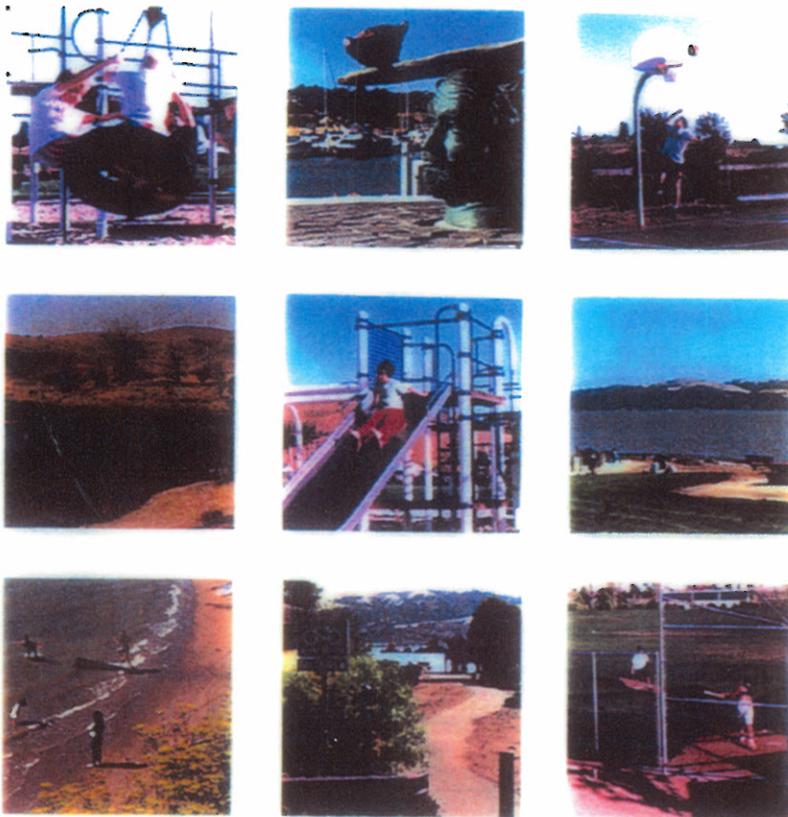


**FINAL
BENICIA PARKS, TRAILS AND OPEN SPACE
MASTER PLAN**



**PREPARED FOR THE CITY OF BENICIA
PARKS AND COMMUNITY SERVICES DEPARTMENT**

Prepared by

EDAW, Inc.

July, 1997

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1. INTRODUCTION

1.1 MASTER PLAN PURPOSE AND VISION

The intent of the Benicia Parks, Trails and Open Space Master Plan is to provide a vision for the City's system of parks, trails and open spaces through the year 2010 and a means of implementing this vision - a guide for the improvement and development of parks, trails and open spaces. The master plan identifies shortcomings in the existing system, determines future community needs and recommends improvements and additions to Benicia's system of parks, trails and open space.

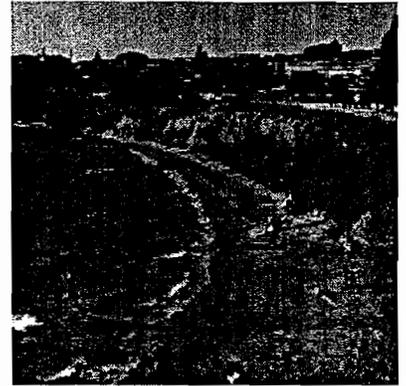
The existing Benicia system is a remarkable one, composed of neighborhood parks, a waterfront trail, a 577-acre open space recreation area, numerous recreation facilities and special use areas and related improvements. Several neighborhood parks and a community park containing a variety of activity opportunities have been completed recently. The community of Benicia is also located adjacent to the 469-acre Benicia State Recreation Area, a significant open space resource located adjacent to Southhampton Bay.

Each element of this system serves a different purpose. The parks serve as neighborhood and community focal points and places to spend leisure time. Each park is located in a unique setting and offers a distinct experience for both young and old - a game of ball, a ride on the swings or the enjoyment of a sunny day. In short, Benicia's parks play an important role in the quality of life in the community.

Trails are to parks and open spaces what arteries are to the body; they provide the linkages for movement by foot, bicycle, horseback and wheelchair between these fixed points in the community. Trails can provide vital connections between different parts of the city.

Open spaces provide a visual and experiential contrast to the City's developed areas and a setting for generally passive activities and solitude. Open spaces are further beneficial in that they provide habitat for a variety of wildlife and plants.

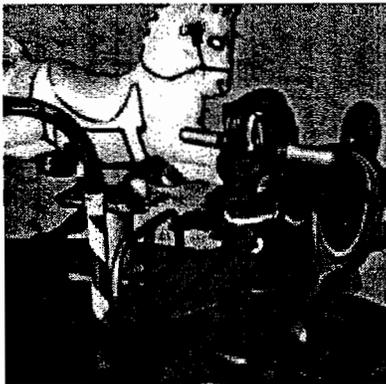
Benicia is one of the most attractive cities within the Bay Area. There are a number of reasons for this, one being that it already has a high-quality, well-maintained park system that offers a wide variety of activities and experiences for all user types. Although the parks are





well-distributed throughout the city, more parks are needed in the southeast portion of the older part of Benicia and the western portion of the Southampton area.

Perhaps the greatest weakness of the parks, trails and open space system is the lack of trails, including bicycle routes and lanes. A number of connections are needed to link the southern portion of Benicia with the hills in and beyond the Southampton area, and with the industrial area on the east side of the City. It would also be desirable to complete the waterfront trail system by developing all off-road trails and extending trails to the Benicia-Martinez Bridge and further north-east along Suisun Bay. The trail system at Lake Herman Regional Park should also be significantly enhanced with trail development around its shoreline and a system of radial trails connecting to Benicia Community Park.



The amount of open space in Benicia is more than adequate, but accessibility to certain areas needs to be improved. This can be accomplished primarily through the establishment of new trails, better signage and the provision of maps illustrating these areas.

1.2 SETTING

The City of Benicia is a predominantly residential community of 27,360 people overlooking the Carquinez Strait. Benicia is located approximately 35 miles northeast of San Francisco. It is bisected by Interstate 780, an east-west connection between Interstates 80 and 680 (Figure 1-1). Benicia's immediate neighbors are the City of Vallejo to the west and the City of Martinez to the south, across the Carquinez Strait. The City is bounded on the east by Suisun Bay.

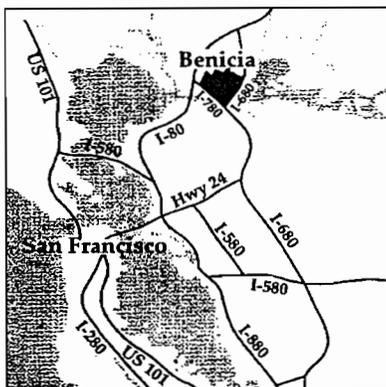


Figure 1-1
Regional Location

The City's older residential areas are located near the waterfront, south of I-780. In this area, the homes date to the early 1900's. North of the interstate is the community of Southampton, parts of which were built in the 1960's. The area is still being developed.

1.3 MASTER PLAN PROCESS AND FINDINGS

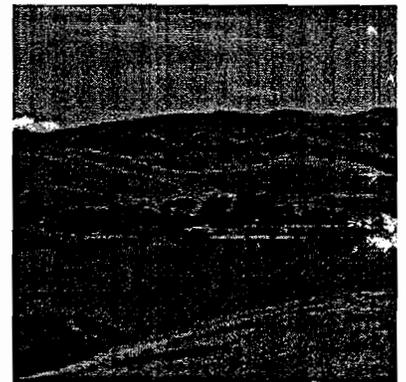
The Benicia Parks, Trails and Open Space Master Plan is the culmination of a ten-month planning effort involving the Benicia Parks and Community Services Department, the Benicia Parks, Recreation and Cemetery Commission, the Parks Commission Master Plan Subcommittee and the citizens of Benicia. The process included a question-



naire which was mailed to Benicia's 9,200 households and provided to junior and senior high school students; a random telephone survey of Benicia residents; establishment of park and recreation facility standards; an analysis of the condition of the existing parks, trails and open spaces; and an assessment of park system needs. Following this ten-month planning effort, the environmental consequences of the plan were evaluated. Each of these steps in the process as well as significant results are described below. A Technical Appendix, which provides more detail on the existing conditions and needs assessment and the public survey, is available for review at the Benicia Department of Parks and Community Services.

Benicia Parks, Trails and Open Space Questionnaire and Telephone Survey

In December, 1991 a survey was mailed to all Benicia households and given to all junior high and high school students to assess the needs and desires of the public regarding parks, trails and open space in Benicia. The survey queried City residents about the parks they used most frequently; desired park improvements; use and development of the Lake Herman Regional Park; whether or not a community center was a priority item and what facilities it should include; and desired trail connections. General comments were also solicited. In addition, a random telephone survey was conducted by the Benicia Parks, Recreation and Cemetery Commission. This survey was similar in content to the mail-in survey. The results of both surveys were used extensively in the identification of necessary improvements to the park, trail and open space system. The survey results are summarized below.



Mail Survey

A survey was sent by mail to 9,200 households. 1,500 surveys (15%) were returned. Mail survey responses are summarized below.

- Parks most frequently used, in order of user frequency were West 9th Street Park, City Park, Jack London Park, Benicia Waterfront Pathway, and Lake Herman Recreation Area.
- Least used parks are Benicia Views II, the Youth Activity Center, Duncan Graham Park, Gateway Park, the Benicia Senior Citizens Center and Overlook Park.



- Playground use, hiking/walking and picnicking are the most popular activities.
- Park and park landscape maintenance, additional or upgraded playground equipment, and the maintenance, replacement, and/or addition of restrooms were mentioned as needed improvements in most parks.
- Additional facilities mentioned most frequently included tennis courts, an indoor pool, more picnic tables and more/better connected pathways.
- In regards to the Lake Herman Recreation Area, 40% of the respondents felt the recreation area should maintain its natural resource orientation but provide additional recreation activities. 35% of respondents preferred maintaining Lake Herman in its present state.
- 68% of the respondents expressed their support for a new community center with an indoor pool, aerobics/dance facilities, teen game room, gymnasium and meeting rooms being the facilities most cited by respondents for inclusion in the center.
- Additional trails along the waterfront were supported by 29% of the respondents with 18% of the respondents supporting a trail along Lake Herman Road.

Student Questionnaire

The mail survey was also given to the Benicia junior and senior high school students. Student responses are summarized below.

- Parks most frequently used by students are Jack London Park and Benicia City Park. Many of the remaining parks in the system were not used by any of the student respondents.
- The most popular student activities in city parks are bicycling, field sports, basketball, playground use and picnicking.
- Students made suggestions for improvements to specific parks with which they were familiar. General comments related to the need for better park maintenance and of rest rooms and playgrounds in particular.



- Additional facilities mentioned most frequently by students were restrooms, drinking fountains, playground equipment, basketball courts and football, baseball and soccer fields.
- Student opinion was almost equally divided between maintaining Lake Herman's natural resource orientation but providing additional recreation activities (38%) and developing Lake Herman into a traditional city park (36%).
- 85% of the students supported a new community center with an indoor pool, weight training, a teen game room and a gym as the facilities most cited by students for inclusion in the center.
- Additional waterfront trails were supported by the greatest number of students followed by a Second Street/Rose Drive trail and a Lake Herman Road trail.

Telephone Survey

The phone survey was conducted by members of the Benicia Parks Commission. Persons telephoned were selected at random and asked questions similar to those asked in the mail survey. Two hundred residents were contacted. The telephone survey results are summarized below.

- Parks used most frequently by telephone survey respondents are Benicia City Park, West 9th Street Park, and the Benicia State Recreation Area, which is not part of the city park system.
- Better overall maintenance was the most frequently mentioned need within the park system. Specific maintenance and/or addition of playground equipment, restrooms and drinking fountains was also mentioned frequently.
- 59% of those surveyed by telephone felt that Lake Herman should remain in its present state.
- 29% of the respondents felt that additional recreation facilities should be added.
- 70% of the telephone survey respondents supported a new community center.



- 61% of the telephone survey respondents supports a new trail along Lake Herman Road.

Park and Recreation Facility Standards

Park and recreation facility standards were established based upon an evaluation of the National Recreation and Park Association Standards and comparisons with other cities in the Bay Area. These standards serve as guidelines for new park and recreation facility development, and also provide a tool to evaluate the adequacy of the existing amount of park land and recreation facilities. Park acreage standards were established for regional, community and neighborhood parks. Recreation facility standards were developed for multi-purpose fields, tennis courts, basketball courts, swimming pools and community centers. Chapter 3 of the Master Plan presents the park and recreation facility standards for Benicia.

Park and Recreation Facility Condition

An on-site analysis of each park was conducted to determine the visual quality, adequacy of parking, circulation conflicts, site furniture, access to the physically challenged, safety and facility condition of each site. The results of this evaluation played an important role in determining the recommended improvements. The overall condition of most parks ranged from good to excellent with a few parks receiving an overall ranking of fair. Deficiencies generally related to the need for better maintenance, more and/or better maintained restrooms and the need for additional site furniture (picnic tables, benches, drinking fountains, etc.)

Open space areas were evaluated for their accessibility, resource condition and need for facility improvements. Existing trails as well as incomplete trail segments and areas of the City which are not served by trails were also identified.

Park and Recreation Facility Needs Analysis

In order to determine the park land and recreation facility needs for the City of Benicia, four methods of evaluating the existing system were undertaken. Each method is described below. All deficiencies and needs were presented to the Parks Subcommittee and Parks Commission for evaluation prior to preparation of the master plan recommendations. The final needs, as recommended by the subcommittee and



commission are identified below. Needs which were identified but could not be met due to a shortage of land are not included below.

Citywide Park Acreage Needs

Citywide park acreage needs were evaluated using the park standards developed as part of the master plan. The neighborhood and community park standards were compared with the total acres of existing and planned neighborhood and community parks and with the total projected population to determine citywide deficiencies.

District Neighborhood Park Acreage Needs

District neighborhood park acreage needs were evaluated using the district boundaries identified in Figure 1-2 and the projected district populations. Neighborhood park standards were compared with the total existing and planned neighborhood parks and total projected population to determine deficiencies.

Recreation Facility Needs

Recreation facility needs were determined using the recreation facility standards developed as part of the master plan. Facility standards were compared with existing and planned recreation facilities and the projected population for each district to determine deficiencies.

Service Area Deficiencies

Ideally, no home should be farther than 1/2 mile from a neighborhood park or recreation facility. Based upon this principle, areas within the city which were more than 1/2 mile from a neighborhood park or recreation facility were identified.

Overall Acreage and Facility Needs

The majority of park acreage and facility needs occur in District 2. In this district there is a shortage of 33 acres of neighborhood parks and four tennis courts. In addition, as identified in the 1/2-mile radius analysis, the following shortages were identified in District 2:

- southwest area - a neighborhood park including a playground, basketball courts, tennis courts and a playing field

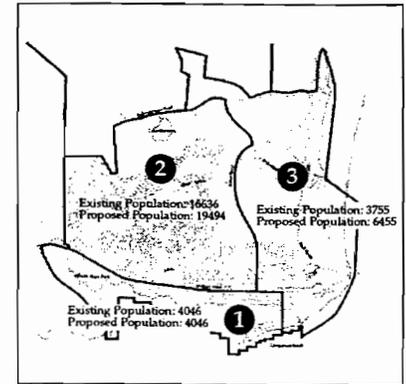


Figure 1-2
District Locations



- eastern and western areas - a tennis court and a playing field
- northwest portion - a basketball court.

In District 3 there is a shortage of five acres of neighborhood park and two tennis courts.

Environmental Documentation

In accordance with the City of Benicia's policies regarding implementation of the California Environmental Quality Act (hereinafter CEQA) and the CEQA Guidelines, the City of Benicia conducted an Initial Study to determine whether the Benicia Parks, Trails and Open Space Master Plan has a significant effect on the environment.

The findings of the Initial Study indicated that "no substantial evidence exists that the proposed project may have a significant adverse effect on the environment. An environmental impact report is therefore not required."

The environmental documents which constitute the Negative Declaration and provide the basis for this determination, including the Initial Study, are included in Appendix I. A number of environmental performance standards were prepared as part of the environmental documentation process. These standards are included in Appendix II and in Chapter 2 of the Parks, Trails and Open Space Master Plan.

1.4 MASTER PLAN ORGANIZATION

The Benicia Parks, Trails and Open Space Master Plan consists of five chapters and two appendices. This introductory chapter is followed by Chapter 2 which describes master plan goals, objectives and policies for parks and park facilities, trails, open space, signage and information, management, implementation and environmental impact mitigation. The goals, objectives and policies provide direction for plan development, guidelines for decision making and a basis for the evaluation of the plan as it is implemented.

Chapter 3 provides standards and siting criteria for Benicia's parks, trails and open space areas. It begins with standards and criteria which should be used when new City parks are planned in order to determine the appropriate park size and facilities. Standards and criteria for parks are presented by park type - regional parks, community parks, and





neighborhood parks. These are followed by trail standards and criteria which are presented by trail type - bicycle route, bicycle lane, paved trail/bicycle path, improved trail, interpretive trail and firebreak trail. Following this, standards and siting criteria are presented for staging areas, open space areas and signage. The final section of Chapter 3 describes siting criteria for typical park facilities, the standard at which these facilities should be provided and the types of parks in which they should be located.

Chapter 4 contains the Parks, Trails and Open Space Master Plan recommendations for existing and planned parks, trails and open spaces. City parks are presented in the following order - existing regional, community and neighborhood parks, existing recreation facilities and planned parks. Each park is first described and then park development or improvement recommendations are identified by phase. A conceptual site plan which identifies existing park facilities and recommended improvements is included for each park. In the case of planned parks, a plan indicating the conceptual layout of the park is provided.

Plan implementation is discussed in Chapter 5. This discussion provides an overview of the improvement costs and the phases in which these costs are planned. An overview of potential revenue sources for park land acquisition, development and maintenance is also included.

Appendix I contains the Negative Declaration and Initial Study which constitutes the environmental documentation for the Benicia Parks, Trails and Open Space Master Plan. Appendix II includes Environmental Performance Standards which were prepared to address potential future environmental impacts. These standards are also incorporated into Chapter 2: Goals, Objectives and Policies, of the Master Plan.

1.5 MASTER PLAN REVIEW AND UPDATE

The Benicia Parks, Trails and Open Space Master Plan contains recommendations to be implemented between 1995 and 2010. In order for the Plan to preserve its relevance, it should be reviewed by city staff on an annual basis. Plan recommendations for park, trail and open space improvement and development should be incorporated into the city's annual budget.

In the year 2005, the Plan should be updated to reflect any significant departures from the Plan recommendations. Park improvements and



new park development that has not been completed should be reviewed and rephased as necessary. Improvements and construction that has been completed should be noted. Costs should be reevaluated and the needs assessment should be reviewed against the current population to determine if any of the recommendations should be revised.



2. GOALS, OBJECTIVES AND POLICIES

2.1 INTRODUCTION

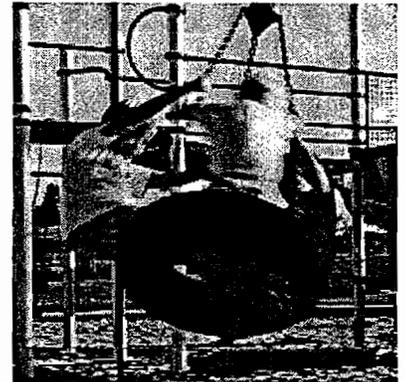
Goals, objectives and policies serve three main functions - they provide direction for plan development, guidelines for decision making and a basis for the evaluation of plan implementation as it proceeds. Goals and objectives are broader and more flexible than policies, which are specific statements as to how the goals and objectives can be implemented. In some cases, policies are stated as standards and siting criteria which are described in Chapter 3. The goals, objectives and policies presented in the following section fall into six categories - parks and park facilities, trails, open space, signage and information, management and implementation. The implementation of all goals, objectives and policies is subject to the City's funding capabilities.

2.2 GOALS, OBJECTIVES AND POLICIES

Goal 1 Parks and Park Facilities

Provide park land and park facilities to meet the needs of existing and future residents of the City of Benicia. Park land and park facilities should accommodate the requirements of the City's diverse user groups and be geographically dispersed to serve the entire community.

- Objective 1.1** Develop park land standards for regional parks (see Chapter 3).
- Objective 1.2** Develop park land standards for community parks (see Chapter 3).
- Objective 1.3** Develop park land standards for neighborhood parks (see Chapter 3).
- Objective 1.4** Develop recreation facility standards and siting criteria (see Chapter 3).
- Objective 1.5** Provide adequate support facilities at all parks (see Chapter 3).





Objective 1.6 Provide special facilities and activities to enhance the recreational experience.

Policy 1.6.1 As new sports are developed (e.g. rollerblade hockey), the City should attempt to provide locations to accommodate these sports.

Policy 1.6.2 Evaluate cost saving, alternative energy techniques for heating James Lemos Pool to facilitate year-round use.

