

## PART V

### RESOURCE MANAGEMENT ELEMENT

#### INTRODUCTION

The Resource Management Element (RME) brings together two mandatory elements and one optional element into a single functional element of the General Plan. They are: Conservation and Open Space (mandatory) and Recreation (optional).

#### RELATIONSHIP TO REQUIREMENTS FOR ENVIRONMENTAL ASSESSMENT

In addition to providing important policies for the management of local resources, the RME is intended to aid the City in determining whether a proposed public or private project is likely to have an "significant effect" on the environment as defined by the California Environmental Quality Act (CEQA). Since this General Plan document also contains the General Plan EIR (see Part VIII), the document further serves as the foundation for environmental assessments for specific projects within the community. While subsequent environmental assessments, including Initial Studies, Negative Declarations and various types of EIR's, may reference and summarize material from any part of this General Plan document, the information and policy in this Section will have special relevance for many projects.

In fostering the objectives of CEQA, RME policies permit sponsors of public and private projects to consider all but the most site specific environmental factors during the earliest stages of project conception. This will avoid unnecessary risks and loss of time and funds during later stages of the development process.

#### OPEN SPACE CLASSIFICATION SYSTEM

For convenience and simplicity in organization and description, all General Plan elements included under the RME are covered under the following open space classification system:

- A. **Open Space for Managed Resource Production**, including prime agricultural lands, lands producing specialty crops, and lands for grazing, mineral production and water supply.
- B. **Open Space for the Preservation of Natural and Human Resources**, including fish and wildlife habitat, unique geological features and landscape and historical features.
- C. **Open Space for Health, Welfare and Well-Being**, including lands to protect the quality of water resources, to provide for the disposal of solid and liquid wastes, and to improve the quality of the airshed and to protect developed lands from flooding.

- D. **Open Space for Shaping Urban Growth**, including lands to preserve community identity, lands necessary to prevent excessive costs in the provision of urban services and facilities, and lands which give form and dimension to the character of the urban pattern.
- E. **Open Space for Outdoor Recreation**, including neighborhood and community recreation parks, school site recreation areas, regional and state parks, recreation corridors and trails, unspoiled natural areas, and scenic and recreation travel corridors.

The relationship of this classification system to the General Plan Elements included in the RME is shown in Table V-1. This matrix illustrates the interrelated character of these elements and why the open space classification system provides such a useful vehicle for describing proposals of the RME.

TABLE V-1

**MATRIX ILLUSTRATING THE RELATIONSHIP BETWEEN COMPONENT ELEMENTS OF THE RME AND THE OPEN SPACE CLASSIFICATION SYSTEM**

<u>Open Space Categories</u>	<u>Elements of the General Plan</u>		
	<u>Conservation</u>	<u>Open Space</u>	<u>Recreation</u>
Managed Resource Production	x	x	
Preservation of Natural & Human Resources	x	x	x
Health, Welfare & Well Being	x	x	x
Shaping Urban Growth	x	x	x
Outdoor Recreation	x	x	x

NOTE: "x" indicates categories which fulfill various requirements of State Law for the elements of the General Plan included as part of the RME.

**OPEN SPACE FOR MANAGED RESOURCE PRODUCTION**

Proposals for this category are limited to preserving productive agricultural lands which surround the community. Since 1979, Isleton has not had to annex land in order to accommodate a greater population holding capacity. Proposals of the this General Plan also permit urban growth with a minimum impact on agricultural lands which surround the community. Only the agricultural parcel

west of Jackson Blvd. extension and north of the Sixth Street extension outside of the City is shown for eventual urbanization, but which is not expected to occur in any magnitude before the year 2010.

While it is very important to minimize the amount of agricultural land converted for urban use, and to avoid premature conversion, it is also recognized that virtually all urban expansion must take place on land which now is being farmed or which has been farmed. This would be particularly true if significant development were to be proposed in the area shown for Urban Reserve south of the City. The consequences of any policy of absolute preservation of agricultural land would be to create a monopoly in the urban land market and eventually stymie urban expansion to the detriment of long-range economic and social interests of the community.

