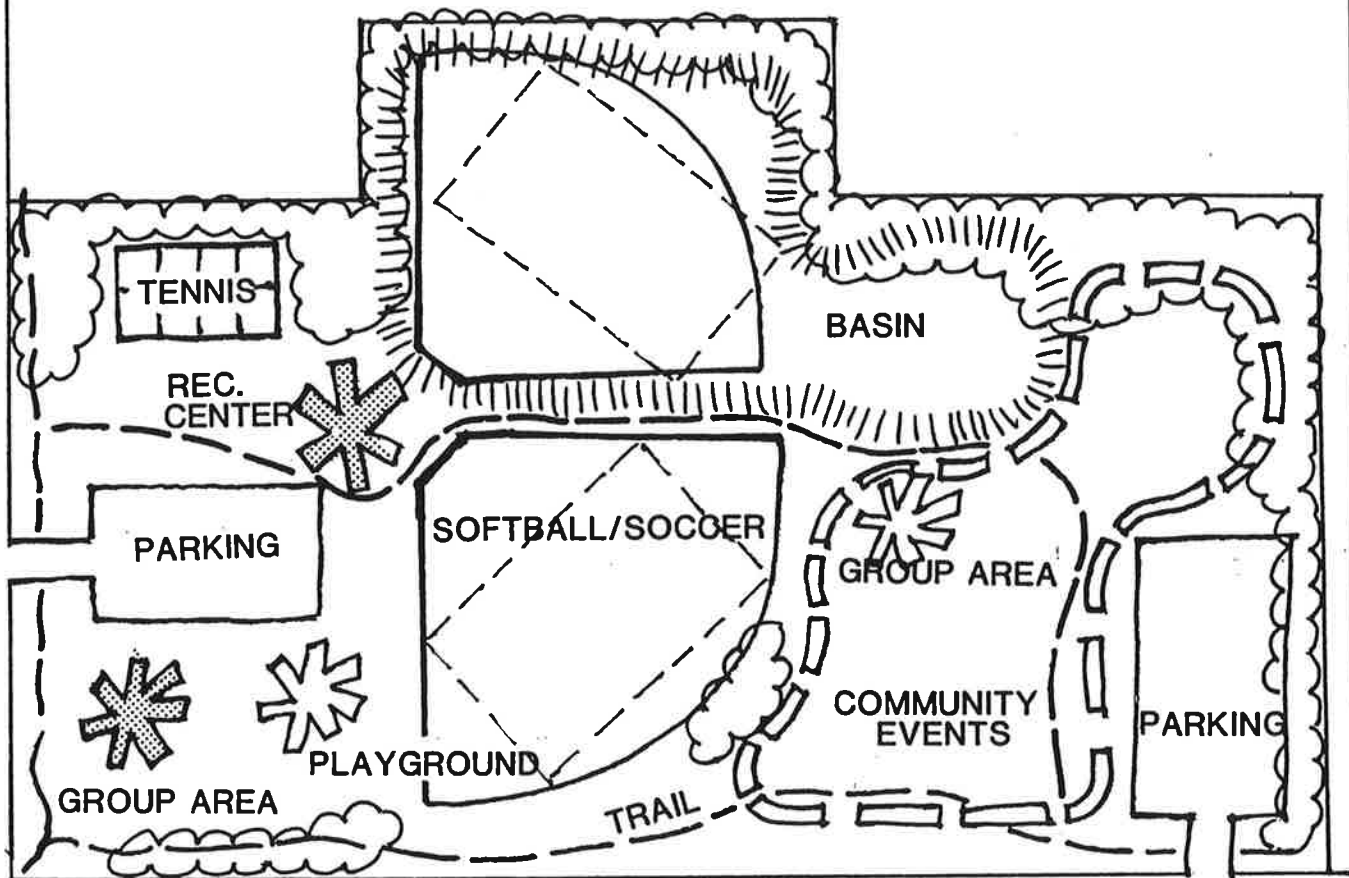
Adult softball league

Youth soccer league

Group picnic

Community events

CRAWFORD AVE.



KAMM AVE.