Policy 1.6.3 Special park features (e.g. gazebos, bandstands, fountains, sculpture, overlooks, etc.) should be evenly distributed, as appropriate, at key locations in neighborhood and community parks to enhance park and neighborhood character and to provide a focus for a park or to create a place for viewing.

Policy 1.6.4 Non-profit run concessions stands may provide food and non-alcoholic beverages in community parks and parks with multi-purpose play fields.

Policy 1.6.5 For special events/activities permitted by the City, for-profit concessionaires will be allowed to sell food, alcoholic and non-alcoholic beverages and other items, with a City permit.

Policy 1.6.6 For special events/activities permitted by the City, non-profit organizations may sell food, alcoholic and non-alcoholic beverages and other items, with a City permit.

Objective 1.7 Provide access for the physically challenged.

Policy 1.7.1 New park facilities shall be designed to be accessible to the physically challenged.

Policy 1.7.2 By 2000, the City shall prepare an inventory of all parks and recreation facilities to meet the requirements of the Americans with Disabilities Act.

Policy 1.7.3 By 2005, all improvements recommended in the City inventory of all parks and recreation facilities, pre-





pared as set forth in Policy 1.7.2 above, shall be implemented.

Objective 1.8 Develop park land dedication requirements in addition to those currently contained in the City park land dedication ordinance.

Policy 1.8.1 Lands dedicated for park land shall be sufficient in size to accommodate the uses and facilities proposed for each park site.

Policy 1.8.2 Lands dedicated for park land shall be graded to accommodate the uses and facilities proposed for each park site.

Policy 1.8.3 Lands dedicated for park land shall be free of hazardous and toxic waste materials.

Objective 1.9 Establish and continue cooperative and coordinated relationships with public agencies and applicable public interest groups.

Policy 1.9.1 Coordinate with the Benicia School District to plan joint use facilities.

Policy 1.9.2 Cooperate with Benicia Planning and Public Works departments in the review and approval of new development projects to meet the criteria and standards of this master plan.

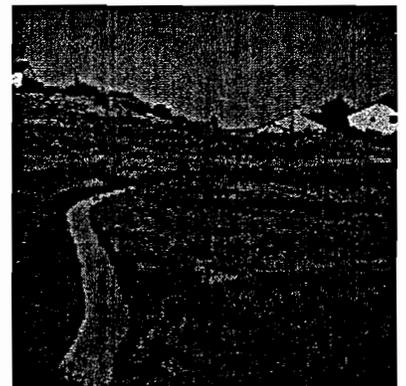
Policy 1.9.3 Encourage the Benicia Industrial Park landowners to provide park land for industrial park employees. Explore the possibility of this park land being dedicated to the City as public park land.

Goal 2 Trails

Provide a range of trail opportunities with a variety of settings in a comprehensive, City-wide trail network.

Objective 2.1 Develop standards and criteria for trail development and construction (see also Chapter 3).

Policy 2.1.1 Trails designated as Bicycle Routes should share existing and future roadways with vehicular traffic.





- Policy 2.1.2 Trails designated as Bicycle Lanes should be provided on the shoulders of existing and future roadways and separated from vehicle traffic by painted lane striping.
- Policy 2.1.3 Trails designated as Paved Trails/Bicycle Paths should be adjacent to but separated from vehicular traffic by a curb and landscaped strip or other buffer, or be routed through an open space area.
- Policy 2.1.4 Paved Trails/Bicycle Paths shall safely accommodate both pedestrians and bicyclists.
- Policy 2.1.5 Motorized vehicles shall be prohibited on all Paved Trails/Bicycle Paths.
- Policy 2.1.6 All bicycle routes, lanes, and paths, where applicable, should conform to CalTrans design and planning standards.
- Policy 2.1.7 Trails designated as Improved Trails should be provided in open space areas.
- Policy 2.1.8 Improved Trails shall accommodate hikers and bicyclists, and equestrians, where permitted.
- Policy 2.1.9 Motorized vehicles shall be prohibited on all Improved Trails.
- Policy 2.1.10 Trails designated as Fire Break Trails should be provided in open space areas where needed to minimize the spread of wildfires to developed areas.
- Policy 2.1.11 No motorized vehicles shall be permitted on Fire Break Trails except for emergency vehicles.
- Policy 2.1.12 Fire Break Trails shall accommodate hikers and bicyclists.
- Policy 2.1.13 Trails designated as Interpretive Trails should be provided in areas with special educational values.



Policy 2.1.14 Interpretive Trails shall provide access for pedestrians and the physically challenged.

Policy 2.1.15 Bicycles and motorized vehicles shall be prohibited on Interpretive Trails.

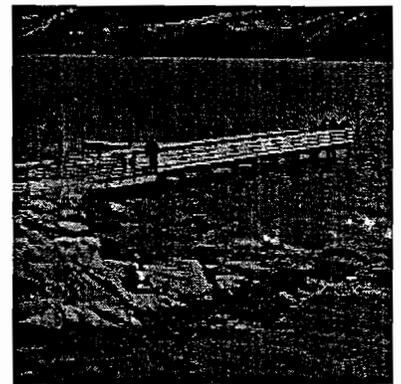
Policy 2.1.16 Bicyclists shall yield to pedestrians on all multi-purpose trails which accommodate both bicyclists and pedestrians. This rule shall be posted at all trailheads.

Objective 2.2 Seek continuous public access along the waterfront.

Policy 2.2.1 Land along the waterfront should be acquired for public access by pursuing the acquisition of easements on private waterfront properties, where appropriate.

Policy 2.2.2 A bicycle route should be established from downtown Benicia east to the Benicia-Martinez Bridge.

Policy 2.2.3 Public access should be provided along the eastern industrial waterfront area running north of the Benicia Bridge to Lake Herman Road.



Objective 2.3 Provide sufficient trail support facilities at all staging areas (see also Chapter 3).

Policy 2.3.1 All staging areas shall be located adjacent to major trails and be accessible to major roads.

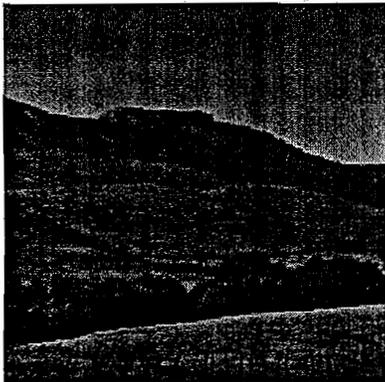
Policy 2.3.2 Major staging areas should include the following facilities: picnic facilities, appropriate signage, vehicular parking, restrooms, and drinking fountains, and where appropriate, bicycle parking.

Policy 2.3.3 Minor staging areas should include all major staging area facilities with the exception of on-site vehicular parking.

Objective 2.4 Establish cooperative and coordinated relationships with public agencies and applicable public interest groups for all of the City's trails.



- Policy 2.4.1 Coordinate with Benicia Public Works Department regarding planned road improvements to provide for bicycle routes and lanes, especially in regard to Industrial Way.
- Policy 2.4.2 Coordinate with the Bay Area Ridge Trail and Bay Trail organizations regarding trail development and linkages.
- Policy 2.4.3 Coordinate with the Bay Conservation and Development Commission regarding public access to the City's eastern waterfront.
- Policy 2.4.4 Pursue assistance from the Sierra Club and other interest groups to develop and maintain trails.
- Policy 2.4.5 Coordinate with private waterfront industries regarding the development of a bicycle route to the Benicia-Martinez Bridge.



Goal 3 Open Space

Preserve open space areas in the City of Benicia to: protect and enhance natural resources; provide protective buffers against natural hazards; provide for passive recreation activities; maintain and improve public access; and protect visual quality. In particular, the Southampton open space, the Benicia-Vallejo open space buffer, and portions of Lake Herman Regional Park shall be retained as public open space.

- Objective 3.1** Establish permitted and prohibited uses and facilities in open space areas.
 - Policy 3.1.1 Trails, picnic tables, benches and observation facilities shall be permitted in all open space areas.
 - Policy 3.1.2 Fires shall be permitted only in barbecue facilities only in designated picnic areas.
 - Policy 3.1.3 Limited, walk-in, organized, youth group camping shall be permitted only in designated areas of Lake Herman Regional Park with a City permit.
 - Policy 3.1.4 Camping area locations shall be designated by City staff and shall be located in areas which will not adversely affect water quality.



- Policy 3.1.5** Camping area locations should be rotated as necessary to prevent permanent damage to the natural environment.
- Policy 3.1.6** Private development and landscaping, hunting, and off-road vehicle use shall be prohibited in all open space areas.
- Objective 3.2** Establish appropriate uses and programs for Lake Herman Regional Park.
- Policy 3.2.1** Lake Herman Regional Park shall be preserved and maintained in its natural condition while providing for increased, passive, recreational opportunities.
- Policy 3.2.2** Lake Herman shall be preserved as a secondary water source for the City of Benicia; no body contact shall be permitted.
- Policy 3.2.3** All boating shall be prohibited at Lake Herman with the exception of radio-controlled model power boats.
- Policy 3.2.4** Wetlands should be maintained and/or enhanced to attract a variety of wildlife to the area.
- Policy 3.2.5** A fisheries management program should be pursued with the California Department of Fish and Game.
- Policy 3.2.6** If found to be desirable and affordable, an interpretive program incorporating the biological, physical and/or historical resources of the area should be developed.

Goal 4 Signage and Information

Increase resident awareness of the available recreational opportunities in the City of Benicia and their associated facilities. Develop programs which promote higher and better use of Benicia's parks and recreational facilities.

- Objective 4.1** More fully develop the City's existing sign system so that all new park, trail and open space signage conforms with existing motifs and standards.



Policy 4.1.1 Signage should be provided at all City parks and trailheads to inform users of the name of the park or trail, permitted and prohibited uses, hours of use, user right-of-ways, citywide recreational facilities and opportunities, and other applicable regulations and information.

Policy 4.1.2 Key trail intersections should be marked with identification and directional signage.

Policy 4.1.3 A comprehensive signage program for Lake Herman Regional Park should be implemented and include interpretive signage.

Objective 4.2 Develop public information materials.

Policy 4.2.1 Produce, and make available to the public, a color map and table of all recreational facilities and opportunities in the City.

Goal 5 Management

Manage City parks and open space areas for the good of all Benicia residents, thereby providing the highest quality of services, operations and maintenance possible.

Objective 5.1 Improve and maintain safety and security at all parks and open space areas.

Policy 5.1.1 Adequate lighting shall be provided in all parks where night-time use is permitted.

Policy 5.1.2 Visibility from surrounding streets shall be maintained at all parks through landscape maintenance techniques (e.g. trimming hedges and shrubs).

Policy 5.1.3 Emergency vehicle access and any necessary emergency support facilities shall be maintained at all parks.

Policy 5.1.4 Fire control planting and fire breaks shall be implemented and maintained at parks adjacent to resi-



dences and in the City's open space areas, as appropriate.

Policy 5.1.5 All parks shall post regulatory signage indicating prohibited hazardous uses such as campfires.

Policy 5.1.6 Coordinate with the Benicia Police Department to provide mobile patrol of parks and open space areas.

Policy 5.1.7 Coordinate with Neighborhood Watch programs to provide added security at parks and along trails.

Policy 5.1.8 Park facilities, grounds, and trails shall be properly maintained.

Objective 5.2 Determine "hours of use" for all parks.

Policy 5.2.1 West 9th Street Park, Matthew Turner Park and all street-end parks shall be closed one half hour after sunset until one half hour before sunrise.

Policy 5.2.2 All remaining parks in the City shall remain closed between the hours of 10:00 P.M. and 7:00 A.M. of the following day.

Policy 5.2.3 The City, by permit or scheduling, may allow activities in parks past the 10:00 P.M. to 7:00 A.M. curfew for special events, scheduled games, and/or other permitted activities to be conducted.

Policy 5.2.4 Overnight use shall not be permitted in any City park except as provided in Policy 3.1.3.

Policy 5.2.5 Hours of use shall be posted at all parks.

Objective 5.3 Establish regulations for park, trails, and open space areas for use by dog owners.

Policy 5.3.1 Dogs shall not be permitted in any park with the exception of those parks with open space trails and in the designated dog area in Benicia Community Park.



Policy 5.3.2 Dogs on open space trails shall be kept leashed at all times. Dog owners shall adhere to proper cleanup and disposal requirements.

Objective 5.4 Incorporate water conservation techniques into park planning and design.

Policy 5.4.1 Native plant species and other drought tolerant plants should be used as the primary plant species in all parks and open space areas.

Policy 5.4.2 Drip irrigation and other water efficient irrigation methods should be used in all parks.

Objective 5.5 Maintain appropriate staff levels and equipment for adequate park maintenance.

Policy 5.5.1 The number of park employees should be maintained at a level that is appropriate to maintain all parks, trails and open spaces adequately, subject to funding constraints.

Policy 5.5.2 Park maintenance equipment should be provided to service all parks adequately, subject to funding constraints.

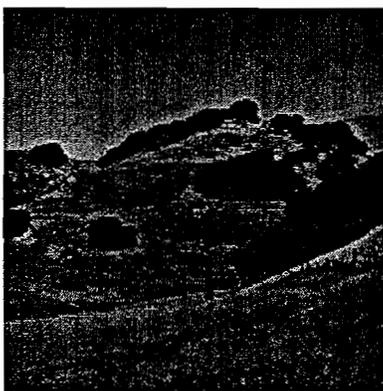
Objective 5.6 Establish cooperative and coordinated relationships with public agencies and applicable public interest groups for all of the City's parks and open space areas.

Policy 5.6.1 Coordinate with the City Police Department to provide mobile patrol of parks and open space areas.

Policy 5.6.2 Coordinate with the City Fire Department regarding fire season warning and control, emergency vehicle access, support facilities, and response.

Policy 5.6.3 Coordinate with Neighborhood Watch programs to provide added security at parks, along trails and in the open space areas.

Policy 5.6.4 Coordinate City open space objectives with those of the Tri-City Open Space Area.





- Policy 5.6.5 Coordinate with the City Planning Department to preserve City open space and maintain common buffer areas as set forth in the Benicia General Plan.
- Policy 5.6.6 Cooperate with the California Department of Fish and Game regarding maintaining and enhancing wild-life species diversity, and stocking Lake Herman.
- Policy 5.6.7 Coordinate with the Benicia Unified School District regarding joint use of school facilities.

Goal 6 Implementation

Use expenditures efficiently and establish funding priorities for improvements to existing parks and development of new parks based on their cost and benefit to the public.

- Objective 6.1** Identify and establish priorities for necessary park improvements.
 - Policy 6.1.1 Results of the survey of Benicia residents regarding park and recreation facility use shall guide the identification and establishment of priorities for park improvements.
- Objective 6.2** Develop criteria and priorities for the acquisition of new park land and trail easements.
 - Policy 6.2.1 New park land acquisition should be pursued in areas of the City where there is a deficiency in park land.
 - Policy 6.2.2 First priority should be given to pursuing new park land acquisition in the southeastern part of downtown Benicia and the southwestern portion of the Southampton area.
 - Policy 6.2.3 When the issues regarding hazardous/toxic wastes on the Braito Landfill and Blake Court sites are resolved, evaluate the possibility of locating parks on these sites.
 - Policy 6.2.4 New trail easements should be pursued to complete existing and planned trails, and to provide public access to planned parks.



Policy 6.2.5 Priority should be given to pursuing trail easements along the waterfront, and along the dike at the eastern shore of the industrial area.

Policy 6.2.6 New park land/easement acquisition shall meet the goals, objectives and policies of this master plan.

Goal 7 Environmental Impact Mitigation

Mitigate potential environmental impacts associated with proposed park, trail and open space development, improvement and maintenance.

Objective 7.1 Implement grading, erosion control and water quality standards as part of any park improvement project involving grading activities or building construction.

Policy 7.1.1 All new structures shall be constructed in accordance with the Uniform Building Code.

Policy 7.1.2 All grading activities shall comply with the City's Grading Ordinance, and with any applicable Regional, State or Federal regulations.

Policy 7.1.3 If grading takes place during the rainy season, an erosion control plan shall be prepared and implemented.

Policy 7.1.4 Concentrated water runoff from graded areas shall be directed away from riparian areas and from standing bodies of water.

Policy 7.1.5 Revegetation shall be undertaken for all graded or disturbed areas, and areas requiring soil and slope stabilization.

Objective 7.2 Protect air quality as part of any park improvement project, especially those projects involving grading activities.

Policy 7.2.1 During grading activities, project sites shall be watered at least twice each day, and more often as necessary to prevent dust raised from leaving the site.



- Policy 7.2.2** Grading activities shall be halted during periods of high wind which generate dust that cannot be controlled by watering.
- Objective 7.3** Protect plant and animal life as part of any park improvement project involving sensitive habitat areas of local or regional significance.
- Policy 7.3.1** All improvement projects shall be sited so as to avoid sensitive habitat areas.
- Policy 7.3.2** Where possible, native species shall be utilized in revegetation of disturbed areas.
- Policy 7.3.3** Mature existing trees and any significant stands of smaller trees shall be preserved as part of the development of new park facilities.
- Objective 7.4** Minimize the impacts of noise resulting from any park improvement project.
- Policy 7.4.1** New facilities shall be designed and located in such a manner that the exposure of people to noise levels does not exceed the standards contained in the Benicia General Plan Noise Element.
- Policy 7.4.2** New facilities which involve higher noise levels shall be located at an appropriate distance away from residential or other sensitive users, in accordance with the standards of the General Plan Noise Element.
- Objective 7.5** Minimize light and glare resulting from any park improvement project.
- Policy 7.5.1** New lighting fixtures and installations shall meet the standards of the Benicia Zoning Ordinance.
- Policy 7.5.2** Parking lot, court, field, and building lighting shall be shielded and shall not glare directly onto adjoining properties.
- Policy 7.5.3** Increases in ambient light and glare resulting from new lighting for active recreational uses shall be



reduced by the use of landscaping, appropriate low-level lighting fixtures, and glare shields, to protect sensitive uses such as residential areas or wildlife habitat areas.

Policy 7.5.4 As part of the design process for new park facilities, other techniques for the reduction of light and glare impacts shall be evaluated for possible inclusion in project designs.

Objective 7.6 Protect archaeological resources as part of any park improvement project.

Policy 7.6.1 If any indicator of the presence of cultural deposits, as defined pursuant to State law, is observed during construction of a park facility, earth work shall be halted for a radius of 35 feet around the suspected deposit, and an archaeologist shall be consulted in accordance with applicable laws and regulations.



3. STANDARDS AND SITING CRITERIA

3.1 INTRODUCTION

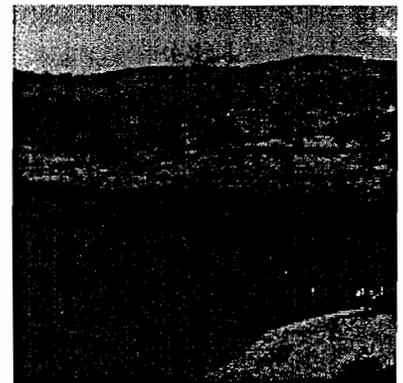
This chapter presents the standards and siting criteria for Benicia's parks, trails and open space areas and is intended to provide the City with planning and design guidelines for each type of recreational area. Four of the following sections, 3.2 Parks, 3.3 Trails, 3.4 Staging Areas, and 3.5 Open Space Areas begin with a definition of each recreational area type followed by specific standards and siting criteria. Signage, outlined and defined in Section 3.6, is provided in a separate section due to its integral role in each of the recreational areas. For each of the uses and facilities planned for parks in Benicia, standards and siting criteria have been established. These are listed in Section 3.7.

3.2 PARKS

3.2.1 Regional Park

A regional park generally serves one or more communities and accommodates a variety of activities designed to enhance the use and experience of the natural environment. Uses may include trails, nature centers, picnic areas, and camping, if appropriate.

- **Level of Service Standard:** Varies based upon availability and amount of land. Average is 10 acres/1,000 people.
- **Service Area:** A regional park generally serves those within a one hour travel distance.
- **Size:** Minimum size is 250 acres. Average size is 500 to 1000 acres.
- **Siting Criteria:**
 - Siting is determined primarily by amount and availability of land;
 - Should feature some significant natural resource;
 - Park planning should incorporate park trails into the citywide and regional trail system;
 - Park design should respond to and incorporate the natural features of the site.





- **Typical Activities and Facilities:** A regional park generally provides recreation activities associated with experiencing the natural environment. These activities may be both active and passive. The following facilities are suitable for typical regional park activities; however, other facilities which are not listed may also be appropriate:
 - **Passive Use Facilities:** benches, paths, group picnic facilities, individual picnic facilities, concession stands, nature/interpretive centers, special park features.
 - **Active Use Facilities:** trails, fishing areas, grass play areas and camping areas, as appropriate.
 - **Typical Support Facilities:** restrooms, drinking fountains, trash containers, maintenance facilities.
- **Signage:** Identification, directional, regulatory, interpretive.

3.2.2 *Community Park*

A community park is designed to serve several neighborhoods. Community parks should accommodate a wide variety of activities and meet the needs of diverse users.