### Policies

1. To avoid the premature conversion of agricultural lands both within and outside of the City limits, residential, open space and industrial "Reserves" have been designated on the General Plan Diagram (west of Jackson Blvd. extension) to be withheld (generally) from urban development until after the year 2010. [Note: qualifications of this policy are provided on Page IV-A-7 of the Land Use Section, Community Development Element.] This does not include the Urban Reserve area south of the City which cannot develop unless all of the criteria described at the end of Part IV, Section A are met.

### OPEN SPACE FOR NATURAL AND HUMAN RESOURCES

Proposals for this category are wildlife habitat and landscape features. Lands within or adjacent to the City limits are mostly devoid of any natural landscape features except for the riparian vegetation along the Sacramento River levee. However, ornamental trees and shrubs within the urban pattern (and orchard and field crops around it) have become essential components of the urban landscape, providing shade, accent, color, windbreaks, and visual screening. Street trees have become especially important to the residential environment and to soften the otherwise harsh environment of the Second Street and Main Street commercial centers. In contrast, lands along the Sixth Street corridor parallel to the south City limits are almost barren of trees and shrubs.

### Policies

1. Appropriate trees within public rights-of-way are to be retained and new street trees planted and maintained in accordance with policies and procedures of the City's Master Street Tree Plan and Street Tree Ordinance (See Policy #6, below). Only trees which are either badly diseased, disruptive of street improvements because of root growth, or dangerous to the public shall be allowed to be removed. The installation of street trees shall be made a condition of approval of residential, commercial, industrial and institutional development along such streets.
2. Appropriate ornamental walls, street trees, shrubs and automatic irrigation shall be required as a condition of approving residential subdivisions and other types of development which are located along Arterial and Collector streets.

3. External site landscaping shall be required of all development projects which are subject to Site Plan Review provisions of the City's Zoning Ordinance.
4. The design and placement of on-premise signs shall be regulated so as to avoid visual chaos and confusion within commercial and industrial areas; the installation of off-premise outdoor advertising signs shall be permitted only within Industrial zoning districts.
5. Once the undergrounding of electrical and telephone service within the Second Street and Main Street commercial areas has been accomplished, priorities should be assigned to park and recreation areas, school sites and Arterial streets.
6. The City will implement its Master Street Tree Plan along all segments of the Arterial and Collector street systems, within the commercial centers, within the Redevelopment Project Area, and along streets leading to major public facilities such as parks, school sites, government offices, and along all entrances to the community.

### **OPEN SPACE FOR HEALTH, WELFARE AND WELL-BEING**

Proposals for this category are limited to water, sewer and drainage utility systems, solid waste disposal, flood plain management and air quality management.

Water quality within the Isleton planning area is protected by treatment and disposal of liquid wastes through the sewerage facilities maintained by the City . Domestic water supplies are provided by a system of interconnected distribution lines operated by the Citizens Utilities Co. utilizing water from wells. Surface water drainage depends on a series of drainage sub-systems for the collection and disposal of surface water. Solid waste disposal depends on collection and disposal to publicly-maintained landfills outside of the planning area by a carrier contracted by the City.

The entire community is located within the 100 year flood plain mapped by the Federal Emergency Management Agency (FEMA) with the exception of the higher elevation banks of the Sacramento River levee.

The City and its environs are impacted by conditions of air pollution generated upwind within the Delta , and from outside of the region (San Francisco Bay Area). Generally, however, local air quality is quite good because of Delta wind patterns throughout the year. The community is occasionally affected adversely by particulates generated by the plowing of land in spring and the burning of agricultural wastes.

### **Policies**

1. The City should continue to seek improvement in the quality of its drinking water through appropriate improvements to the domestic water system.
2. The City should continue aggressively its efforts to improve its sewer collection system and enlargement of sewerage treatment capacity in order to meet the needs of urban expansion.