NORTH

KAMM CRAWFORD PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

SOUTH ALTA COMMUNITY PARK

LOCATION: Alta Avenue and Kamm Avenue

SIZE: 40 acres

TYPE: Community Park

PARK FACILITIES:

Playground

Group picnic area

Family picnic tables

Softball, lighted

Baseball, lighted (1)

Soccer, lighted (2)

Restroom

Tennis courts, lighted (6)

Parking

Natural/Education Area

Sports center

Basketball, racketball

Volleyball, hardball

Swimming

Classrooms

DETENTION BASIN

RECREATION PROGRAMS:

Adult softball league

Soccer league

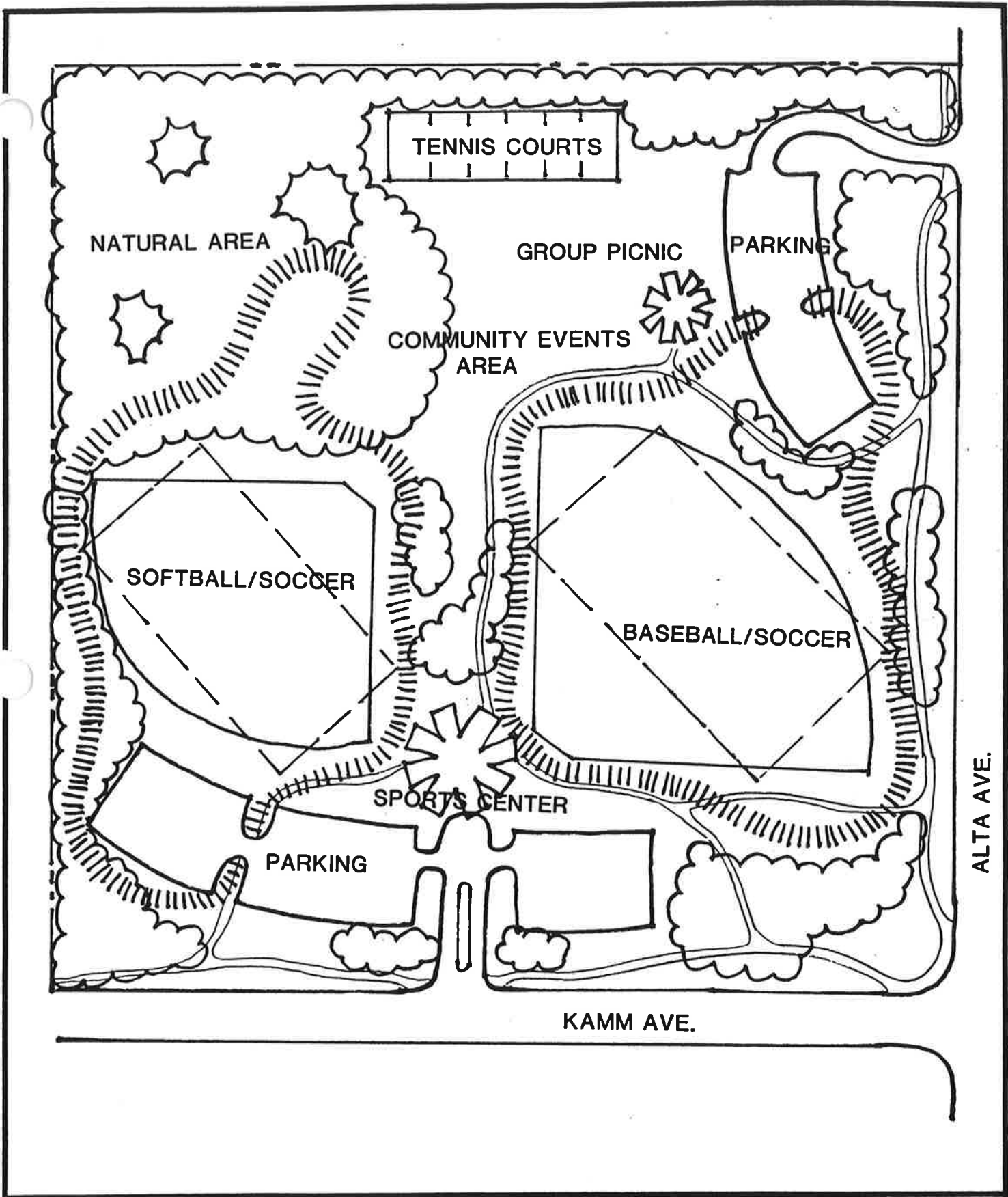
Baseball league

Group picnic

Aerobics classes

Special recreation

Community events



NORTH

SOUTH ALTA PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

EAST SAGINAW PARK

LOCATION: Saginaw Avenue

SIZE: 10 acres

TYPE: Neighborhood

PARK FACILITIES:

Soccer field, unlighted

Softball field, unlighted

Playground

Open turf area

Walkway and benches

Group picnic shelter

DETENTION BASIN

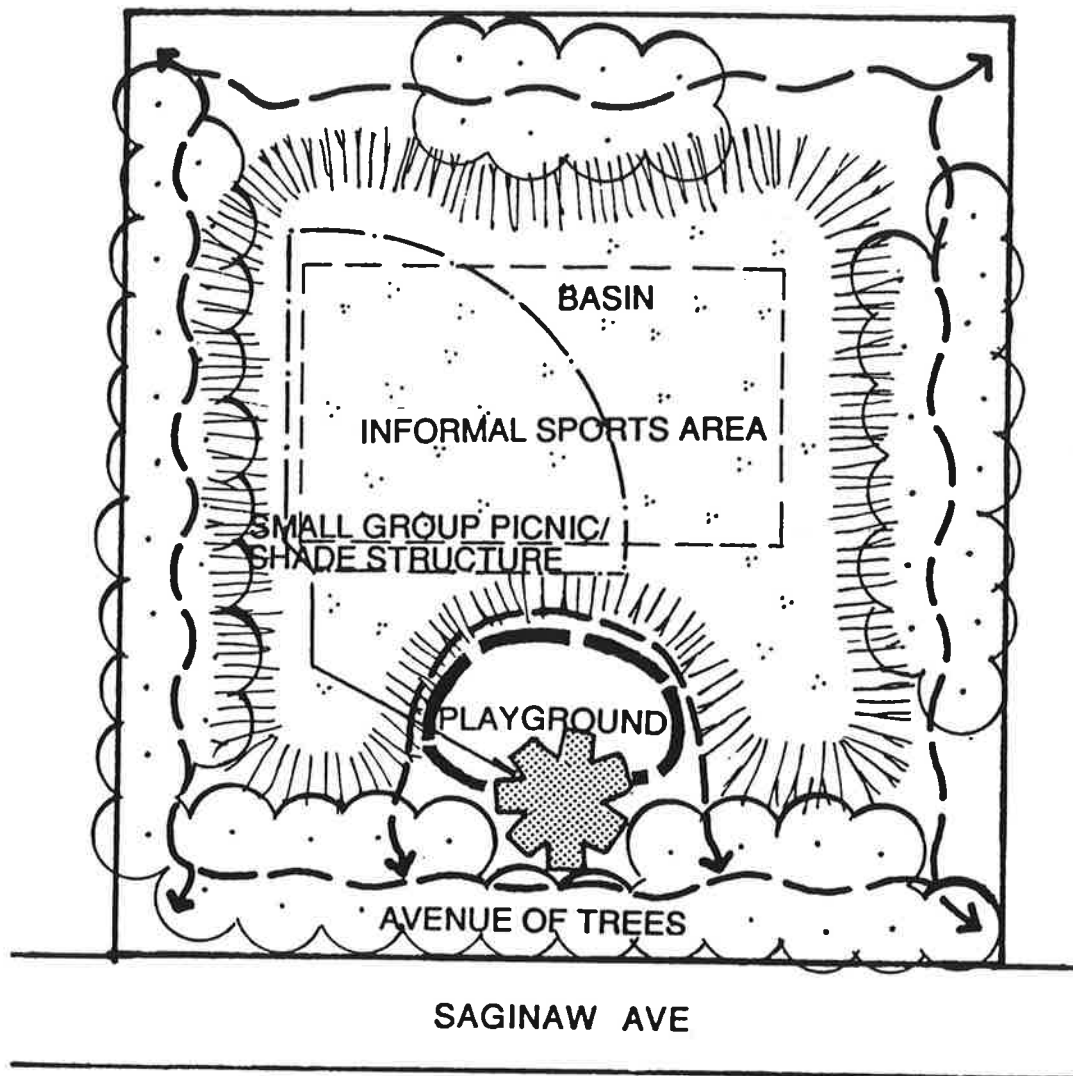
RECREATION PROGRAMS:

Youth soccer

Group picnic rental

Softball practice

Youth baseball practice



EAST SAGINAW PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

EAST NEBRASKA AVENUE PARK

LOCATION: North Road 92/Railroad Tracks

SIZE: 7 acres

TYPE: Community Park

PARK FACILITIES:

Trail head/Information kiosk

Parking

Family picnic tables

DETENTION BASIN

RECREATION PROGRAMS:

Informal trail use

FUTURE SCHOOL

REGIONAL
TRAIL

RESTROOM/
INFO. KIOSK

PARKING

ROAD 92

AT & SF RR



NORTH

E. NEBRASKA AVE. PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

EUCLID PARK

LOCATION: Euclid Avenue

SIZE: 5.9 acres

TYPE: Neighborhood Park

PARK FACILITIES:

Family picnic

Nature study area

Soccer field (unlighted)

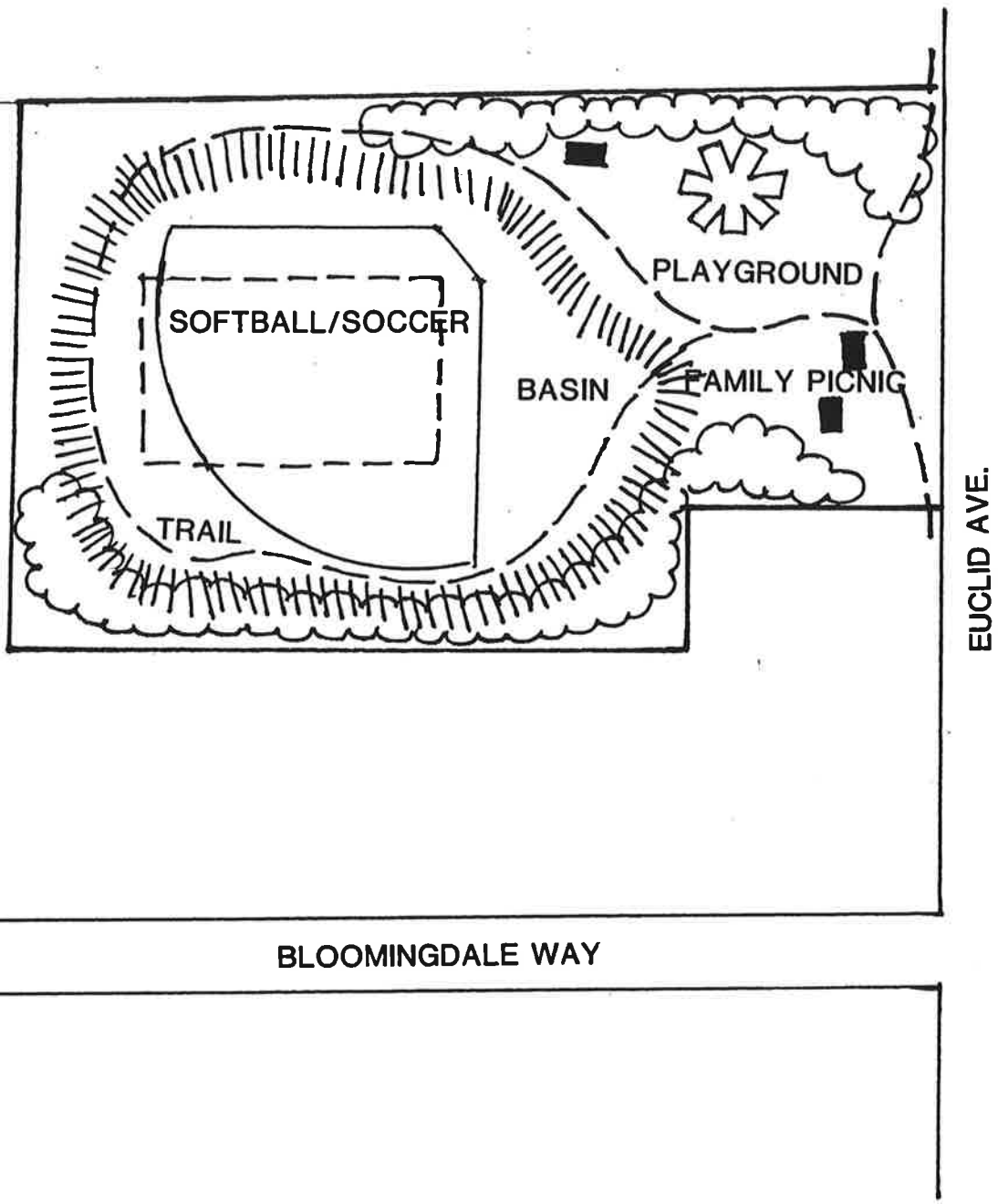
Walkways and benches

Playground

DETENTION BASIN

RECREATION PROGRAMS:

None



EUCLID PARK

CITY OF DINUBA PARKS AND RECREATION MASTER PLAN

MAP