- **Level of Service Standard:** 2.5 acres/1,000 people.
- **Service Area:** A community park should be located within three miles of all residences.
- **Size:** 30 - 100 acres.
- **Siting Criteria:**
 - Should be evenly distributed throughout the city;
 - Vehicular access should be via collector and arterial roads;
 - Park planning should incorporate park trails into the citywide trail system;
 - Park design should respond to and incorporate the natural features of the site.
- **Typical Activities and Facilities:** A community park should accommodate a balance of active and passive activities which are suited to the site and provide for the recreational preferences of the neighborhoods it serves. The following facilities are suitable for



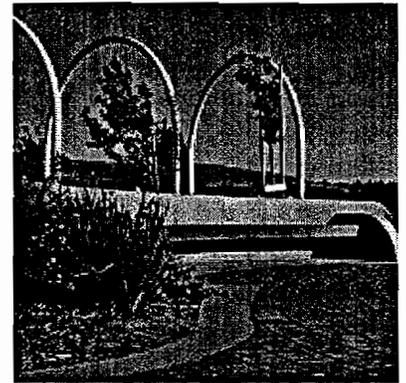
typical community park activities; however, other facilities which are not listed may also be appropriate:

- Passive Use Facilities: benches, paths, group picnic facilities, concession stands, outdoor performance facilities, special park features, spectator seating.
 - Active Use Facilities: playground equipment, par course equipment, multiple-use play fields, tennis courts, basketball courts, hard surface play areas, grass play areas.
 - Typical Support Facilities: restrooms, drinking fountains, trash containers, maintenance facilities.
- **Signage:** Identification, directional, regulatory.

3.2.3 *Neighborhood Park*

A neighborhood park is designed to serve a residential population in close proximity to the park. Neighborhood parks should accommodate a variety of activities including playground activities, picnicking and lawn games.

- **Level of Service Standard:** 3.5 acres/1,000 people.
- **Service Area:** A neighborhood park should be located within a 1/2 mile radius of all residences.
- **Size:** 2 - 15 acres.
- **Siting Criteria:**
 - Should be centrally located within each neighborhood;
 - Should be evenly distributed throughout the residential neighborhoods of the city;
 - Should be located on local or collector streets, rather than arterial streets, for safety;
 - Park access should be sited to avoid crossing major roads;
 - Park design should respond to and incorporate the natural features of the site;
 - Parks should be oriented toward public streets rather than "buried" behind homes.
- **Typical Activities and Facilities:** A neighborhood park should accommodate a balance of active and passive activities which are suited to the site and provide for the recreational preferences of the





neighborhood residents it serves. The following facilities are suitable for typical neighborhood park activities; however, other facilities which are not listed may also be appropriate:

- **Passive Use Facilities:** Benches, paths, individual picnic facilities, special park features.
 - **Active Use Facilities:** Playground equipment, par course equipment, multiple-use play fields, tennis courts, basketball courts, hard surface play areas, grass play areas.
 - **Typical Support Facilities:** Drinking fountains, trash containers, maintenance facilities.
- **Signage:** Identification, directional, regulatory.

3.3 TRAILS

3.3.1 *Bicycle Route*

Bicycle routes share roadways with vehicular traffic; there are no separate lanes for bicycles. Figure 3-1 illustrates a typical bicycle route cross section.

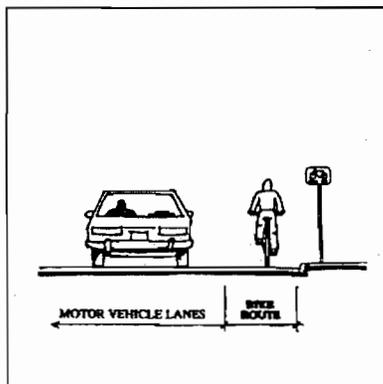


Figure 3-1
Bicycle Route Cross Section

- **Width:** N/A.
- **Vertical Clearance:** Same as roadway vertical clearance.
- **Horizontal Clearance:** N/A.
- **Surface:** Same as roadway surface.
- **Gradient:** Same as roadway gradient.
- **Maximum Speed:** N/A.
- **Siting Criteria:**
 - Should provide linkages for recreationists and commuters;
 - Should be incorporated into the citywide trail system;
 - Should be located to the right of moving vehicular traffic;
 - Bicyclists should move in the same direction as the vehicular traffic sharing the same portion of the roadway.



- **Support Facilities:** All drainage grates should be aligned perpendicular to the direction of bicycle travel or have openings narrower than 3/4 of an inch.
- **Signage:** Identification and directional.

3.3.2 Bicycle Lane

Bicycle lanes are designated exclusively for bicyclists. A bicycle lane is an extension of the right side of a roadway. Roadways should have bicycle lanes that accommodate bicyclists moving in each direction. Figures 3-2 and 3-3 illustrate typical bicycle lane cross sections with and without on-street parking.

- **Width:** 4 feet minimum where vehicle parking is prohibited; 5 feet minimum where vehicle parking is permitted.
- **Vertical Clearance:** Same as roadway clearance.
- **Horizontal Clearance:** N/A.
- **Surface:** Same as roadway surface.
- **Gradient:** Same as the roadway gradient.
- **Drainage:** 2% minimum cross gradient.
- **Maximum Speed:** N/A.
- **Siting Criteria:**
 - Should be incorporated into the citywide trail system;
 - Should be located between the travel lanes and curbs on streets where parking is prohibited;
 - Should be located between the travel lanes and the parking lanes on streets where parking is permitted;
 - Bicyclists should move in the same direction as adjacent vehicular traffic.
- **Support Facilities:** All drainage gratings should accommodate bicyclists (i.e. run perpendicular to the direction of travel or have openings narrower than 3/4 of an inch); 6 inch wide line striping denoting bicycle lane.
- **Signage:** Directional, regulatory.

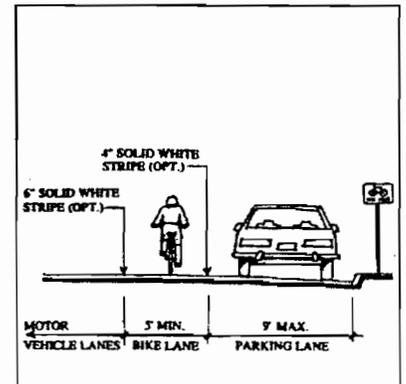


Figure 3-2
Bicycle Lane with
On-Street parking

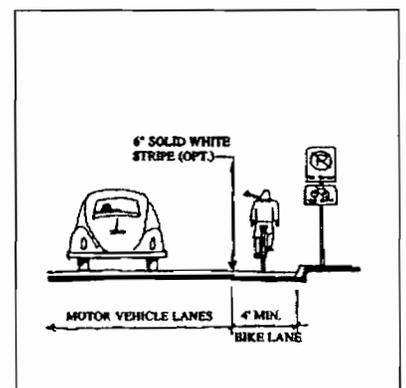


Figure 3-3
Bicycle Lane without
On-Street Parking

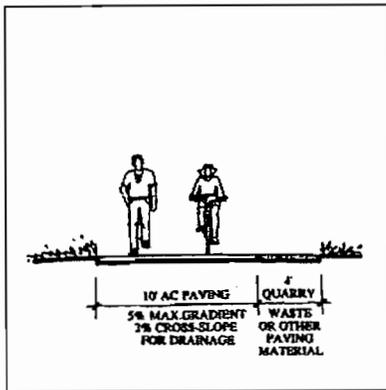


Figure 3-4
Paved Trail/Bicycle Path
Cross Section

3.3.3 Paved Trail/Bicycle Path

Paved Trails and Bicycle Paths are either adjacent to but separated from vehicular traffic by a curb and landscaped strip or other buffer, or routed through an open space area. A paved trail/bicycle path is intended to accommodate both pedestrians and bicyclists with an unpaved portion for pedestrians and a paved portion for bicyclists. Motorized vehicles are prohibited on all Paved Trails/Bicycle Paths. Figure 3-4 provides a typical paved trail/bicycle path cross section. (Criteria for park paths are discussed in Section 3.7.20 of this chapter).

- **Width:** 14 foot minimum for two-way paths – 10 foot minimum paved section with an adjacent 4 foot minimum unpaved or decomposed granite section.
- **Vertical Clearance:** 8 feet minimum.
- **Horizontal Clearance:** 14 feet.
- **Surface:** Paved area – All-weather surface with the use of concrete being avoided except where alternative surfaces are not feasible due to cost, availability or aesthetics; paths in the Lake Herman Regional Park should be constructed of asphalt with a chip seal coating in a light/natural color to minimize the visibility. Unpaved area – pervious material.
- **Gradient:** 8% maximum.
- **Drainage:** 2% cross gradient.
- **Maximum Speed:** 10 m.p.h.; speed can be controlled with the use of curves and other design elements.
- **Siting Criteria:**
 - Should be incorporated into the citywide trail system;
 - Should be separated from vehicular traffic.
- **Support Facilities:** See signage below.
- **Signage:** Identification, directional, regulatory.



3.3.4 Improved Trail

Improved trails are graded, unpaved paths designed to provide linkages through open space areas. Improved trails are intended to accommodate pedestrians; motorized vehicles and bicycles are prohibited. Figure 3-5 provides a typical cross section of an improved trail.

- **Width:** 2 feet minimum; 6 feet maximum.
- **Vertical Clearance:** 7 feet minimum.
- **Horizontal Clearance:** 4 feet minimum; 8 feet maximum, one foot on each side of the trail.
- **Surface:** Pervious material.
- **Gradient:** Varies.
- **Drainage:** 2% cross gradient.
- **Maximum Speed:** N/A.
- **Siting Criteria:**
 - Should be incorporated into the citywide trail system;
 - Should be separated from vehicular traffic.
- **Support Facilities:** See signage below.
- **Signage:** Identification, directional, regulatory.

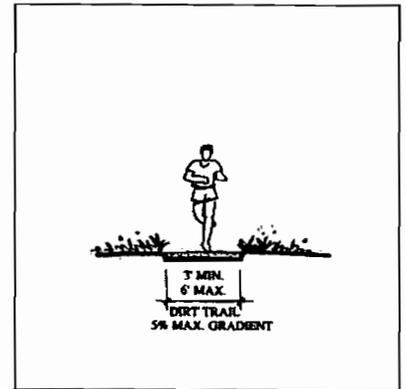


Figure 3-5
Improved Trail Cross Section

3.3.5 Interpretive Trail

Interpretive trails and signage are provided in areas with special educational value or special site features. An interpretive trail is intended to provide access for pedestrians. It should also be designed to accommodate the physically challenged along its entire length. Motorized vehicles, bicycles and equestrians are prohibited on interpretive trails. Figure 3-6 illustrates a cross section of an interpretive trail.

- **Width:** 8 feet minimum.
- **Vertical Clearance:** 7 feet minimum.
- **Horizontal Clearance:** 10 feet, one foot on each side of the path.

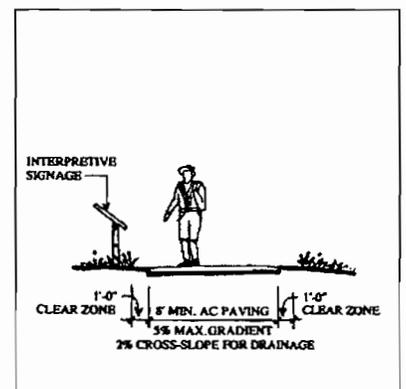


Figure 3-6
Interpretive Trail Cross Section



- **Surface:** Asphalt with “chip seal” cap in light/natural color.
- **Gradient:** 5% maximum with 5 foot intervals every 100 feet.
- **Drainage:** 2% cross gradient.
- **Maximum Speed:** N/A.
- **Siting Criteria:**
 - Should be incorporated into the citywide trail system;
 - Should be located in areas with special educational value;
 - Should be separated from vehicular traffic.
- **Support Facilities:**
 - Safety curb/railing, as needed.
- **Signage:** Identification, directional, regulatory, interpretative.



Figure 3-7
Firebreak Trail Cross Section

3.3.6 Firebreak Trail

Firebreak trails are provided primarily to inhibit the spread of wildfires and secondarily for emergency vehicle access. Firebreak trails may also be used by hikers and bicyclists. Figure 3-7 illustrates a cross section of a firebreak trail.

- **Width:** 12 feet minimum.
- **Vertical Clearance:** 8 feet minimum.
- **Horizontal Clearance:** N/A.
- **Surface:** Pervious material.
- **Gradient:** Varies.
- **Drainage:** 2% minimum cross gradient.
- **Maximum Speed:** N/A.
- **Siting Criteria:**
 - Should be located in areas with best fire break potential
 - Should be incorporated into the citywide trail system, wherever possible.



- **Support Facilities:** See signage below.
- **Signage:** Identification, directional, regulatory.

3.4 STAGING AREAS

Staging areas are gathering points located at trailheads. Usually located near major roads, staging areas provide facilities to accommodate trail users. Major staging areas generally provide a full range of facilities for the trail user. Minor staging areas serve short local trails and fewer trail linkages and are located in neighborhood parks. Minor staging areas accommodate many of the same facilities as major staging areas but do not provide on-site parking.

- **Service Area:** Adjacent to an open space area or other significant trail.
- **Size:** Varies according to demand.
- **Siting Criteria:**
 - Should be located at the heads of major trails (major staging area) and local trails (minor staging area);
 - Vehicular access should be via major roads;
 - Provide usable and adequate space for applicable facilities;
 - Area design should respond to and incorporate the natural features of each site;
 - Should be incorporated into the citywide trail system.
- **Typical Facilities:**
 - Major Staging Area: Vehicle parking (major staging area only), bicycle parking, restrooms, a public telephone, trash containers, a drinking fountain, individual picnic units.
 - Minor Staging Area: All major staging area facilities with the exception of on-site parking.
- **Signage:** Identification, directional and regulatory.

3.5 OPEN SPACE AREAS

Open space areas serve a number of purposes: to protect and enhance important natural resources (i.e. wetlands, riparian areas, wildlife habitat and special geological areas); to provide protective buffers



against natural hazards (i.e. wildfires, floods and slope erosion); to maintain and improve public access (i.e. trail development and signage); and to preserve the natural landscape character. To assure that open space areas are preserved in a responsible manner, development should be limited to low intensity recreation (i.e. trails, picnicking and nature appreciation). Due to the configuration of open space in Benicia and its environmental sensitivity, all other development including private landscaping and structures as well as hunting, and off-road vehicle use is not permitted in open space areas. Limited, walk-in, organized/group camping may be allowed in designated areas with a City permit.

- **Siting Criteria:**

- Natural resource areas requiring protection;
- Sensitive or critical habitat areas;
- Areas with high natural hazards;
- Ridges, hills and valleys with high scenic values;
- Areas that can serve as a buffer between developed areas or different political jurisdictions;
- Corridors through which trails can be developed linking various developed areas of the City;
- Trail linkage to parks and other open space areas.

- **Typical Facilities:** Benches, trails, signage.

- **Signage:** Identification, directional, regulatory and interpretive.

3.6 SIGNAGE

There are four kinds of signs that should be placed at Benicia's recreational areas: identification; directional; regulatory and interpretive signage. These are defined below:

- Identification signage is provided to name or "identify" parks, trails, open space areas and facilities, such as restrooms, to the user.
- Directional signage "directs" the user to a particular destination or in a particular direction of travel. Examples include staging area signs indicating the direction to a particular trail and bike lane pavement arrows showing the permitted direction of travel.
- Regulatory signage is provided to identify permitted/prohibited uses, to warn users of possible hazards and inform visitors of other pertinent regulations. Examples include signs indicating that dogs





are allowed but are required to be leashed; speed limit signs indicating the maximum allowable bicycle speeds; and signs cautioning visitors about the presence of poisonous plants in a particular area.

- Interpretive signage explains or “interprets” information pertaining to a particular site feature or subject. Examples include a scenic overlook sign explaining the geologic formation of the vista, and staging area signs which explain special features along a particular trail.

3.7 FACILITY SITING CRITERIA

The following section presents typical primary and support park facilities, the standards at which these facilities should be provided and the types of parks in which each facility should be sited (siting criteria). Table 3-1 summarizes the primary and support facilities which are appropriate for each type of park.

PRIMARY PARK FACILITIES

3.7.1 *Multi-Purpose Play Fields*

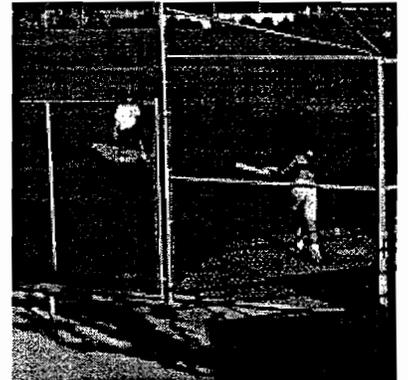
Multi-purpose play fields include softball/baseball diamonds with soccer/football fields in the outfields. These fields may be lighted or unlighted. All multi-purpose playing fields should include an amount of spectator seating which is appropriate for the number of users to be accommodated.

- **Standard:**
 - 1 field/5,000 people - unlighted;
 - 1 field/15,000 people - lighted.
- **Siting Criteria:** All community parks, neighborhood parks adjacent to schools, and other neighborhood parks, as appropriate.

3.7.2 *Tennis Courts*

Tennis courts are considered active play areas and can be lighted or unlighted depending upon the court location, neighborhood needs and concerns of adjacent residents.

- **Standard:** 1 court/2,000 people.





**Table 3-1
Facility Siting Criteria**

	Regional Parks (Lake Herman)	Community Parks	All Neighborhood Parks	Some Neighborhood Parks	Staging Areas	Else- where
Primary Park Facilities						
Multi-Purpose Play Fields		✓		✓		
Tennis Courts		✓		✓		
Basketball Courts		✓		✓		
Swimming Pools		✓				✓
Children's Playgrounds		✓	✓			
Grass Play Areas	✓	✓	✓			
Hard Surface Play Areas		✓		✓		
Individual Picnic Areas	✓	✓	✓		✓	
Group Picnic Areas	✓	✓		✓		
Community Centers		✓				✓
Interpretive Facilities	✓					
Outdoor Performance Facilities		✓				✓
Spectator Seating		✓		✓		
Concessionaires		✓		✓		
Special Features		✓		✓		✓
Support Facilities						
Restrooms	✓	✓		✓	✓	
On-Site Parking	✓	✓		✓	✓	
Maintenance Facilities		✓		✓		
Potable Water	✓	✓	✓		✓	
Public Telephones	✓	✓				
Benches	✓	✓	✓		✓	
Paths	✓	✓	✓		✓	

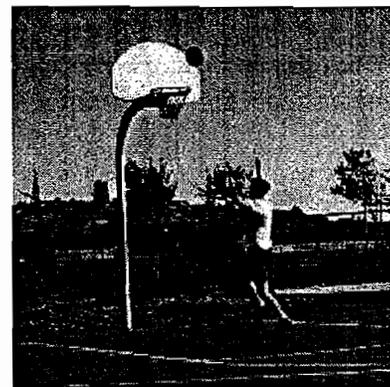


- **Siting Criteria:** All community parks, and neighborhood parks, as appropriate.

3.7.3 *Basketball Courts*

Basketball courts are considered active play areas and can be lighted or unlighted depending upon the court location, neighborhood needs and concerns of adjacent residents.

- **Standard:** 1 court/5,000 people.
- **Siting Criteria:** All community parks, neighborhood parks adjacent to schools, and neighborhood parks within 1/2 mile from all residences, where feasible.



3.7.4 *Swimming Pools*

Swimming pools provide opportunities for both active and passive (i.e. sunbathing) use. They should serve the entire community.

- **Standard:**
 - 1 pool /20,000 people; or
 - 450 square feet of water surface/1,000 people;
 - Minimum of 25 meters in length and 8 lanes wide;
 - Year round use, if possible.
- **Siting Criteria:** In community parks and other locations which are accessible to the entire community.

3.7.5 *Children's Playgrounds*

Children's playgrounds are areas with permanent play equipment such as swings, slides, and prefabricated play systems. Play equipment is intended for active play and should be selected for various ages and abilities of children. Generally, ages range from 1-1/2 to 5 for tot lot equipment to 6 to 11 for larger equipment.

- **Standard:** None.
- **Siting Criteria:** All parks.

3.7.6 *Grass Play Areas*

Grass play areas are generally level, turfing areas intended for both active and passive activities including volleyball, frisbee and storytelling.

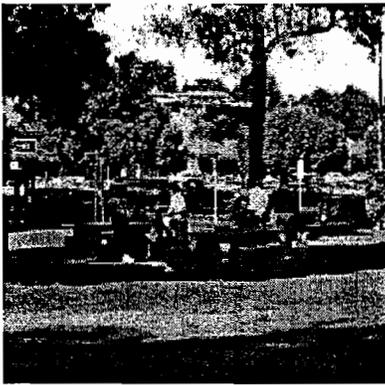


- **Standard:** None.
- **Siting Criteria:** All parks.

3.7.7 *Hard Surface Play Areas*

Hard surface play areas are level, paved areas intended primarily for active uses such as hopscotch, rollerskating, rollerblade hockey, and games requiring the use of balls.