3. The City should adopt standards which require industrial process analysis before the fact of site and building permit approval to assure compliance with State water and air quality standards. Standards should provide for periodic monitoring of industrial processes which could have an adverse impact on water or air quality, including impacts that could result from a break-down in equipment designed to control emissions or the pre-treatment of industrial liquid waste.
4. Industrial process review that may be required to determine conformance with industrial performance and air quality standards should be conducted by an engineer licensed in the State of California having demonstrated experience in the type of industrial process involved. Such review should be provided initially as part of the environmental assessment process and prior to any approval under Site Plan Review.
5. The City should require positive control of dust particles during project construction activities, including watering or use of emulsions, parking of heavy equipment on paved surfaces, prohibition of land grading operations during days of high wind (beginning at 15 mph, with gusts exceeding 20 mph), and prohibition of burning on vacant parcels.

### **OPEN SPACE FOR SHAPING URBAN GROWTH**

Open space in the Isleton area that has the effect of shaping the pattern of urban growth is limited to the levees of the Sacramento River and Georgiana Slough. No special measures are required except those provided above under the topic Open Space for Managed Resource Production.

### **OPEN SPACE FOR OUTDOOR RECREATION**

Because of the complexity of this section, it begins below under an enlarged format.

## **OPEN SPACE FOR OUTDOOR RECREATION**

### **INTRODUCTION**

The Recreation component of the RME describes a comprehensive system of recreation areas, facilities and services needed by people of the community. An important function is to meet requirements of State Law for purposes of qualifying the City for the levying of impact fees upon new residential construction to fund park and recreation area development throughout the community.

### **THE MEANING OF RECREATION**

Discussion of "recreation" often is plagued by misunderstanding and vagueness concerning the very meaning of the term. However, there is widespread agreement within the field of recreation management that the term is best defined broadly as follows:

*Recreation encompasses all forms of activity and planned inactivity which are undertaken voluntarily for pleasure, fun, relaxation, exercise, self-expression, or release from boredom, worry or tension.*

*Recreation is physically and psychologically rejuvenating because it occurs apart from the essential routines of one's life.*

## **RECREATION ROLES AND RESPONSIBILITIES**

Every present-day indicator of economic and social trends points toward the availability of an increasing proportion of leisure time. Therefore, a serious attempt to meet the needs of City residents in the face of existing deficiencies and demands will require a substantial commitment by the City, other agencies of local government and private groups. A key factor is the complexity of recreation activity. Participation in recreation activity is an individual choice made on the basis of knowledge, skill, aptitude, and social and economic status. A myriad of recreation pursuits exist, and new forms continue to emerge even before society has learned to respond to older ones.

The pervasive nature of recreation works against the establishment of clear-cut allocations of responsibility of governments at all levels. Patterns of use do not observe jurisdictional lines. It is common to find regional use of local areas and facilities, and local use of regional, statewide and federally sponsored areas and facilities. Similarly, the roles of the City and local school districts can become blurred. Under these circumstances, inequities develop when any given jurisdiction fails to assume its fair share of responsibility.

### **Basic Divisions of Responsibility**

The basic roles of each level of government and the private sector are summarized below prior to defining more specifically the roles for the City of Isleton. The function of supplier provides the clearest basis for allocating responsibilities:

1. **The primary roles of the City and of local school districts as suppliers are to provide those park and recreation areas, facilities and programs which are needed to meet neighborhood and community needs of residents of the Isleton urban area.**
2. **The primary role of the County of Sacramento as a supplier is to provide those park and recreation areas, facilities and programs necessary to meet the "County day-use" needs of all residents of the County. Such needs are largely of an outdoor recreation character for which demand exists within one-half to one hours driving time, including sightseeing, picnicking, day-use and limited overnight camping, hiking, boating and natural area swimming, hunting and fishing.**
3. **The primary role of the State of California as a supplier is to preserve and (as appropriate) develop for park and recreation purposes those areas which have natural or historic values which will benefit the people of the entire state.**
4. **The primary role of the private sector as a supplier is to enrich recreation opportunity for self-determining groups and the individual which cannot be met easily, or at all, by government. As used here, the phrase "private sector" refers to civic, fraternal, religious, service and charitable organizations, to commercial recreation interests and to voluntary services by individuals.**

## The Unique Role of Non-Commercial Private Groups

Non-commercial private groups pursue a wide range of recreation opportunities to meet the specific needs of the people they represent. Such activity needs to be coordinated with activities of the City and of public and private schools. Isleton has many private groups whose activities offer a direct recreation experience for the participant as well as for the recipient of the service rendered by the group. One of the most significant contributions is experience in meeting the needs of various age groups, and in meeting specialized needs within a given age group.