- **Standard:** None.
- **Siting Criteria:** All community parks, neighborhood parks adjacent to schools, and at other neighborhood parks, as appropriate.



3.7.8 *Individual Picnic Areas*

Individual picnic areas provide facilities for barbecuing, sitting, and socializing. Most picnic facilities should be well spaced to allow for some amount of privacy. In picnic areas with more facilities, pairs of tables in close proximity should be made available for large parties.

- **Standard:** None established.
- **Siting Criteria:** All parks and staging areas.
- **Facilities:**
 - Picnic tables - table with two benches to accommodate a minimum of six individuals;
 - Hard Surface Picnic Table Pads - provide as needed;
 - Barbecues - minimum of 1 barbecue/3 picnic tables, as appropriate;
 - Potable Water - minimum of 1 unit/5 picnic tables, as appropriate;
 - Trash Containers - minimum of 1 container/3 picnic tables.

3.7.9 *Group Picnic Areas*

Group picnic areas provide facilities for more than one party.

- **Standard:** Accommodate 15 to 150 people.



- **Siting Criteria:** All community parks, Lake Herman Regional Park and neighborhood parks, as appropriate.
- **Facilities:**
 - Picnic tables - table with two benches to accommodate a minimum of six adults, aligned or clustered to serve large groups;
 - Concrete Picnic Table Pads - provide as needed;
 - Barbecues - minimum of 1 barbecue/3 picnic tables;
 - Potable Water - minimum of 1 unit/5 picnic tables;
 - Trash Containers - minimum of 1 container/3 picnic tables;
 - Structural and/or vegetative protection from sun and rain desirable.

3.7.10 Community Centers

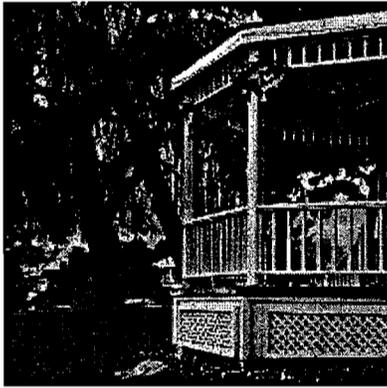
Community centers are multi-purpose facilities which accommodate both active and passive uses. Facilities may include a swimming pools, gymnasiums, aerobics and dance studios, meeting rooms, child care facilities, theater/stages, game rooms, administrative offices, restrooms and locker rooms.

- **Standard:** 1 center/20,000 people.
- **Siting Criteria:** Community parks and other locations within easy access of the community.

3.7.11 Interpretive Facilities

Interpretive facilities provide exhibits explaining the history and/or ecology of an area. They may be accompanied by an adjacent interpretive trail.

- **Standard:** None established.
- **Siting Criteria:** Lake Herman Regional Park, and other areas, as appropriate.
- **Facilities:**
 - Parking;
 - Restrooms;
 - Drinking fountain.



3.7.12 Outdoor Performance Facilities

Outdoor performance facilities are permanent bandstands or amphitheaters. These facilities may be used for theatrical events or for special events such as weddings, graduation ceremonies and performances to small audiences.

- **Standard:** Accommodate 50 to 500 people.
- **Siting Criteria:** Community parks and other locations accessible to all City residents.

3.7.13 Spectator Seating

Spectator seating provides bleachers or benches for observing field sports such as soccer or football and court games such as tennis and basketball.

- **Standard:** None established.
- **Siting Criteria:** Community park play fields and courts, and parks adjacent to schools, as appropriate.

3.7.14 Concessionaires

Concessionaires, run by non-profit organizations, may provide food and non-alcoholic beverages in community parks and parks with multi-purpose play fields. For special events/activities permitted by the City, non-profit organizations may sell food, alcoholic and non-alcoholic beverages and other items with a City permit. For special events/activities permitted by the City, for-profit concessionaires are allowed to sell food, non-alcoholic beverages and other items with a City permit.

- **Standard:** None established.
- **Siting Criteria:** All community parks and parks with multi-purpose playing fields and other areas designated by the City.

3.7.15 Special Features

Special features are facilities such as gazebos, fountains, bandstands, sculptures, and overlooks. These facilities are intended to enhance park, neighborhood, and community character.

- **Standard:** N/A.



- **Siting Criteria:** Evenly distributed at neighborhood and community parks, and key locations in open space areas.

SUPPORT FACILITIES

3.7.16 Restrooms

Restroom facilities are considered support facilities.

- **Standard:** None established.
- **Siting Criteria:** Regional parks, community parks, community centers, interpretive facilities, staging areas, parks adjacent to schools, parks with multi-purpose playing fields, and other neighborhood parks, as appropriate.

3.7.17 On-Site Parking

On-site parking is generally provided for activities which draw many visitors or where on-street parking would significantly impact the surrounding neighborhood or environment.

- **Standard:** Adhere to City ordinance.
- **Siting Criteria:** Community parks, community centers, major staging areas, neighborhood parks adjacent to schools, parks with multi-purpose playing fields, Lake Herman Regional Park, and other neighborhood parks, as appropriate.

3.7.18 Maintenance Facilities

Maintenance facilities may include small storage structures or large maintenance buildings. These facilities should be located for convenience and efficiency but should not be highly visible or audible to park visitors.

- **Standard:** None established.
- **Siting Criteria:** All community parks and other parks, as necessary.



3.7.19 Potable Water, Benches, and Public Telephones

Potable water, benches, and public telephones are considered support facilities.

- **Standard:** None established.
- **Siting Criteria:** Potable water and benches - All parks, staging areas, and other key locations. Public telephones - regional parks, community parks, major staging areas and parks with staging areas.

3.7.20 Paths

Paths serve as linkages within individual parks and are focal points for passive activities.

- **Width:** 3 1/2 feet minimum.
- **Vertical Clearance:** 7 feet minimum.
- **Horizontal Clearance:** 5 1/2 feet minimum.
- **Surface:** Pervious or paved.
- **Gradient:** 5% maximum with 5 foot level intervals at least every 100 feet.
- **Drainage:** 2% cross gradient.
- **Maximum Speed:** 5 m.p.h., unless otherwise posted.
- **Siting Criteria:**
 - Should be located in all parks;
 - Should connect to local and required trail systems where possible.
- **Support Facilities:** Safety curb/railing, as needed.



4. PARKS, TRAILS AND OPEN SPACE PLAN

4.1 INTRODUCTION

This chapter describes all the components of the Master Plan beginning with an overview of the Benicia City park, trail and open space system (Figure 4-1). The recommendations in this chapter are based upon input from the survey, city staff, the Parks, Recreation and Cemetery Commission and the Parks Commission subcommittee. With minor refinements, the park improvements and facility needs are those identified in the Needs Assessment prepared as part of the Master Plan process.

4.2 BENICIA CITY PARKS

The following section identifies improvements planned for each of the 28 existing City parks and recreation facilities and describes the five new parks proposed within the present City limits. Existing regional parks are discussed first, followed by existing community parks, existing neighborhood parks and existing recreation facilities. This section concludes with planned parks. A description of each park is provided as well as a list of planned improvements by phase. A conceptual plan has been prepared for each park which identifies the existing park facilities (plain typeface) and planned improvements (bold typeface). If a recommended park improvement meets a specific facility need or park acreage shortage as identified in the needs assessment, this is noted in the text.

Many of these improvements meet specific park and facility deficiencies which were identified in the Needs Assessment discussed in Chapter 1. These include the addition of 21 acres of new neighborhood park land, five full basketball courts, one half basketball court, five tennis courts and two multi-purpose fields. These additional facilities adequately meet the city's facility deficiencies. However, a need remains for 12 acres of neighborhood park land in the Southampton area as does a need for 5 acres of neighborhood park in the eastern portion of downtown. A community park shortage of 18 acres remains unmet as does a need for 5 acres of neighborhood park in the eastern portion of downtown. Presently, land is not available to meet these remaining park land needs. However, if land becomes available, these needs should be reevaluated.



STATE RECREATION AREA

Benicia State Recreation Area (469.0 acres)

Opening Date: 1963

Description:

This 469-acre California State Recreation Area is located along the shores of Southamptton Bay at the northwestern edge of Benicia. The area contains a significant wetland which provides a home to numerous species of waterfowl. Two miles of roads in the Recreation Area provide access for motor vehicles as well as walkers and bicyclists. The Recreation area provides fishing and picnicking facilities and is a popular location for jogging, walking and dog-walking. Planned improvements include additional trails, kiosks/interpretive areas, picnic facilities, and parking areas. The State Recreation Area contributes significantly to Benicia's park and open space system due to its proximity to the City however, planned improvements to the park are the purview of the State of California. The location of the Benicia State Recreation Area is indicated in Figure 4-1.

REGIONAL PARKS

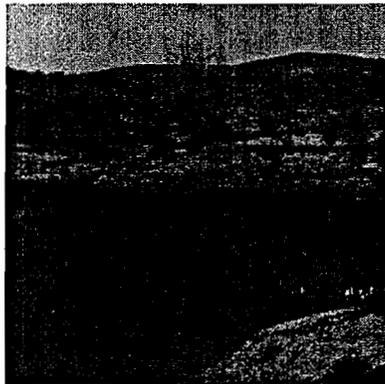
#1 - Lake Herman Regional Park (577.0 acres)

Year Constructed: 1989

Description:

The Lake Herman Regional Park is an existing 577-acre lake and open space area of regional significance located at the northernmost edge of the City. Currently, this facility is used for fishing, picnicking, hiking and other passive activities. As part of the master plan process, Benicia residents were surveyed regarding their future desires for the Lake Herman Regional Park. The majority of Benicia residents wanted the present character of the area maintained but also wanted additional recreation opportunities made available.

In response to these community desires, a conceptual master plan was prepared for the Lake Herman Regional Park. Proposed improvements to this area will take place over all three master plan phases and will include fishing piers, an interpretive center and amphitheater, creation of a landscaped meadow, additional landscaping in the open space area





and additional parking. A trail system will include a paved trail to Benicia Community Park, a paved interpretive trail and a system of unpaved trails throughout the open space.

Improvements:

Proposed improvements to Lake Herman Regional Park are identified by phase below. Figure 4-2 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Add picnic tables
- Add barbecue facilities
- Expand parking - Phase I
- Add benches
- Add graded trails around Lake Herman, to Benicia Community park and along the interpretive trail route
- Add paved trail connection to Benicia Community Park

Phase II (2000 - 2005)

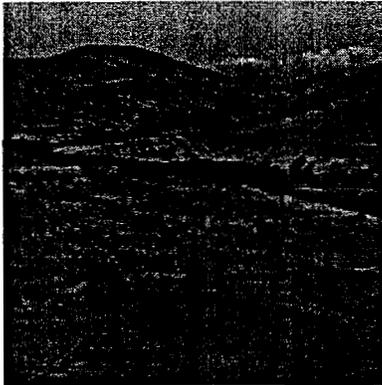
- Upgrade beach
- Create meadow with grass and trees
- Add trees in drainage channels and along shoreline
- Add wooden bridges
- Add fishing piers
- Add identification signage
- Add directional and trailhead signage
- Add interpretive signage
- Add paved interpretive trail

Phase III (2005 - 2010)

- Add interpretive center at existing school
- Enhance wetlands
- Add amphitheater
- Expand Parking - Phase II
- Add boardwalk over marsh



COMMUNITY PARKS



#2 - Benicia Community Park (50.0 acres)

Year Constructed: 1995

Description:

Benicia Community Park, Benicia's first community park, is 50 acres in size and is currently under construction in the north central portion of the City, directly south of Lake Herman. When completed, the park will include a variety of facilities including multi-purpose ballfields, tennis courts, a playground, an amphitheater, volleyball courts, group and individual picnic facilities, and a community center. Construction of the park will be phased over the next 15 years with Phase One of the Community Park coinciding with Phase I of the Benicia Parks, Trails and Open Space Master Plan.

Improvements:

Improvements to the Benicia Community Park are identified by phase below. Figure 4-3 illustrates the ultimate park plan.

Phase I (1995 - 2000)

- Four multi-purpose ballfields
- Two youth ballfields
- Two tennis courts
- One basketball court
- Multi-purpose turf area
- Bocci ball/horseshoes
- Portion of children's playground and tot lot
- Playground play structures
- Group picnic area
- Group picnic/playground trellises
- Individual picnic facilities
- Concession stand/storage building
- Landscaped areas
- Group picnic area restroom
- Perimeter and interior pathways
- Parking lots

Phase II (2000 - 2005)

- Construct Community Center
- Construct three and light five tennis courts



- Light two fields
- Construct an amphitheater

Phase III (2005 - 2010)

- Light remaining four fields
- Construct maintenance building
- Add a garden
- Construct exercise stations and trail
- Add a skateboard plaza
- Add a fountain

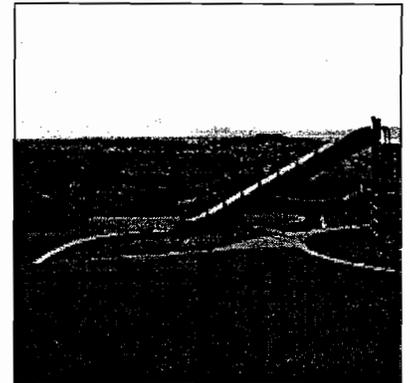
NEIGHBORHOOD PARKS

#3 - Channing Circle Park (2.5 acres)

Year Completed: 1990

Description:

Channing Circle Park is an existing 2.5 acre neighborhood park located in the northwest portion of the Southampton development. The park currently provides a playground and passive areas for local residents. Its location on a hill adjacent to the Benicia-Vallejo Open Space Buffer provides excellent views of the Carquinez Straits, the adjacent hills and the City of Vallejo.



Future plans for the park include trail connections to the Buffer Zone Trail and to Lake Herman Regional Park (see Section 4.3 City Trail System). This park will serve as a minor staging area and trailhead. A half basketball court will be added to help meet facility deficiencies in this area.

Improvements:

Proposed improvements to Channing Circle Park are identified by phase below. Figure 4-4 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Add trailhead signage

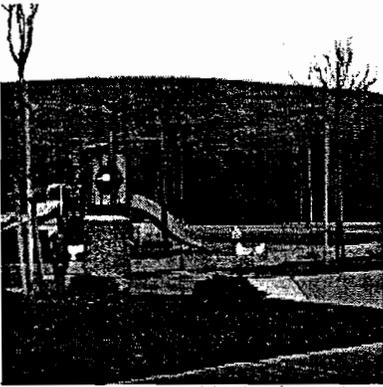


Phase II (2000 - 2005)

- Add half-basketball court and path
- Add bench to tot area

Phase III (2005 - 2010)

- No improvements recommended



#4 - Gateway Park (0.5 acres)

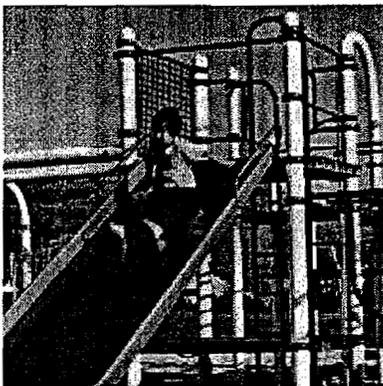
Year Constructed: 1990

Description:

Gateway Park is an existing 0.5 acre neighborhood park located in the northern portion of the Southampton development. The park is currently used by local residents for its playground facilities and passive areas. The park is designed to connect with Lake Herman Regional Park.

Improvements:

No improvements are recommended for Gateway Park. Figure 4-5 illustrates the existing park layout and facilities.



#5 - Jack London Park (7.7 acres)

Year Constructed: 1991

Description:

Jack London Park is one of the city's newest neighborhood parks and, at 7.7 acres in size, is the City's largest neighborhood park. The park consists of a variety of active and passive recreation activities including basketball courts, multi-purpose fields, horseshoes, a playground, a garden and picnic facilities.

Improvements:

No improvements are recommended for Jack London Park. Figure 4-6 illustrates the existing park layout and facilities.



#6 - Park Solano (2.0 acres)

Year Constructed: 1989

Description:

Park Solano is a 2.0 acre neighborhood park located in the central portion of the Southampton development. This park provides playground and picnic facilities for local residents. The park is adjacent to the community path which connects to Rose Drive in the north and extends along Hastings Drive to the south. Improvements to this park include additional trees and larger playground and picnic areas.

Improvements:

Proposed improvements to Park Solano are identified by phase below. Figure 4-7 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- No improvements recommended

Phase III (2005 - 2010)

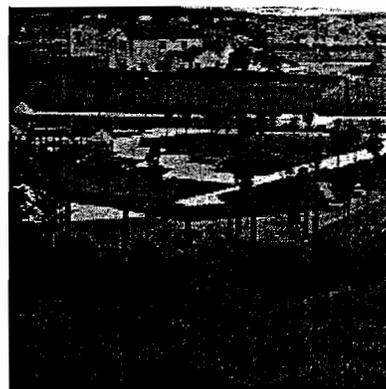
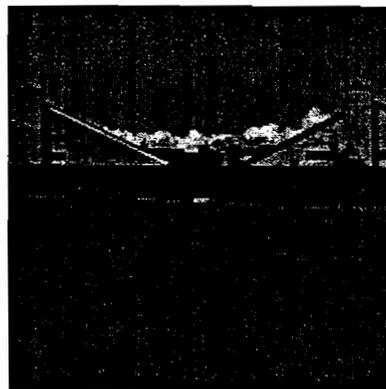
- Add trees
- Add picnic tables
- Add barbecue facilities
- Expand playground area and upgrade equipment
- Add benches in tot lot
- Add directional signage

#7 - Skillman Park (3 acres)

Year Constructed: 1993

Description:

Frank Skillman Park, completed in 1993, is a new 3-acre neighborhood park located in the northeastern portion of the Southampton development. Main elements of the park plan include a half basketball court, a playground and a grass play area.





Improvements:

No improvements are recommended for Skillman Park. Figure 4-8 illustrates the park concept plan.



#8 - Southampton Park (6.0 acres)

Year Constructed: 1977

Description:

Southampton Park is one of the first parks to be developed in the Southampton development. Built in a ravine, this 6-acre neighborhood park contains a playground, half-basketball court and picnic facilities. Planned improvements include the addition of a lighted tennis court, to meet facility deficiencies in the area, expansion of the existing playground and the addition of a minor staging area/trailhead at the east end of the park. This trail will lead into the Southampton Open Space and connect with the Rose Drive Trail.

Improvements:

Proposed improvements to Southampton Park are identified by phase below. Figure 4-9 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Add trailhead signage
- Add park identification signage

Phase II (2000 - 2005)

- Add restroom
- Expand playground area and equipment
- Add tennis court
- Add drinking fountain
- Improve landscaping
- Improve paths

Phase III (2005 - 2010)

- Add tennis court lighting
- Add horseshoe pits
- Add picnic tables
- Add barbecue facilities



#9 - Benicia Views II (0.5 acres)

Year Constructed: 1979

Description:

Benicia Views II is an existing 0.5 acre neighborhood park located in the central portion of Benicia, west of City Hall. This facility currently provides playground equipment and some seating and is used by parents and their young children.



Improvements:

Proposed improvements to Benicia Views II are identified, by phase, below. Figure 4-10 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add benches around play area
- Add drinking fountain
- Upgrade playground equipment
- Add identification signage

Phase III (2005 - 2010)

- No improvements recommended

#10 - Willow Glen Park (4.5 acres)

Year Constructed: 1976

Description:

Willow Glen Park, a 4.5 acre neighborhood park, is located in the central portion of Benicia. This park includes a skateboard "park" and a playground facility. Park improvements include a 1-acre expansion of the park to the west to incorporate a portion of the adjacent property. The expanded park will be terraced along the stream corridor and will include picnic facilities.





Improvements:

Proposed improvements to Willow Glen Park are identified by phase below. Figure 4-11 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

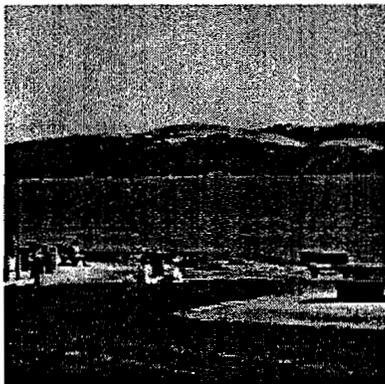
- No improvements recommended

Phase II (2000 - 2005)

- No improvements recommended

Phase III (2005 - 2010)

- Upgrade restrooms
- Expand park to include picnic facilities, paths and bridges and landscaping
- Add drinking fountain
- Upgrade playground equipment



#11 - Matthew Turner Park (2.5 acres)

Year Constructed: 1983

Description:

Matthew Turner Park is an existing 2.5-acre waterfront park, located in the southeastern portion of the downtown. The park is used primarily for passive activities such as picnicking and fishing, and water based sports such as windsurfing. Planned improvements to the park include facilities and paths for barrier free access and the addition of a restroom with showers.

Improvements:

Proposed improvements to Matthew Turner Park are identified by phase below. Figure 4-12 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended



Phase II (2000 - 2005)

- Barrier Free Access improvements including paths, benches, picnic facilities, landscape improvements, sculpture and enhancement of the historic shipbuilding area
- Add identification signage
- Add directional signage

Phase III (2005 - 2010)

- Install restrooms with showers
- Improve rip-rap along shore

#12 - West 9th Street Park (6.0 acres)

Year Constructed: 1980

Description:

West 9th Street Park is an existing 6.0-acre neighborhood park located on the Benicia waterfront in the southwestern portion of the City. This park provides playground facilities, sand volleyball, picnic facilities, an observation deck, and a beach for water activities. Commodore Jones' Point provides an area for passive seating and viewing of the Carquinez Strait. Adjacent to the park is a boat launch, a fishing pier and a dock. A swimming beach is located below the park.



Planned improvements for West 9th Street Park include a beach stairway at 10th Street, an upgrade of the existing restrooms to include a shower, and the addition of a second playground area.

Improvements:

Proposed improvements to West 9th Street Park are identified by phase below. Figure 4-13 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Add 10th Street stairway to the beach
- Add identification signage
- Add directional signage

Phase II (2000 - 2005)

- Add new playground



Phase III (2005 - 2010)

- Upgrade restrooms; install shower
- Add landscaping
- Add benches
- Add picnic tables
- Add barbecue facilities

#13 - Point Benicia Peninsula

#14 - Turnbull Park

Year Constructed: 1992

Description:

The Benicia Waterfront Restoration Plan, prepared in 1991, proposed a plan for the portion of the Benicia waterfront located between Point Benicia Peninsula (#13) and Turnbull Park (#14). Waterfront improvements recommended in the Waterfront Restoration Plan and incorporated into this master plan include three marsh overlooks, a neighborhood park, improvements to Point Benicia Peninsula and an extension of the Benicia Waterfront Path.

Improvements:

Proposed improvements to the Benicia Waterfront are identified by phase below and illustrated in Figure 4-14. Improvements to specific points along the path are included in Section 4.3, Additional Projects.

Phase I (1995 - 2000)

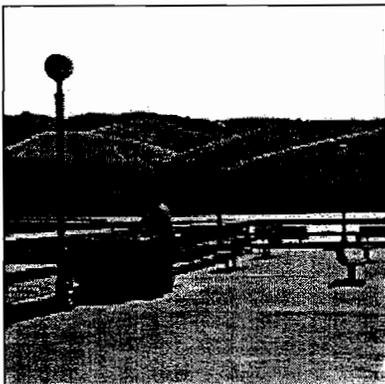
- Marsh overlook/train walk
- Marsh improvements

Phase II (2000 - 2005)

- B Street Park
- Marsh overlook/pier
- Point Benicia Peninsula
- Waterfront trail
- Turnbull Park Marsh Overlook

Phase III (2005 - 2010)

- No improvements recommended





#15 - Clock Tower

Year Constructed: 1859

Description:

The Clock Tower and the Commandant's Headquarters are two historic military structures located at the southeastern edge of the City. The Clock Tower is currently used as a community center for dances, meetings and other public uses. The Commandant's Headquarters is currently vacant. The possibility exists that these buildings will be leased and used for commercial purposes (restaurant, bed and breakfast, etc.). Because of the historic value of these facilities and the views of Suisun Bay and the Carquinez Straits from this site, plan improvements include the establishment of a historic park around the two structures and an expansion of the park to include the overlook point east of the Clock Tower. This historic park will include a central plaza and seating/picnic facilities.



Improvements:

Proposed improvements to the Clock Tower site are identified by phase below. Figure 4-15 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add picnic tables
- Add barbecue facilities
- Improve landscaping
- Add paths
- Expand park
- Add identification signage
- Add directional signage
- Add interpretive signage

Phase III (2005 - 2010)

- No improvements recommended



#16 - Francesca Terrace (5.0 acres)

Year Constructed: 1979

Description:

Francesca Terrace is an existing 5.0 acre neighborhood park located in the eastern portion of the City, north of Interstate 780. Francesca Terrace is one of the City's older parks and contains a playground, basketball court and a small multi-purpose field. Plans for this park include the addition of a group picnic facility and a sand volleyball court.

Improvements:

Proposed improvements to Francesca Terrace are identified by phase below. Figure 4-16 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add restroom
- Upgrade playground equipment
- Improve landscaping
- Add sand volleyball court
- Resurface paths
- Add arbor structure over group picnic area
- Add group picnic tables
- Add group barbecue facility
- Add benches
- Add drinking fountain
- Improve park entrance

Phase III (2005 - 2010)

- No improvements recommended

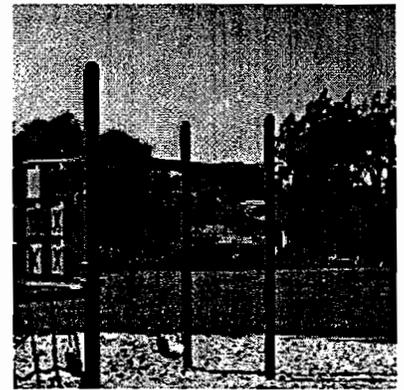


#17 - Duncan Graham Park (2.0 acres)

Year Constructed: Unknown

Description:

Duncan Graham Park is one of the City's older neighborhood parks and is located in the eastern portion of Benicia north of Interstate 780. This 2.0-acre park currently accommodates a playground, a half basketball court and a large grass play area. Planned improvements to the park include pathway connections to the existing park and picnic facilities. A 1/3 acre city-owned vacant lot is located east of the park upon which a grass play area is planned.



Improvements:

Proposed improvements to Duncan Graham Park are identified by phase below. Figure 4-17 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add picnic tables
- Add barbecue facilities
- Add benches

Phase III (2005 - 2010)

- Add path, curb cuts and park entry
- Improve landscaping
- Add grass play area

#18 - Overlook Park (3.5 acres)

Year Constructed: 1981

Description:

Overlook Park is a 3.5 acre neighborhood park located in the southeastern portion of the Southampton development. The park provides a panoramic view of the Carquinez Straits to the south and the Suisun Bay to the east. Presently the park contains a playground, picnic





facilities and a grass play area. Planned improvements include a one-acre expansion to the park to the east to accommodate two tennis courts, which will help meet facility deficiencies in this area. The addition of a restroom and an upgrade of the playground is also planned.

Improvements:

Proposed improvements to Overlook Park are identified by phase below. Figure 4-18 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Upgrade playground equipment
- Add identification signage

Phase II (2000 - 2005)

- Add restroom
- Improve landscaping
- Expand park
- Add tennis courts
- Add drinking fountain
- Resurface paths

Phase III (2005 - 2010)

- No improvements recommended

#19 - Bridgeview Park (4.5 acres)

Year Constructed: 1982

Description:

Bridgeview Park is a 4.5 acre neighborhood park located in the central portion of Benicia, north of City Hall. This is a three-level park which contains a ball field, a basketball court and playground facilities. Planned improvements include the addition of a restroom, widening and resurfacing of the paths, and landscape, picnic area and playground improvements.





Improvements:

Proposed improvements to Bridgeview Park are identified by phase below. Figure 4-19 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Reorient ballfield

Phase II (2000 - 2005)

- Improve slope landscaping
- Add drinking fountain
- Add picnic tables
- Add barbecues
- Add benches
- Add additional access between upper and lower park
- Widen and resurface path in upper park
- Provide horseshoes

Phase III (2005 - 2010)

- Add restroom
- Expand playground area and equipment

#20 - City Park (4.5 acres)

Year Constructed: Unknown

Description:

City Park provides the downtown focal point for the City. This park is an existing 4.5 acre park which provides space for large civic gatherings as well as group picnics and playground activities. Planned improvements to the park include landscape improvements and the construction of a path system.



Improvements:

Proposed improvements to City Park are identified by phase below. Figure 4-20 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Upgrade picnic facilities



- Upgrade barbecue facilities
- Upgrade landscaping and irrigation system - Phase I
- Tree removal and replacement

Phase II (2000 - 2005)

- Add drinking fountains
- Upgrade landscaping and irrigation system - Phase 2
- Add benches
- Add pathway system

Phase III (2005 - 2010)

- No improvements recommended



#21 - Civic Center Park (3.5 acres)

Year Constructed: Unknown

Description:

Civic Center Park is a 3.5 acre neighborhood park located adjacent to the City Hall complex in downtown Benicia. This is one of the few parks in the City to provide tennis courts and group picnic facilities. Planned improvements to this park include tennis court lighting and an overall upgrade of the parks facilities.

Improvements:

Proposed improvements to Civic Center Park are identified by phase below. Figure 4-21 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- Upgrade playground equipment
- Improve landscaping - Phase 1
- Add group picnic tables
- Add group barbecue facilities

Phase II (2000 - 2005)

- Add tennis court lighting
- Upgrade restrooms
- Improve landscaping - Phase II



- Add paved path
- Add identification signage

Phase III (2005 - 2010)

- No improvements recommended

RECREATION FACILITIES

#22 - Benicia Senior Citizens Center

Year Constructed: Unknown

Description:

The Benicia Senior Citizens Center is part of the City Hall Complex in downtown Benicia. The facility is used by Benicia's senior population for a variety of activities. The completion of the Benicia Public Library provides the Senior Citizen's Center with a plaza on the west side of the existing building. A building space study is recommended to determine the interior improvements needed in this building. Figure 4-21 illustrates the existing facility and its relation to the recently completed library.



Improvements:

Phase I (1995 - 2000)

- Conduct building space study

Phase II (2000 - 2005)

- Implement study recommendations, as required

Phase III (2000 - 2005)

- Implement study recommendations, as required

#23 - Benicia City Gym

Year Constructed: 1951

Description:

Benicia City Gym is the City's public gymnasium and is located adjacent to City Hall in downtown Benicia. This facility includes





indoor basketball facilities and is used for a variety of community activities. The interior of this facility does not require any improvements; however, the facade of the building will be renovated following completion of construction of the Benicia Public Library.

Improvements:

Proposed improvements to Benicia City Gym are identified by phase below. Figure 4-21 illustrates the existing gym and proposed improvements.

Phase I (1995 - 2000)

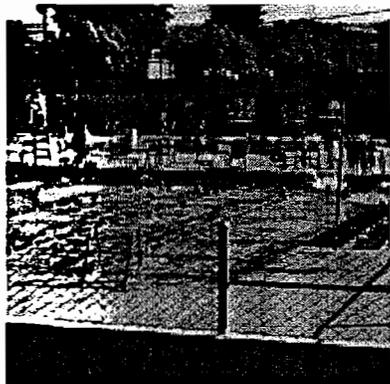
- No improvements recommended

Phase II (2000 - 2005)

- Enhance building facade

Phase III (2005 - 2010)

- No improvements recommended



#24 - James Lemos Pool Complex

Year Constructed: 1947

Description:

The James Lemos Pool Complex is presently the City's only public swimming facility. Located directly south of City Hall, this facility provides three pools - a diving pool, a 50-meter pool and a children's wading pool. The facility is used for both public swimming and competitive swimming activities. The "Facility Rehabilitation Study for the James Lemos Swim Center" was completed in 1994 by Milton F. Johnson and Kent Williams. The study identified a number of improvements to the swim complex. In addition, the Swim Task Force completed a study in March 1996 to identify revenues for year-round pool operation. As a result of this study, the pool is now open year-round. Copies of both studies are available for review at the Parks and Community Services Department.



Improvements:

Proposed improvements to the James Lemos Pool Complex were identified in the Facility Rehabilitation Study for the swim center and are identified by phase below. Figure 4-21 illustrates the existing pool complex and proposed improvements.

Phase I (1995 - 2000)

- Upgrade chlorination systems
- Replace heaters
- Repair fiberglass dive pool

Phase II (2000 - 2005)

- Wade pool rehabilitation
- Dive pool rehabilitation
- 50 meter pool rehabilitation
- Pool/Youth Activities Center landscape improvements

Phase III (2005 - 2010)

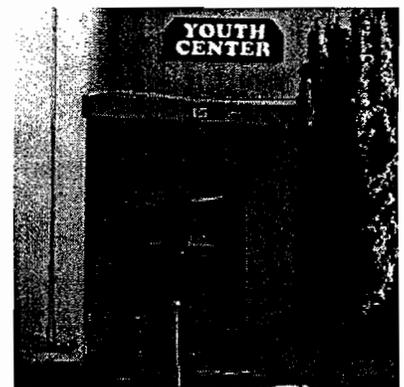
- Main building rehabilitation

#25 - Youth Activities Center

Year Constructed: Unknown

Description:

The Youth Activities Center is located south of Benicia City Hall, adjacent to the Pool Complex. This facility is used to house day-care facilities and recreation activities for Benicia's younger population. The facility is in need of both exterior and interior upgrading.



Improvements:

Proposed improvements to the Youth Activities Center are identified by phase below. Figure 4-21 illustrates the existing facility and grounds and proposed improvements.

Phase I (1995 - 2000)

- Conduct building improvement analysis



Phase II (2000 - 2005)

- Pool/Youth Activities Center landscape improvements
- Implement building improvements as identified in Phase I analysis

Phase III (2005 - 2010)

- Implement building improvements as identified in Phase I analysis



#26 - Fitzgerald Field (4.0 acres)

Year Constructed: Unknown

Description:

Fitzgerald Field is one of the City's two existing ball field complexes located in the southern portion of the downtown area. This 4.0-acre field contains a single baseball diamond and is used primarily for youth and adult baseball games. Improvements to this facility include upgraded lighting and the addition of street trees.

Improvements:

Proposed improvements to Fitzgerald Field are identified by phase below. Figure 4-22 illustrates the existing park and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add perimeter trees
- Upgrade lighting

Phase III (2005 - 2010)

- No improvements recommended



#27 - Little League Field (4.0 acres)

Year Constructed: Unknown

Description:

Little League Field is one of the City's two ballfield complexes. This 4.0-acre site, located in the south central portion of downtown Benicia, contains two Little League fields. Improvements to these fields include upgraded lighting and the addition of perimeter trees.

Improvements:

Proposed improvements to Little League Field are identified by phase below. Figure 4-22 illustrates the existing fields and proposed improvements.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Add trees
- Upgrade lighting

Phase III (2005 - 2010)

- No improvements recommended

#28 - Ethelree Saraiva Park (0.5 acres)

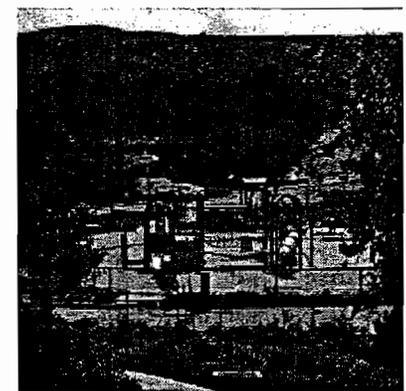
Year Constructed: 1993

Description:

Ethelree Saraiva Park, completed in 1993, is a 0.5-acre neighborhood park located in the southeastern portion of the City on an abandoned street right-of-way. The park contains a playground, a half-court basketball court, picnic facilities and a turf play area.

Improvements:

No improvements are recommended for Ethelree Saraiva Park. Figure 4-23 illustrates the park concept plan.





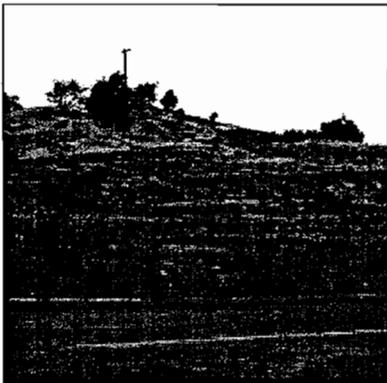
PLANNED PARKS

#29 - Park D-7 (3.5 acres)

Description and Improvements:

Park D-7 is a 3.5-acre neighborhood park currently planned for the northeastern portion of the Southampton development. A plan has been prepared for this park with proposed uses ranging from a community center, public pool and tennis courts to volleyball courts, playgrounds and croquet courts.

Park D-7 is planned for development in Phase II (2000 - 2005). Figure 4-24 illustrates the concept plan for the site.



#30 - Bottle Hill Park (0.5-acres)

Description and Improvements:

Bottle Hill Park is a planned 0.5-acre neighborhood park to be located in the southeastern portion of the downtown area. It is needed to fulfill park land acreage needs in this part of Benicia. The site provides panoramic views of the Carquinez Straits from its high point and offers sheltered, less exposed areas elsewhere on the site. Facilities proposed for Bottle Hill Park include a landscaped overlook, a tot lot, and picnic facilities.

The development of Bottle Hill Park will occur in Phase III (2005 - 2010). Figure 4-25 illustrates the proposed park concept plan.

#31 - Hastings Road Neighborhood Park (10.0 acres)

Description and Improvements:

Hastings Road Neighborhood Park is a proposed 10-acre neighborhood park located in the Southampton open space in the central western portion of the Southampton development. This site is not presently owned by the City. This park is needed to fulfill park land acreage



needs in this part of Benicia. This site contains a small drainage channel and is surrounded by existing homes. Due to the topography of the site, development of facilities will require terracing. Facilities planned for this park will help to meet facility deficiencies in this area. The park will include the following facilities:

- Multi-purpose playing field
- Tennis court
- Basketball court
- Playground
- Grass Play Area
- Special Feature
- Picnic Area
- Path
- Benches
- Potable Water

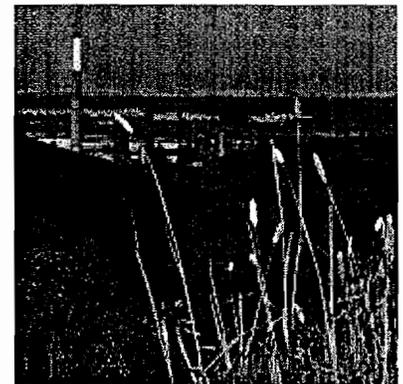
Hastings Road Neighborhood Park is planned for development in Phase II (2000 - 2005). Figure 4-26 illustrates the concept plan for this park.

#32 - Perth Way Neighborhood Park (8.0 acres)

Description and Improvements:

Perth Way Neighborhood Park is a proposed 8-acre neighborhood park located in the open space in the eastern portion of the Southampton development. This site is not presently owned by the City. It is needed to fulfill park land acreage needs in this part of Benicia. This site is relatively flat but high in elevation, providing views toward Suisun Bay. Facilities planned for this park help to meet facility deficiencies in this area and include:

- Multi-purpose playing field
- Tennis court
- Basketball court
- Playground
- Grass Play Area
- Special Feature
- Picnic Area
- Path





- Benches
- Potable Water

Perth Way Neighborhood Park is planned for development in Phase II (2000 - 2005). Figure 4-27 illustrates the concept plan for this park.

#33 - St. Catherine's Wood Neighborhood Park (0.5 acres)

Description and Improvements:

St. Catherine's Wood Neighborhood Park is a planned 0.5 acre neighborhood park located in the central part of downtown Benicia. Planned facilities will include a playground, an entry plaza and a seating area.

St. Catherine's Wood Neighborhood Park is planned for development in Phase II (2000 - 2005). Figure 4-28 illustrates the park concept plan.

4.3 ADDITIONAL PROJECTS

Design and Print Park and Facilities Brochure

A color brochure for distribution to the public will be developed which identifies all of the City parks, trails and open spaces and the facilities available at each. Due to the large number of requests for this kind of information, such a brochure will be printed in Phase I following adoption of this master plan.

Benicia High School Varsity Field Lights

Lighting will be added at the Varsity Playing Fields at Benicia High School to help meet the need for additional night-time facilities. This will be a Phase I improvement.

West E Street Public Access

As part of Phase I, public access improvements, including a bench and landscaping, will be constructed at the end of E Street.

ADA Inventory of Parks and Recreation Facilities

As part of the Americans with Disabilities Act of 1991, City Park and Recreation Departments are required to conduct an inventory of all existing facilities to determine what improvements are needed to



accommodate the physically challenged. In compliance with Federal law, this inventory will be completed by 2000, as a Phase I project. After 2000, all new construction and renovation projects will include such access facilities.

Benicia High School Tennis Court Lights

Lighting will be added to the six tennis courts at Benicia High School in Phase II to help meet the need for night time tennis courts.

Benicia High School JV Field Lights

Lighting will be installed at the two JV fields at Benicia High School in Phase II to fulfill night-time ball game needs.

Benicia Waterfront Pathway Facility Improvements

The Benicia Waterfront Path is an existing path which extends from Benicia State Park at the west end of the City to Point Benicia Spit at the east end. Portions of the path share the street right-of-way with motor vehicles while other portions are exclusively for pedestrians, bicyclists and other path users. The improvements to the Benicia Waterfront (see Figure 4-14) will extend the Benicia Waterfront Path from its present terminus at the foot of 1st Street to Turnbull Park, east of the Benicia Marina. Master plan improvements to existing points on portions of the path include additional landscaping, picnic tables and directional signage at key locations along the path to enhance the path users experience.

Improvements:

Proposed improvements to Benicia Waterfront Path are identified by phase below.