Examples for younger age groups include Scout troops, YMCA, Little League and Babe Ruth baseball, Pop Warner football and organized soccer teams. Examples for adults and the elderly include programs and events sponsored by fraternal organizations, senior citizens and churches. Private groups typically render types and levels of recreation service for which there is limited demand, as compared to broader demands involved in the recreation services provided by the City and local school districts.

## The Role of Commercial Recreation

Commercial recreation interests have an important role to play in meeting specialized needs of individuals, and where significant investment in land, facilities and equipment may be involved. Examples include health and athletic clubs, bowling alleys, outdoor theaters, entertainment centers, golf country clubs, riding stables, and hunting and gun clubs.

## TODAY'S REALITIES - FINANCIAL CONSTRAINTS TO FULFILLING TRADITIONAL ROLES

With the local taxing limitations imposed by Proposition 13, and the assumption by the State of a majority of school construction and operation financing, traditional roles of recreation service are no longer possible. In response to these limitations, many cities throughout California have imposed fees upon developers to meet their fair share of neighborhood and community-wide recreation needs. Special recreation districts have also been created to assure that existing residents pay their fair share to satisfy unmet needs. And, volunteerism and private sector activity is on the increase.

At this point, the City has little capacity to enlarge its role as a direct supplier. Indirectly, the City can channel funds from recreation development fees or from State grants and loans to provide needed facilities at school sites. Greater application of the "user fee" concept is also needed where those who benefit from a service pay for the service on a self-sustaining basis. This approach is especially useful for maintaining facilities which benefit only a minority of residents. For some recreation activity, it may be possible to attract private funding to replace certain traditional roles of the City and local school districts.

## RECREATION GOALS AND MAJOR POLICIES

### Goals

With more people in the labor force, increased technology and the shorter work week, the amount of leisure time has increased for most people. For the unemployed, the amount of leisure time is



excessive. Some people experience the lack of opportunity for creativity and self-expression on the job, and less physical exertion is required for most jobs. And, while birthrates have been decreasing, life span has been increasing and extending the need for recreation over a longer period of time.

People need to understand and have alternative ways to productively utilize leisure time to accomplish their own goals and to receive satisfaction from each recreation experience. They also need to be self starters in initiating recreation activities as compared to depending solely on what government might provide. Taking these factors into consideration, the Recreation component of the Resource Management Element focuses on the attainment of the following goals:

1. To provide recreation which enables individuals to choose from a variety of opportunities, including (but not limited to): music, dance, arts and crafts, sports, drama, nature study, games, special events, trips and educational activities.
2. To provide recreation opportunities for persons of all age groups, religious and ethnic backgrounds, economic levels, abilities (including the disabled) and for both sexes.
3. To assure quality leadership in the provision of recreation opportunity, including skill development, individual and group activities, creativity and self-expression, socialization, self-fulfillment, involvement, the constructive release of tension and anxiety, individual growth, meeting expressed needs and wants, and carry-over value throughout one's life.
4. To provide year-round recreation programming which involves the public in program planning, evaluation and implementation.
5. To enlighten and educate people for the worthy use of leisure time.

### Major Policies

The following statements of policy are recommended for adoption by the City, and the Board of Trustees of the Elementary School District:

1. It is the policy of the City and the School Board, functioning under a joint powers or other appropriate written agreement, to provide such quantity and quality of recreation opportunity as will be necessary for individual enjoyment and to assure the physical, cultural and spiritual benefit of recreation for all people of the community.
2. The City and School Board support the creation of a means to achieve a permanent and stable funding for local recreation services.
3. The recreation program will encompass the needs of all age groups, concentrating on activities and experiences which people are mostly unable to provide for themselves and spanning the following range of active and passive recreation needs:
  - a. **Big muscle activity:** organized sports, informal (free) play, swimming and physical education.