Phase I (1995 - 2000)

- No improvements recommended

Phase II (2000 - 2005)

- Improve landscaping at the foot of F Street; 14th Street; 4th and 5th Streets; West 8th Street; and Gull Point
- Add picnic tables at 4th and 5th Streets
- Add directional signage at F Street, 9th Street, and 14th Street

Phase III (2005 - 2010)

- No improvements recommended



4.4 CITY TRAIL SYSTEM

The Benicia city trail system consists of the following five trail types (Figure 4-29):

- On-road bicycle routes
- On-road bicycle lanes
- Paved community trails/bike paths
- Improved community trails
- Interpretive trails

The trail segment numbers (Figure 4-29 and text) indicate the phase in which trail development is planned. Trail segment numbers preceded by an E are existing; by a C1 are planned for Phase I; and by C2 are planned for Phase II.

Bicycle Routes

Bicycle routes are intended to share roadways with vehicular traffic. A bicycle route does not provide a separate lane for bicycles. There are 3 existing and 10 planned bicycle routes in the Benicia trail system. In addition, several segments of the Benicia Waterfront Pathway are technically considered bicycle routes.

Existing bicycle routes in Benicia are located along the following right-of-ways and are indicated by segment number in Figure 4-29. These bicycle routes will be improved as necessary in Phase I.

E-2 Rose Drive from Benicia State Park to Blake Court

E-8 Benicia Waterfront Path

- First Street from A Street to E Street
- W. 3rd Street from H Street to I Street
- E Street from First Street to W. 2nd Street
- G Street from W. 2nd Street to W. 3rd Street
- I Street from W. 3rd Street to W. 4th Street
- I Street from W. 5th Street to W. 9th Street
- K street from W. 10th Street to W. 14th Street

E-9 E. 2nd Street from Military West to Warwick Drive

The bicycle routes which are planned for the Benicia trail system are intended to build upon the existing routes and connect the northern and southern portions of the City. Bicycle routes are located on existing streets which are too narrow to accommodate bicycle lanes. Routes



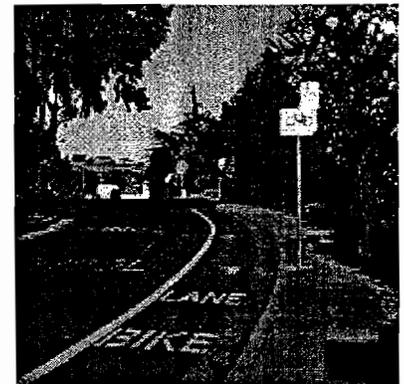
will be developed in Phases I and II of the master plan along the following right-of-ways. Routes are indicated by segment number and are illustrated in Figure 4-29.

- C1-2** Southampton Road to Rose Drive via Chelsea Hills and Panorama
- C1-4** From Hastings Drive to Southampton Road via Hastings, Brentwood, Larkin and Turner
- C1-12** Lake Herman Road from western city limits to Industrial Way
- C2-2** Chelsea Hills to E. 2nd Street via Warwick and Seaview
- C2-3** H Street from W. 3rd Street to E. 5th Street
- C2-4** E. 5th Street from E Street to Military East
- C2-6** Grant Street from Park Road to Benicia Bridge
- C2-7** Park Road/Industrial Way from Grant Street to Lake Herman Road
- C2-9** E. 2nd Street from Old Lake Herman Road to Lake Herman Road
- C2-10** Old Lake Herman Road from Lake Herman Road to E. 2nd Street.

Bicycle Lanes

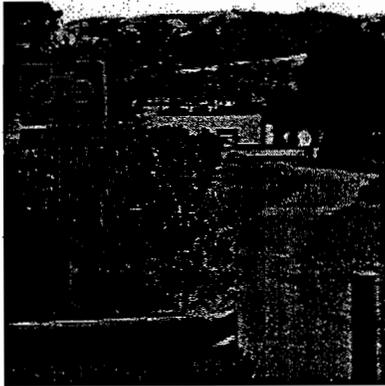
Bicycle lanes are lanes exclusively for bicyclists. A bicycle lane is an extension of the right side of the roadway. Bicycle lanes are constructed when a road is being widened to accommodate an additional 4 foot lane on either side of the road. There are three existing bicycle lanes in the City:

- E-6** Military West from West 15th Street to W. 7th Street
- E-7** Southampton Road from Military West to W. 7th Street
- E-10** E. 2nd Street from Warwick Drive to Old Lake Herman Road



New bicycle lanes will be developed in Phases I and II along the following road segments. Road segments are identified in Figure 4-29.

- C1-1** W. 7th Street from Military West to I Street
- C1-3** W. 7th Street from Military West to Southampton Road
- C1-5** Military West from W. 7th Street to Park Road
- C2-5** Military East from E. 2nd Street to Grant Street



Paved Community Trails/Bike Paths

Paved community trails are adjacent to but separated from vehicular traffic by a curb and landscaped strip or other buffer, or they are routed through an open space. They may be used by pedestrians or bicyclists. There are four existing paved community trails in Benicia. Several segments of the Benicia Waterfront Pathway are also considered paved trails.

Existing paved community trails are located along the following routes and are illustrated by segment number in Figure 4-29.

- E-1** Through Benicia State Park
- E-3** Bench Trail - Palace Court to Hastings Drive - through the Southampton Open Space
- E-4** Rose Drive via Hastings Court, Solano Park, Henderson Elementary, Jack London Park and Rose Drive to McAllister Drive
- E-5** Bench Trail - Rose Drive to Channel Road
- E-8** Benicia Waterfront Path
 - From Benicia State Park to W. 14th Street
 - From W. 10th Street to W. 9th Street through W. 9th Street Park
 - From W. 4th Street to W. 5th Street
 - Along the waterfront between W. 3rd Street and H Street
 - Along the waterfront from the end of E Street to G Street

The following paved trails will be developed in Phases I and II. Segments are illustrated in Figure 4-29:

- C1-6** Rose Drive from McAllister Drive to E. 2nd Street
- C2-1** Bench Trail from Rose Drive to Southampton Road
- C2-11** Lake Herman Regional Park - from the parking area to Benicia Community Park
- C2-16** Channel Road from Bench Trail to E. 2nd Street

Improved Community Trails

Improved community trails are graded, unpaved paths located in open space areas. There are no existing improved trails in Benicia.



The trails listed below are planned for development in Phases I and II and will provide the following connections. Segments are illustrated in Figure 4-29.

- C1-7** Southampton Park to Rose Drive
- C1-8** Lake Herman Regional Park - Lake Herman to Benicia Community Park
- C1-9** Lake Herman Regional Park - Interpretive Trail Route along north side of lake
- C1-10** Lake Herman Regional Park - Lakefront Trail
- C1-11** Lake Herman Lake Trail to Pinnacles Park
- C2-8** Eastern waterfront from Industrial Way south to Benicia Bridge
- C2-13** Lake Herman Regional Park - Connection to Channing Circle Park
- C2-14** Lake Herman Regional Park - Connection to Gateway Park
- C2-15** Western Connection to Benicia Community Park

Interpretive Trails

An interpretive trail is generally a paved trail located where there are ecological or historical resources of educational value. Interpretive signage is located along the trail and provides narrative about the significance of the features along trail. There are no existing interpretive trails in Benicia. However, as part of the development of Lake Herman, an interpretive trail is planned which will extend from the Lake Herman Regional Park parking lot, run along the north shore of the lake and connect with the paved community trail along Lake Herman Road. This trail will be graded in Phase I (Segment C1-9, Figure 4-29) and paved in Phase II (Segment C2-12, Figure 4-29).

4.5 CITY OPEN SPACE SYSTEM

Within the existing City limits of Benicia the open space system consists of three elements:

- Southampton Open Space
- Benicia-Vallejo Open Space Buffer
- Lake Herman Regional Park

The existing open space areas provide both physical and perceptual relief from the developed areas of the City. They are used for playing,



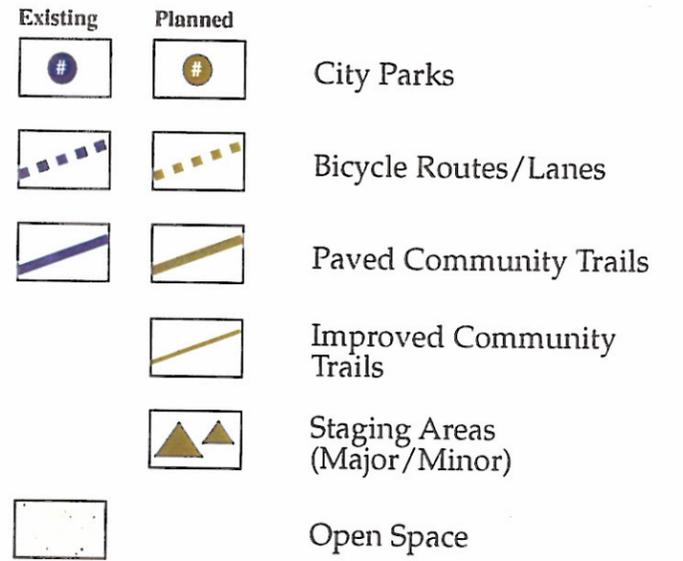
hiking, jogging and walking dogs. These uses will continue to be encouraged in these areas through the development of additional trails, staging areas and minor facilities along existing trails.

Improvements to the Lake Herman Regional Park, which has been considered in the past as an open space area, are discussed in Section 4.2 (Regional Parks - #1-Lake Herman Recreation Area).



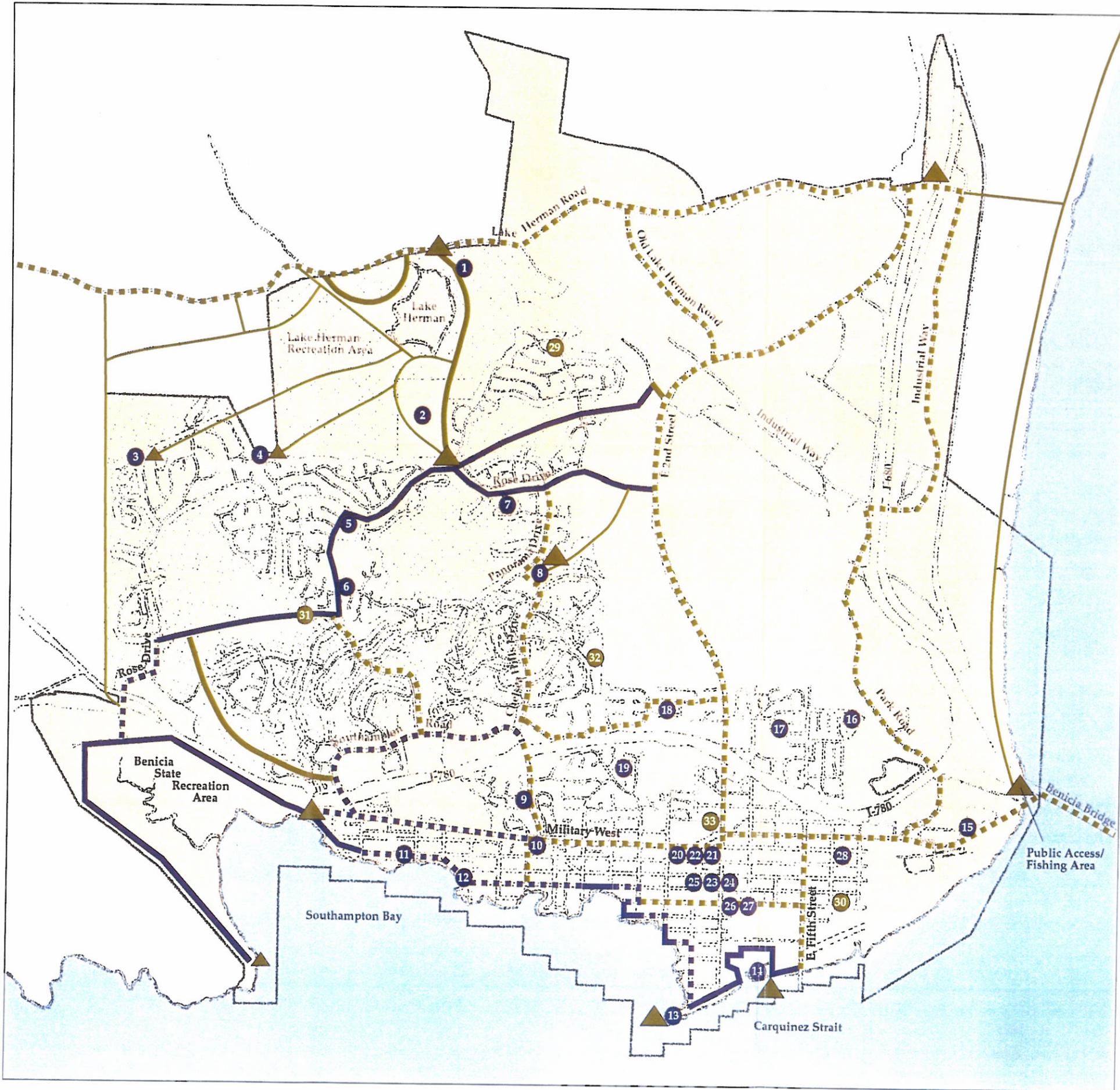
CITY OF BENICIA
PARKS, TRAILS
AND OPEN SPACE
MASTER PLAN

Figure 4-1
City Parks, Trails and Open Space System



KEY

- | | |
|-----------------------------|-----------------------------------|
| REGIONAL PARKS: | 17 Duncan Graham Park |
| 1 Lake Herman Regional Park | 18 Overlook Park |
| COMMUNITY PARK: | 19 Bridgeview Park |
| 2 Benicia Community Park | 20 City Park |
| NEIGHBORHOOD PARKS: | 21 Civic Center Park |
| 3 Channing Circle Park | RECREATIONAL FACILITIES: |
| 4 Gateway Park | 22 Benicia Senior Citizens Center |
| 5 Jack London Park | 23 Benicia City Gymnasium |
| 6 Park Solano | 24 James Lemos Pool Complex |
| 7 Skillman Park | 25 Youth Activity Center |
| 8 Southampton Park | 26 Fitzgerald Field |
| 9 Benicia Views II | 27 Little League Field |
| 10 Willow Glen Park | 28 Ethelree Saraiva Park |
| 11 Matthew Turner Park | PLANNED PARKS: |
| 12 West 9th Street Park | 29 D-7 |
| 13 Point Benicia Peninsula | 30 Bottle Hill Park |
| 14 Turnbull Park | 31 Hastings Road Park |
| 15 Clock Tower | 32 Perth Way Park |
| 16 Francesca Terrace | 33 St. Catherine's Wood Park |



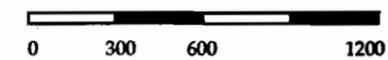
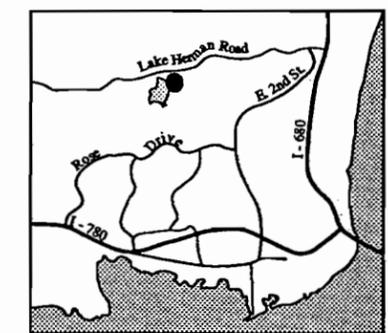
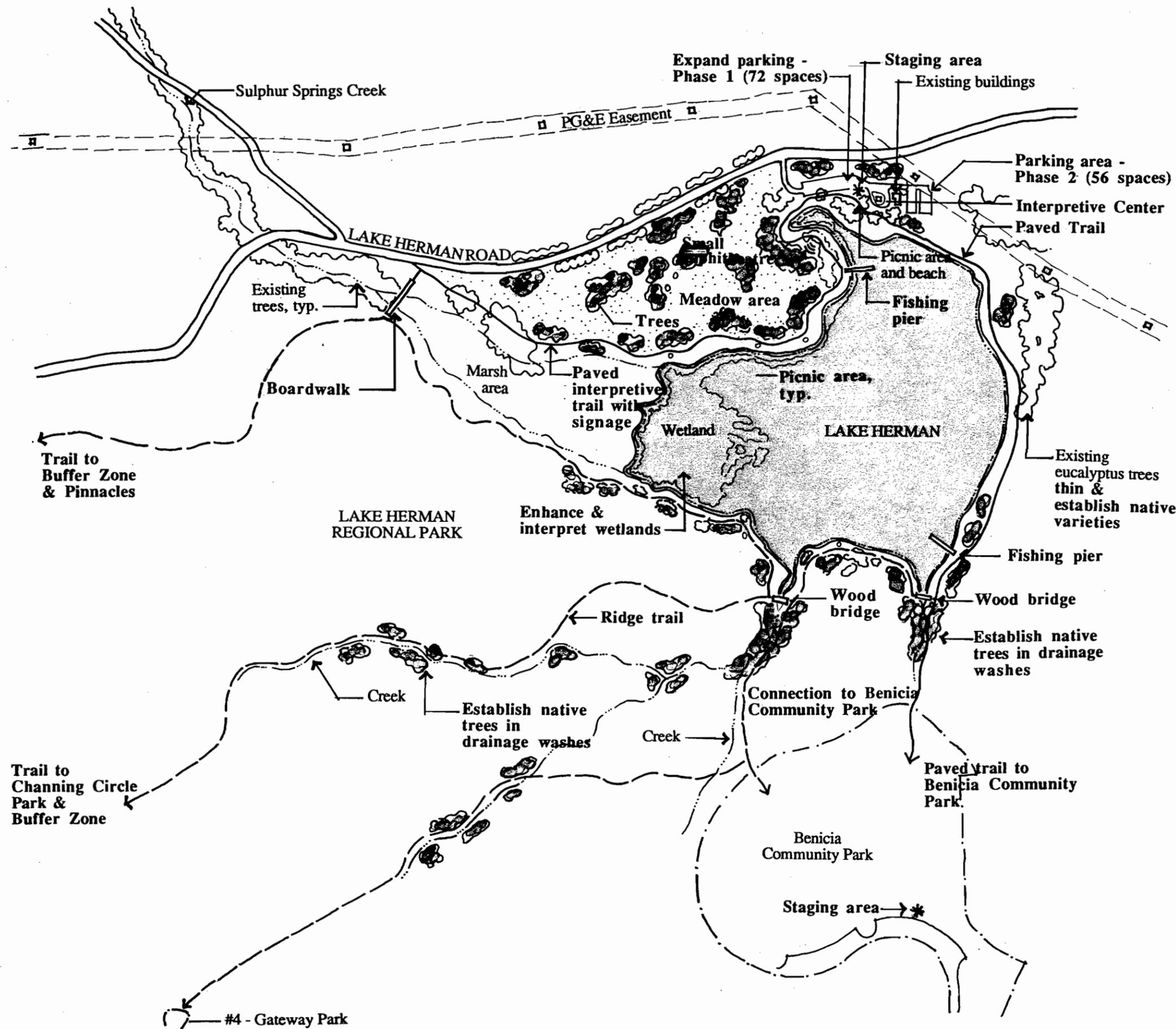
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CITY OF BENICIA
PARKS, TRAILS
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MASTER PLAN

Figure 4-2
#1 - Lake Herman Regional Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



EDAW



CITY OF BENICIA
PARKS, TRAILS
AND OPEN SPACE
MASTER PLAN

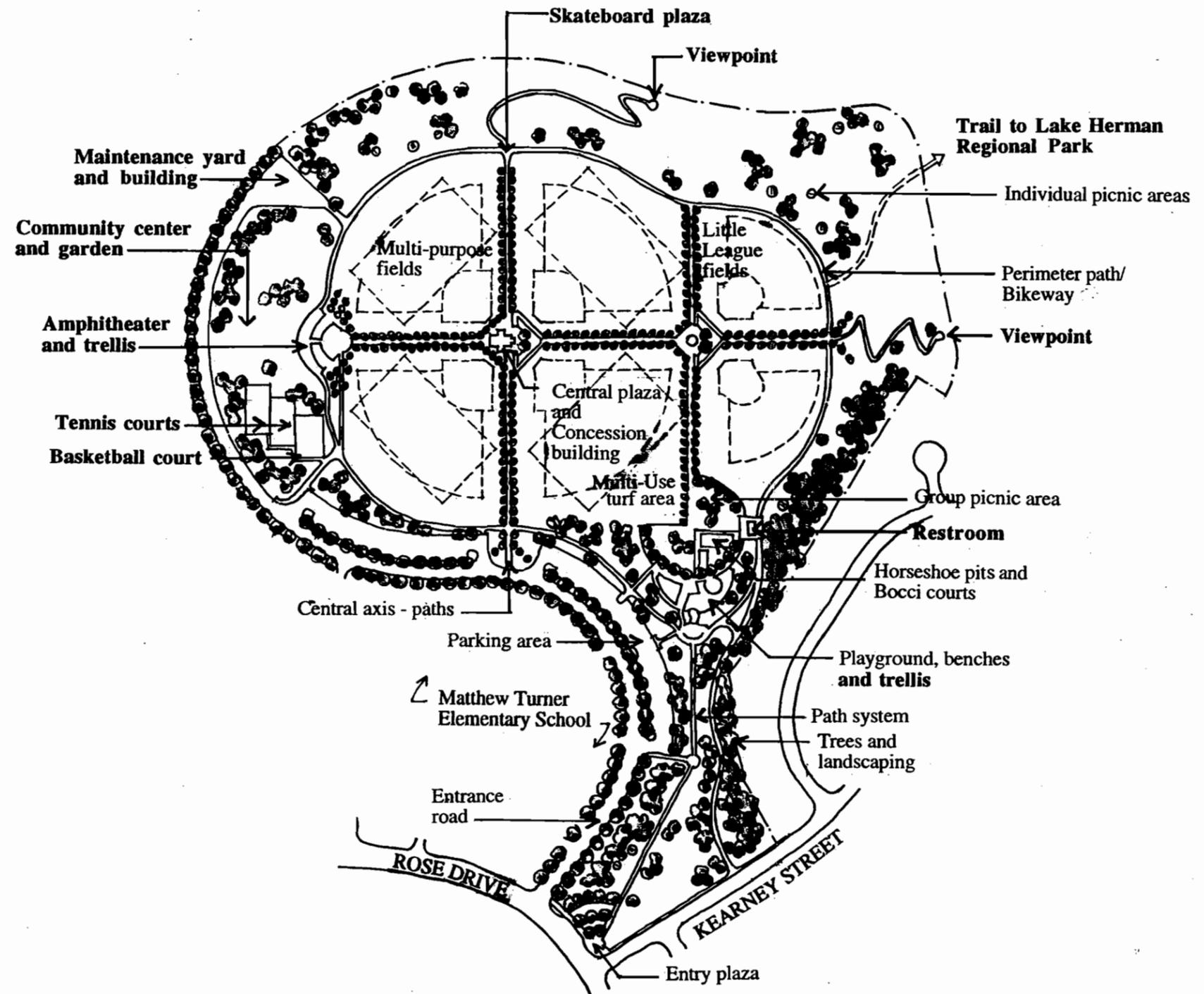
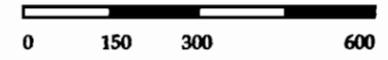
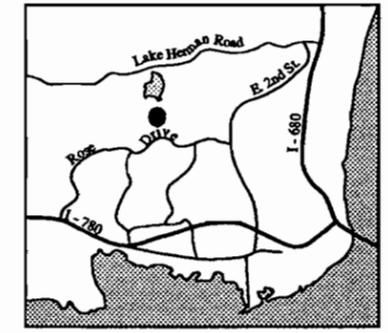


Figure 4-3
#2 - Benicia Community Park

Plain Type	Facilities to be Completed in September 1994
Bold Type	Planned Facilities

Source: EDAW Inc.

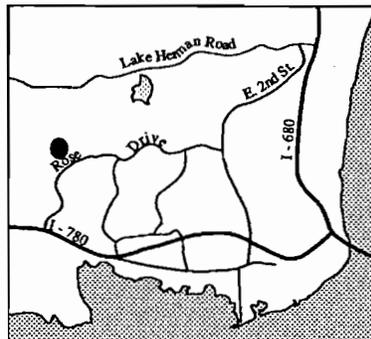


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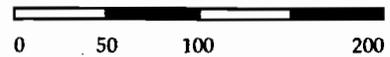


Figure 4-4
#3 - Channing Circle Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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AND OPEN SPACE
MASTER PLAN



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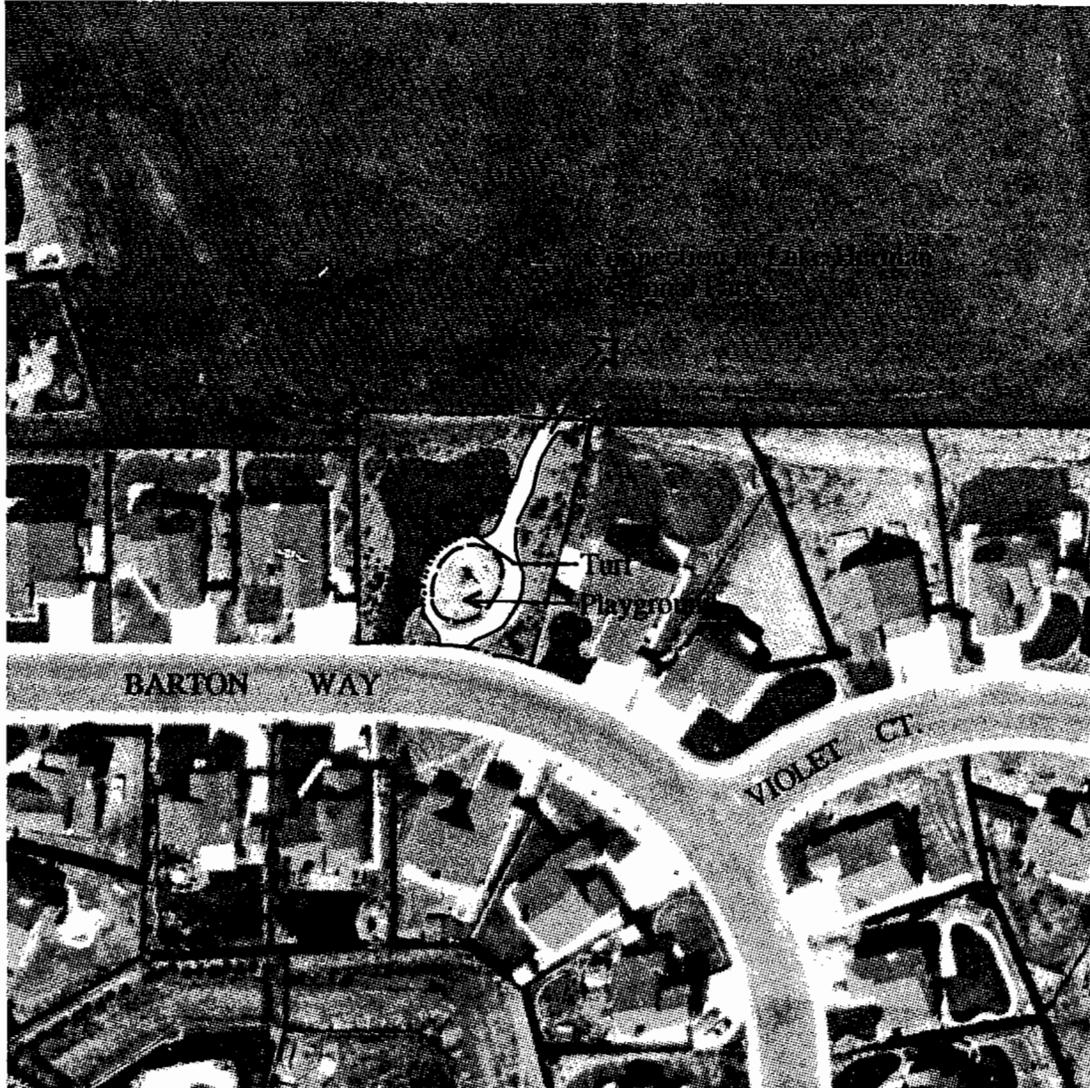
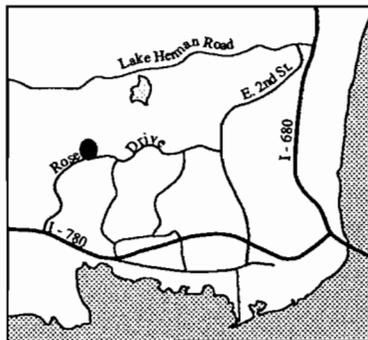
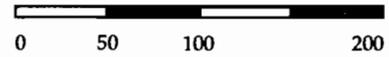


Figure 4-5
#4 - Gateway Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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AND OPEN SPACE
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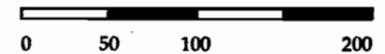
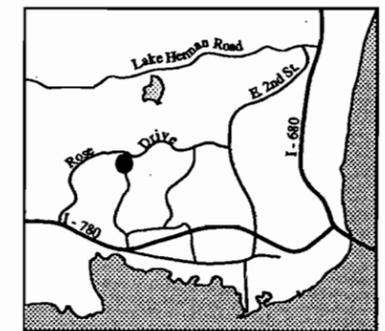
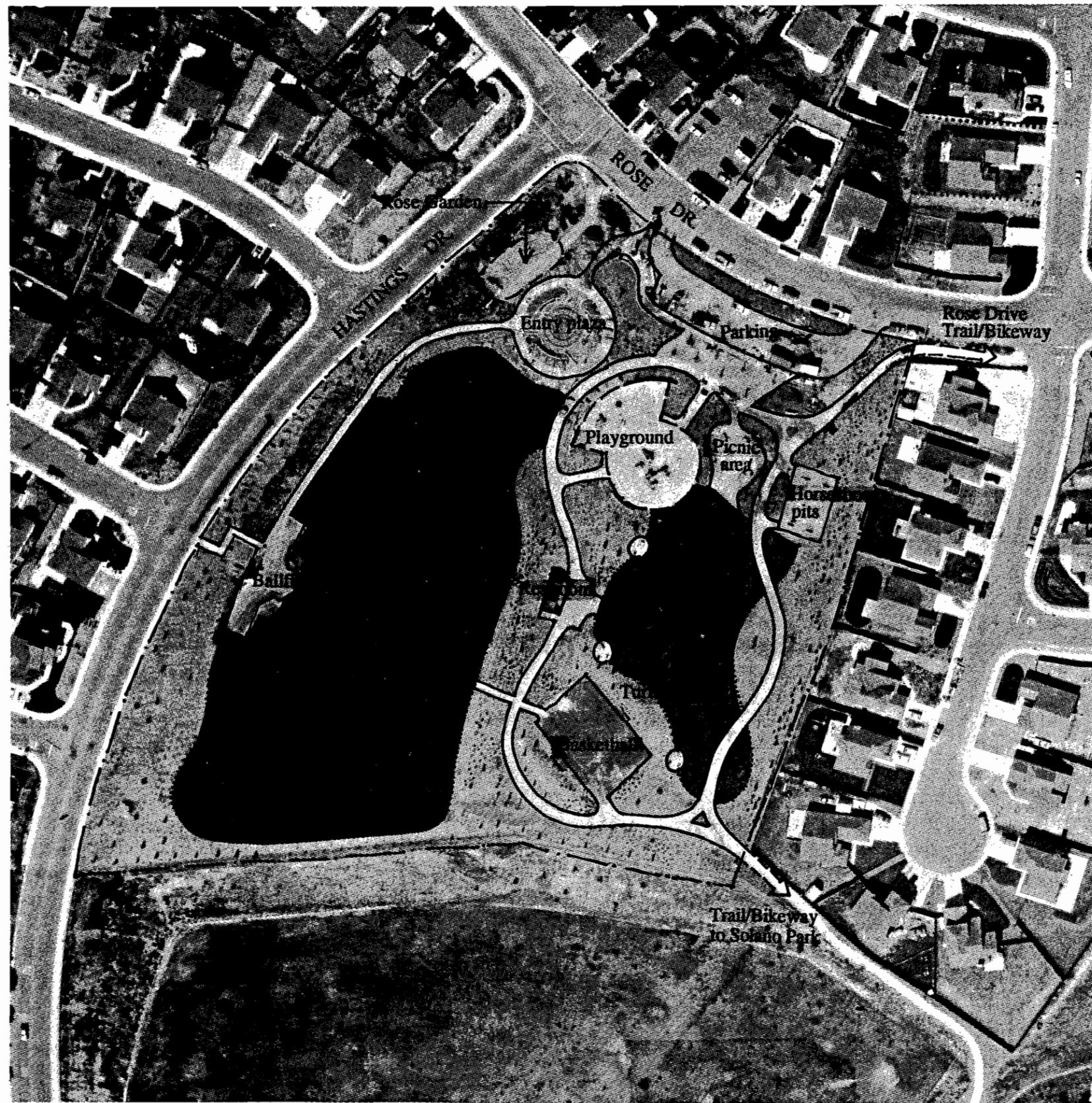
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Figure 4-6
#5 - Jack London Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



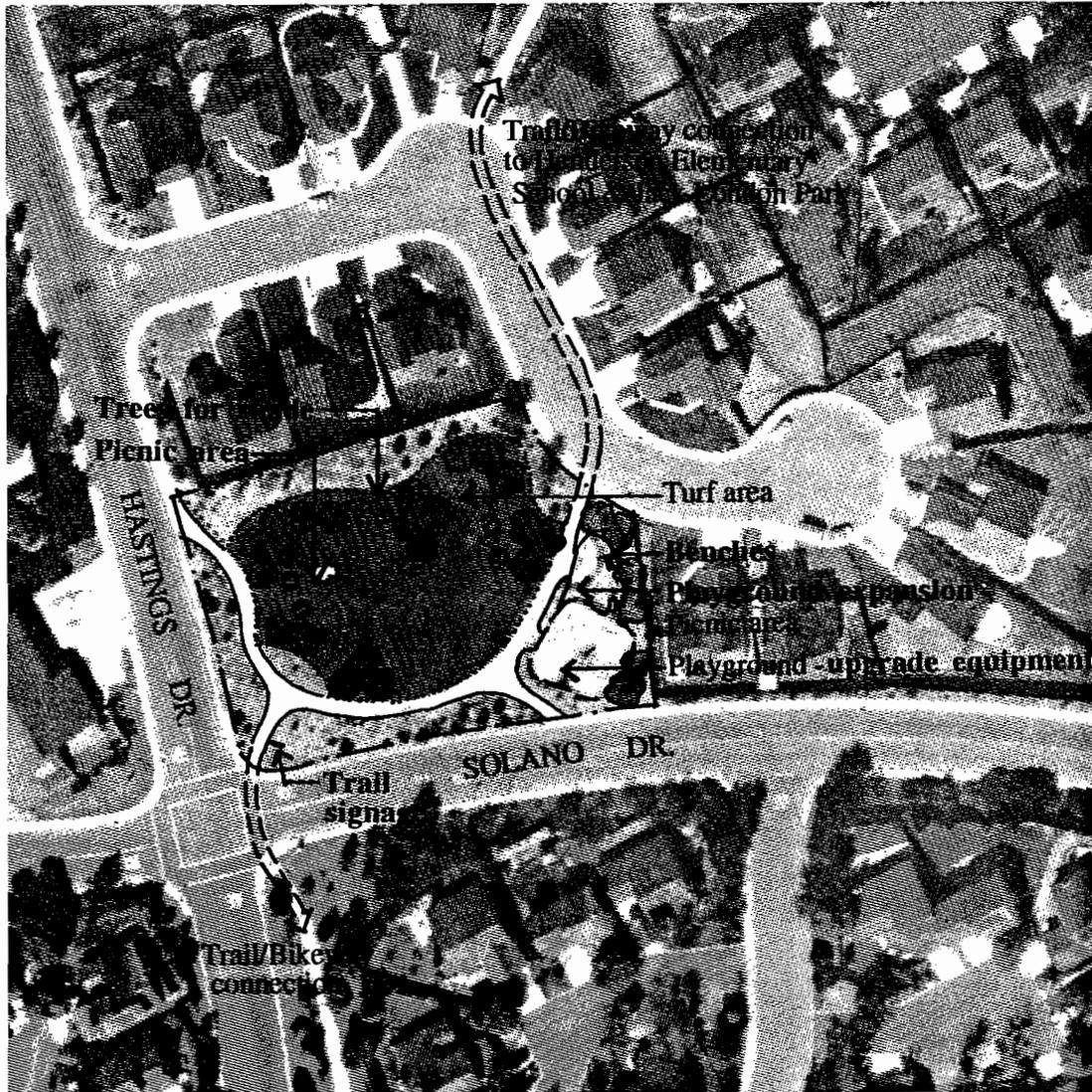
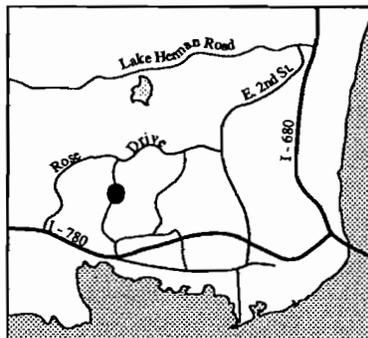
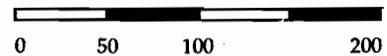


Figure 4-7
#6 - Park Solano

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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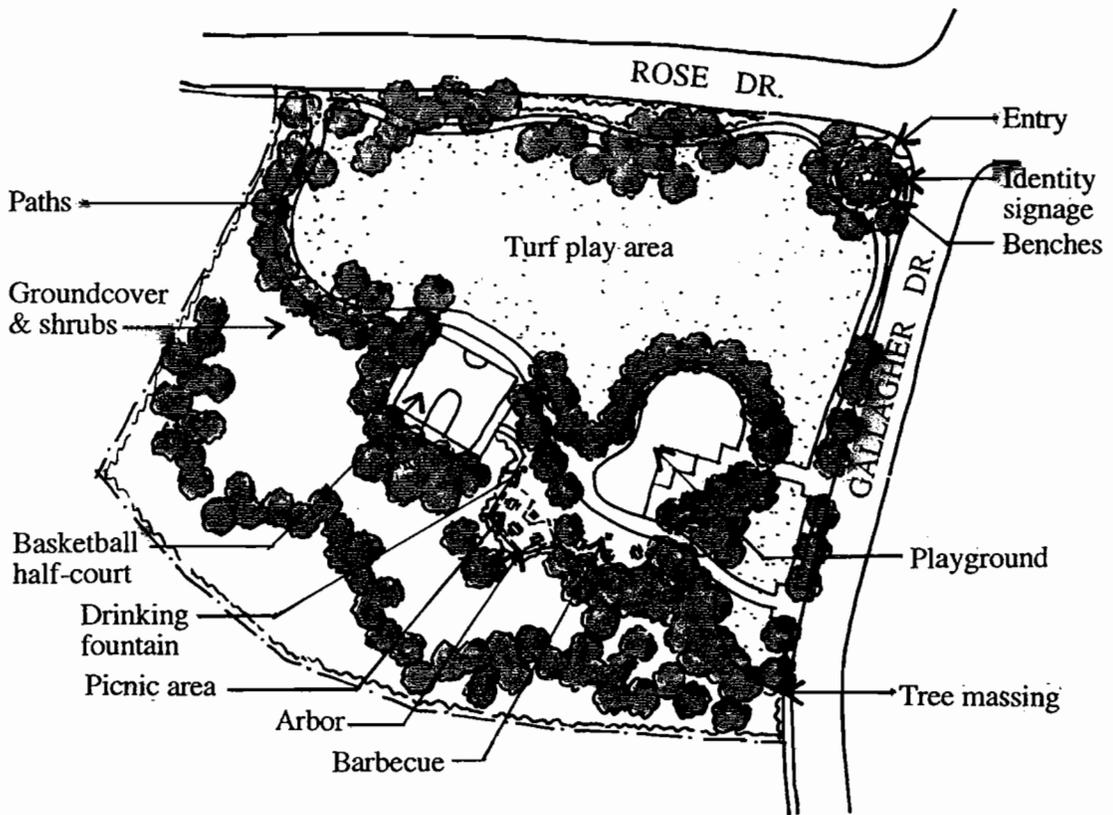
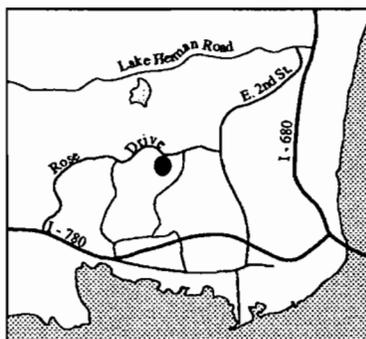