- b. **Creative play:** activities which engage the imagination of youth to build or create an individual experience from simple elements such as sand, water, wood, space, paving, turf, and a wide variety of natural and man-made objects.
  - c. **Social activities:** experiences which offer the time and atmosphere for an appraisal of social values, with a sharing and interchange among people, and where little is required in the way of prescribed levels of performance and individual preparation.
  - d. **Rhythms, music and the performing arts:** solo opportunities of self-expression as well as group participation in the dance, drama, singing, or the playing of a musical instrument.
  - e. **Hand-Intellect:** painting, sketching, sculpture, arts & crafts.
  - f. **Mental-Intellect:** reading, writing, speaking, learning.
  - g. **Nature-Learning:** outdoor learning experiences involving birds, animals, vegetation, soils, water, weather and other elements of nature.
  - h. **Service activities:** personal involvement for the satisfaction of others.
  - i. **Relaxation:** used here as doing things which generally require little effort and resulting in a sense of calm and repose.
  - j. **Solitude:** the opportunity to re-create through quiet and moments alone.
4. The range of recreation opportunities listed above will be provided through the development of general and specialized areas and facilities at the neighborhood and community level throughout the urban area.
  5. The fulfillment of recreation needs will be accomplished through a coordination of effort and programming on the part of the City, local school district, and charitable, service, religious, and civic organizations, which takes maximum advantage of fiscal and physical resources, and individual and group interest, leadership and talent within the community, both public and private.
  6. Through an ongoing coordinated effort, a "framework for cooperation" should be developed and maintained by the City and School Board. This framework should clearly delineate the areas of responsibility to be retained by each jurisdiction. Examples of topics include fee structures, contracts for maintenance and operation and coordination and sponsorship of recreation programming.
  7. The City will encourage and, where appropriate, require the provision of recreation areas and facilities within residential areas and the community as a whole to meet the general and specialized needs of existing and future residents. The Recreation component (Element) of the General Plan is intended to meet the criteria and standards required by the State

Subdivision Map Act and by the Quimby Act for determining financial responsibilities of developers in meeting recreation needs of the community.

### **INVENTORY AND ANALYSIS OF EXISTING PARKS AND RECREATION AREAS AND FACILITIES**

The City has four parks. The largest developed park of approximately 5 acres is south of Unit #1 of Isleton Estates in the west end of town, north of Jackson Boulevard. This park has a ball diamond, picnic area and lawn areas for free play. A second park of 1 acre of grassed play area and play equipment located west of the Isleton Fire District's engine house on Second Street has recently been replaced by City office facilities. A third park is a playlot of 0.14 acres on two lots within the Main Street commercial center. The fourth park recently acquired is along the bank of the Sacramento River extending west from the Second Street commercial center along Route 160. This river park contains 0.5 acres and eventually will be part of an extensive pedestrian parkway providing access to fishing and dock area extending east to H Street.

The playfields and playgrounds of the elementary school comprise about 1.4 acres of recreation area in the City and provide a variety of recreation opportunities, including court games. When taken together with city park land, there is a total of 8.4 acres of land devoted to outdoor recreation in the City. This establishes Isleton's commitment to outdoor recreation at a ratio of 9.9 acres of outdoor recreation land per 1,000 people.

### **ANALYSIS OF EXISTING AREAS AND FACILITIES**

An evaluation of existing recreation areas and facilities indicates that the community is most deficient in the following areas of outdoor recreation opportunity:

1. Small play-lots of 4,000 to 5,000 sq. ft. in area are needed within safe and easy walking distance to serve residential areas. In order to be convenient to all families with young children, playlots may be needed within new residential areas.
2. Neighborhood recreation needs of elementary school age children should be met by full utilization of available site area at the school site.
3. Neighborhood recreation needs of families who may reside within the residential area proposed east of H Street should be met by a park within the complex. The type of recreation opportunities to be provided will depend on the occupancy characteristics of such development.
4. The City lacks a single community-wide park of sufficient size to meet active and passive recreation needs of the entire community. Sufficient acreage is available at the Ball Park site if the ball diamond area were to be converted to park use. This option should be considered if the community desires a community-wide park. Specialized recreation, such as a swimming pool, would be possible at this location.

## RECREATION DEMAND AND SPACE REQUIREMENTS

Recreation demand, and the amount of space required to accommodate it, varies among communities depending on the characteristics of the population to be served. Consequently, proposals of the General Plan deal with "basic" needs at the neighborhood and community-wide level, including specialized facilities, for a future population of nearly 1,700 by the year 2020.

### Types of Outdoor Recreation Areas

Three types of outdoor recreation areas are described for Isleton which will be capable of accommodating the full range of active and passive recreation previously described -- the Neighborhood Park/Playground, the Community Park and the River Park Corridor.

#### *Neighborhood Park/Playground:*

In general, a "neighborhood" is the area served by an elementary school. Because of its size, all of Isleton comprises a single neighborhood. The elementary school provides space for indoor as well as certain outdoor recreation activities, whereas other park sites cater more to family use. Regardless of location, the park/playground is planned primarily for children in the 5-13 year age group, and for families, and typically includes an area for pre-school age children. When it adjoins an elementary school, it readily serves both school and neighborhood recreation needs. Like the school, it is within walking distance of the entire community.

#### *Community Park:*

In general, a "community" is the area served by one or more secondary schools (High Schools). In a large city like Sacramento, it is a group of neighborhoods forming a recognized district of the city. In a small city like Isleton, it encompasses the entire city (existing and planned). The community park provides indoor and outdoor areas and facilities to meet a much wider range of recreation interests than the neighborhood park. Among the facilities included are fields and courts for various sports, a large swimming pool capable of competitive and non-competitive swimming (at different times), a community center building (which may be a school building) for arts and crafts, clubs and social activities, all of the areas and facilities found in a neighborhood park (if not already provided for the affected neighborhood), family picnic areas, quiet areas and areas of natural beauty.

#### *Specialized Areas and Facilities:*

Specialized areas and facilities not typically provided in either neighborhood or community areas include fields for organized soccer, Little League and Babe Ruth baseball, softball, and Pop Warner football. Swimming pools, tennis courts, golf courses, recreation centers for teen-age youth and senior citizens and landscaped open space corridors are also included in this category.

The River Park Corridor planned along the waterfront would be nearly a half mile in length when completed. This corridor holds great promise for enhancing the overall aesthetic, tourist and recreation character of the community.

## Park Standards

Because of its size, and the size and distribution of existing park areas, it is impractical for Isleton to plan for both a neighborhood and community-wide park. **Rather, it is proposed that a standard of 5.0 acres/1,000 population of developed park land be applied to meet the combined neighborhood and community level needs of the future population.** This standard reflects the actual experience of the City and the Elementary School District in the provision of parkland (including the school site) for the current population of about 850. It is also the maximum standard permitted under State Law as a basis for levying park and recreation impact fees upon new housing development. Applied to the anticipated future population of 1,700, an additional 4.25 acres of park land will be required. To the extent that this acreage may be met by converting the ballpark site or as part of future residential development east of H Street, more of the money otherwise required for park acquisition could be used for further development of existing park sites.

A combination of recreation uses should be sought throughout park areas of the community, including the following:

- Playlot and mothers area
- Paved area for court games
- Lawn area for free play
- Family picnic and barbecue
- Quiet area of lawn and trees
- Natural area
- Concrete performance stage
- Community swimming pool
- Field sports
- Perimeter landscaping
- Parking

No public park land would be devoted to field sports if other acreage was provided and developed for the purpose by private community organizations. This would permit conversion of the existing baseball diamond to park use. No off-street parking space would be needed if diagonal parking is provided along the street bordering the ball park. The need for a natural area and to some extent for a quiet area would be met by the proposed river front park, with its seating areas and fishing access.

## **STANDARDS FOR REQUIRING THE DEDICATION OF LAND AND/OR PAYMENT OF FEES FOR PARK AND RECREATION FACILITIES**

As noted above, the combined standard of 5.0 acres of developed park and recreation area to meet neighborhood and community will fulfill requirements of the Quimby Act provisions of the State Subdivision Map Act for requiring land dedications and/or fees during the approval of subdivision maps, parcel maps, site plans for multi-family development and planned unit developments.

In determining the amount of land dedication, land development and/or fees required of a developer, it is the intent of this section that the requirement shall not exceed a combined standard of 5.0

acres/1,000 population for combined neighborhood and community level recreation areas and facilities.

The land, fees, or combination thereof are to be used only for the purpose of developing new or rehabilitating existing park and recreational facilities; the amount and location of land to be dedicated and/or fees to be paid shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the residential project involved. This latter qualification does not in any way preclude the general public from also benefitting from such park and recreation areas and facilities.

#### Fees, Costs and Timing of Park and Recreation Development

Since land dedication may be required in only a few instances as urban growth and expansion occurs over the life of the General Plan, fees to cover the equivalent of capital costs of land dedication and development would be the most common form of developer contribution.

The more specific basis for determining actual costs to the developer and the procedure to be followed are to be provided by City ordinance and resolution as approved by the City Council. Fees shall be based on the costs of land acquisition and development that are current for the time when approval of a permit for residential land development is being sought from the City. In order to keep costs current, the enabling ordinance shall be amended at least every two years, on or about January 2, by resolution of the City Council. Amended costs for site development shall be adjusted based on the most current edition of "Means Landscape Cost Data", published by the R.S. Means Company, Inc., Construction Consultants and Publishers, or such other authoritative index as may be determined by resolution of the City Council prescribing the amount of fees required. Amended costs of land acquisition shall be determined by the appraisal process provided by local ordinance.

Provisions of the State Subdivision Map Act require that the City must specify when development (or rehabilitation) of park and recreational facilities will begin. However, note is taken here of the holding of the California Supreme Court that a local agency resolution may provide that improvements shall be made as residential areas develop and park facilities become necessary. This qualification as to timing is extremely important for a small city such as Isleton, where the rate of residential development may vary considerably from year to year, and where the collection of fees may therefore not provide a sufficient fund to accomplish meaningful development until fund accumulations occur over several years. Generally, the City recognizes a minimum period of five years from the time of land dedication and/or payment of fees provided that sufficient funds are available as described above.

#### PROPOSALS FOR PARK AND RECREATION DEVELOPMENT

Existing and future areas for park and recreation areas and facilities development are shown on the General Plan Diagram, and are described below.

Based on a standard of 5.0 acres/1,000 population added, an additional 4.25 acres of combined neighborhood park/community park/playground area will be required for a population of 1,700.

### Rehabilitating Existing Parks & School Sites:

The elementary school site and the ball park site are in need of recreation area and facility rehabilitation and enhancement. Improvements should be made in accordance with a plan prepared and approved by the City. Approval by the School District is also required for improving school site recreation..

### New Park Areas:

A new park area is proposed for residential development that is expected between H Street and Tyler Island Bridge Road. Because of the unique opportunity for waterfront recreation posed for this area, outdoor recreation areas may best be provided along the waterfront as an extension of the river park proposed west of H Street.

Approximately 10 acres of land are proposed for development as fields for organized sports (e.g., soccer, baseball), with costs of development to be largely contributed under the auspices of private organizations which manage such field sport opportunities. It is proposed that this field sport acreage be combined as part of the open space acquisition proposed west of the Catholic Church as the primary center for the annual Crawdad Festival. This will free the existing ballpark acreage for rehabilitation and enhancement for community park use. This acreage would also be available for periodic use as a flea market to serve the region.

The waterfront park is proposed from the western city limits to the eastern city limits. Connecting links for pedestrians are proposed at key points with the Second Street and Main Street commercial centers to enhance the tourism attraction of the City. If a setback levee is constructed east of H Street, it will provide an opportunity to create wildlife habitat in conjunction with pedestrian access to the riverfront, including a marina.