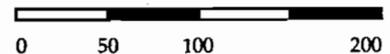
Figure 4-8
#7 - Skillman Park

Plain Type Existing Facilities

Bold Type Planned Facilities



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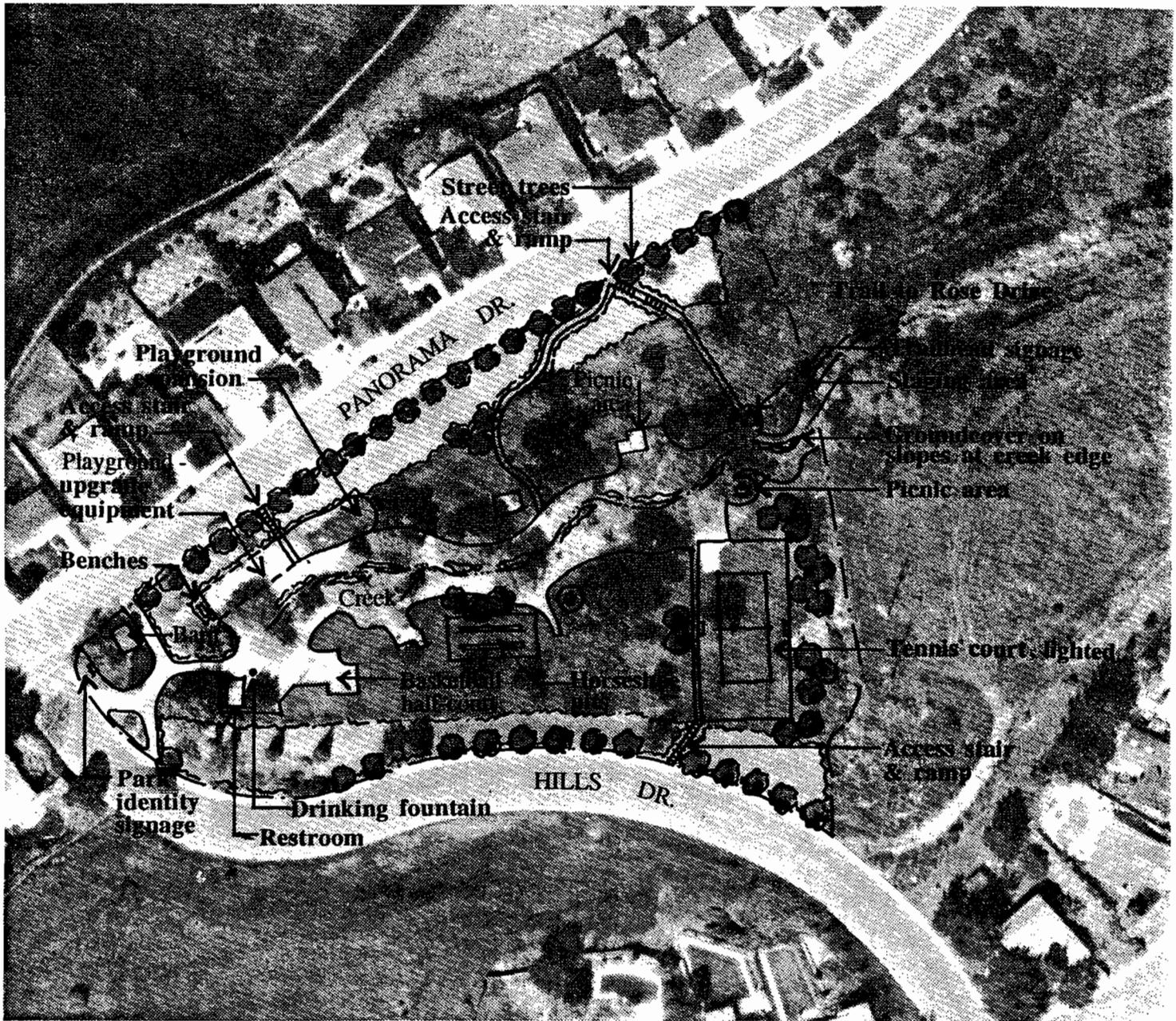
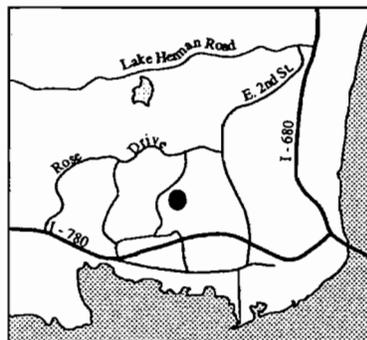


Figure 4-9
#8 - Southampton Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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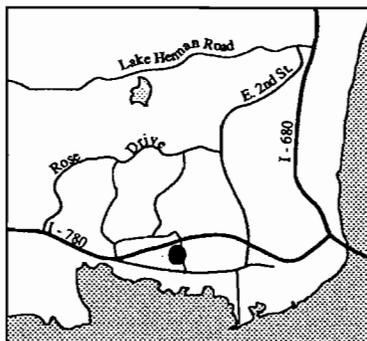


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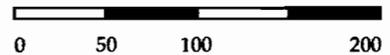


Figure 4-10
#9 - Benicia Views II

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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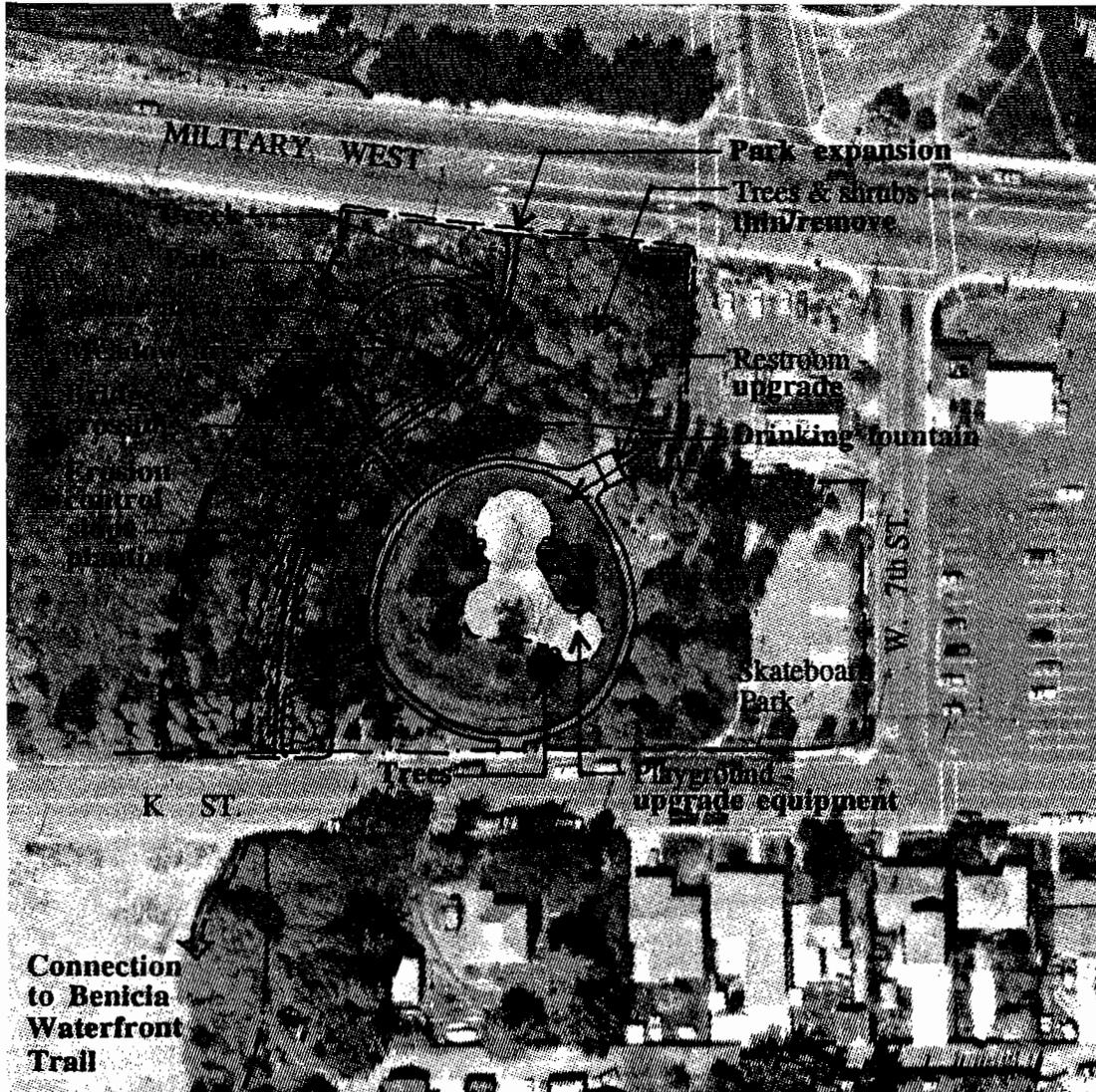
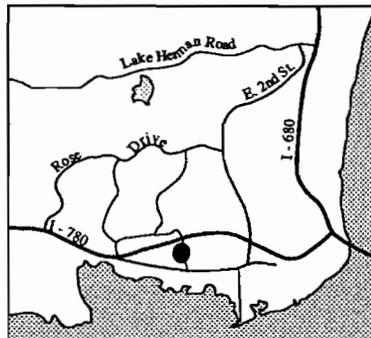
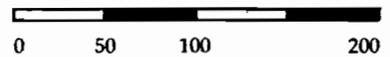


Figure 4-11
#10 - Willow Glen Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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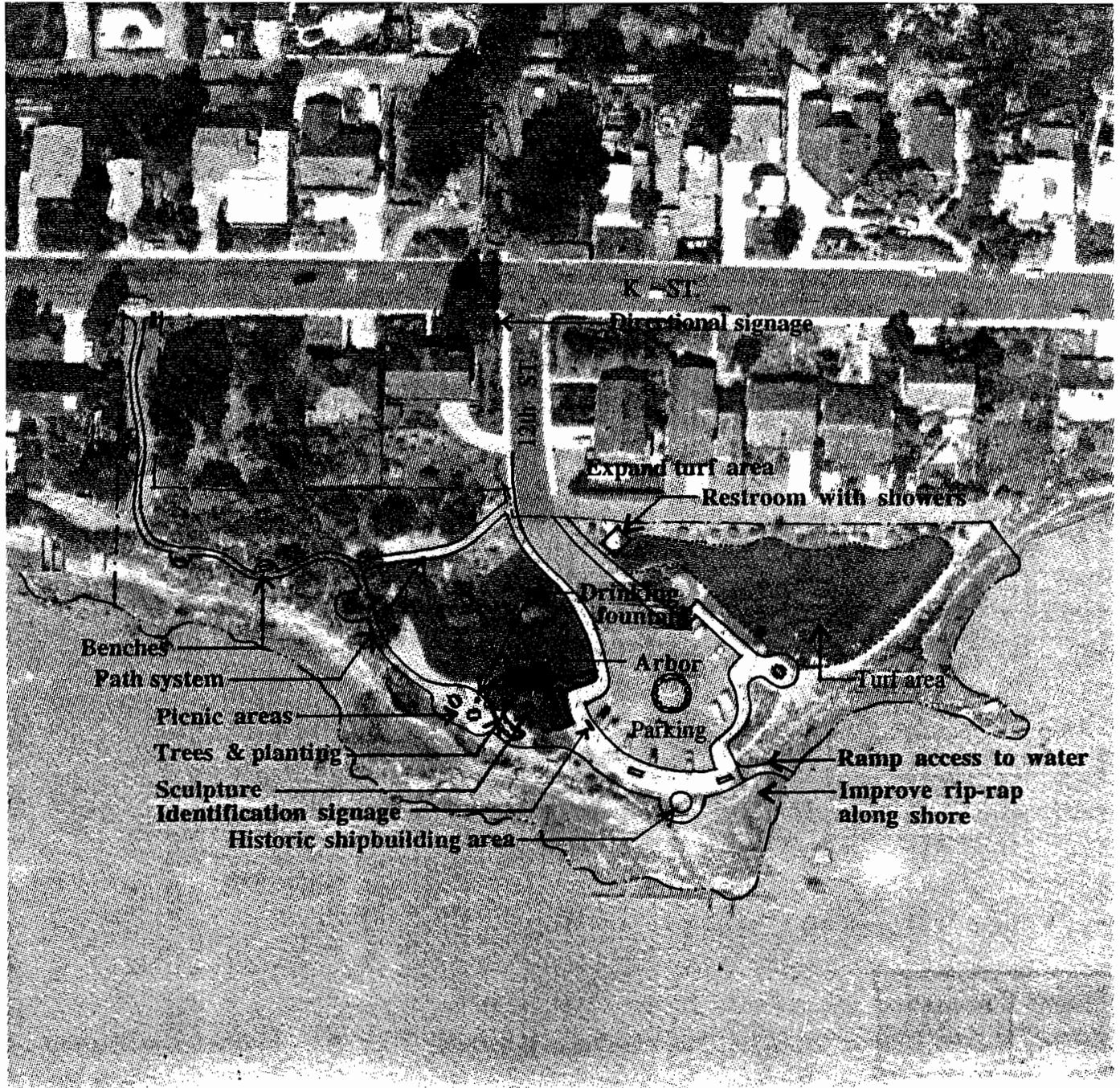
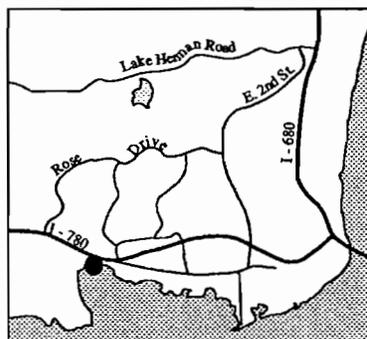


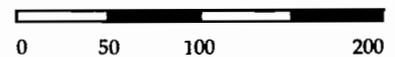
Figure 4-12
#11 - Matthew Turner Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities

Source: Jim Hemmann Associates



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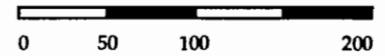
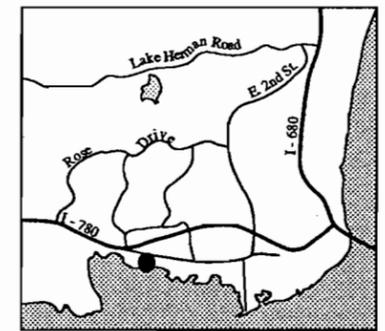
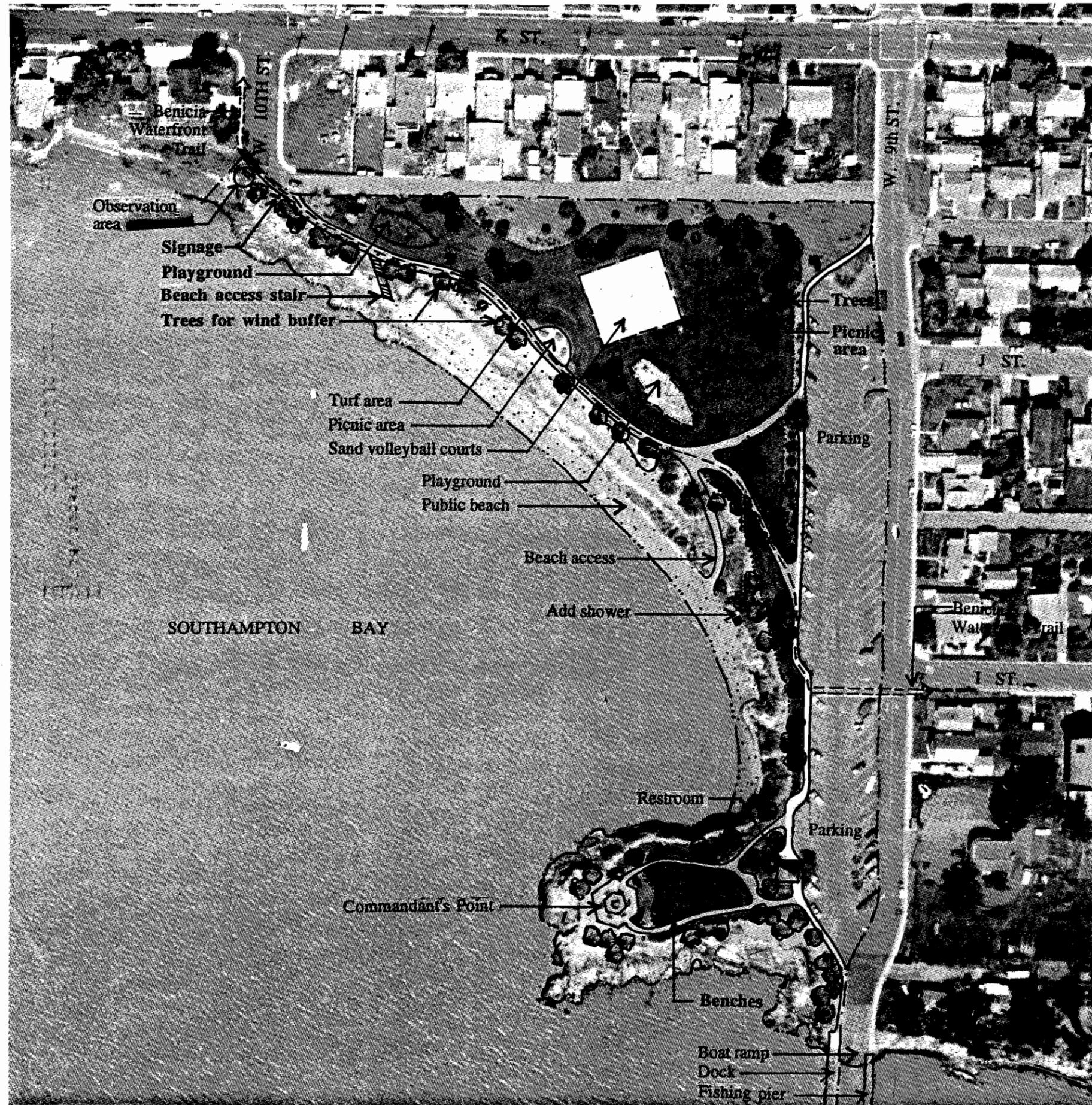
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Figure 4-13
#12 - West 9th Street Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



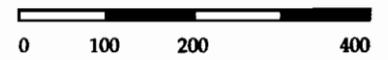
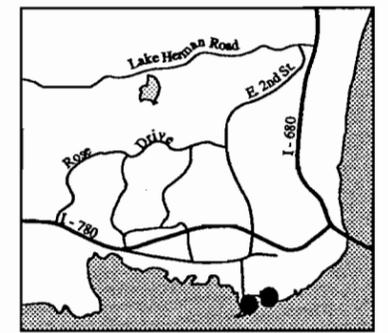
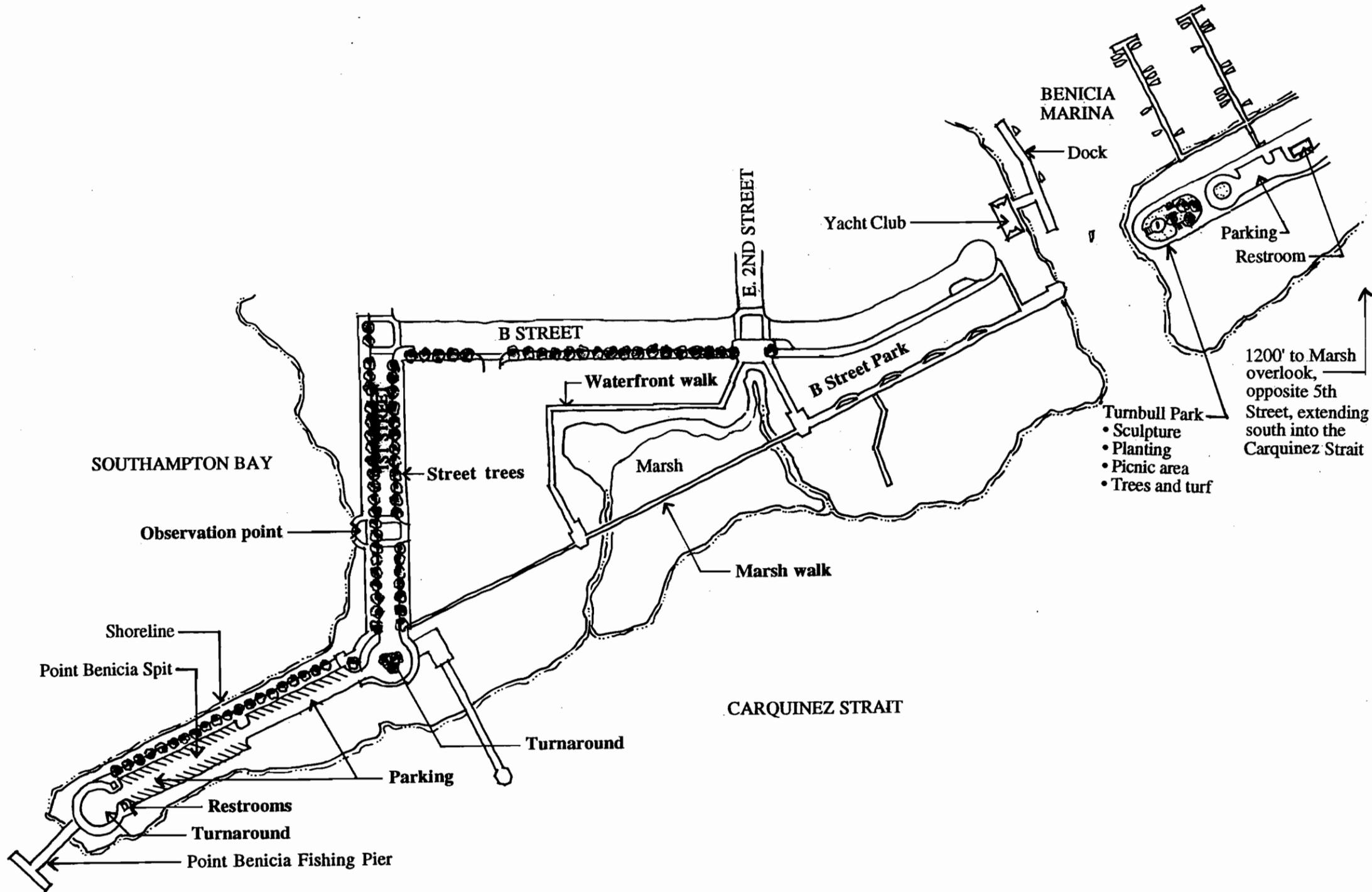
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Figure 4-14
#13 - Point Benicia Spit
#14 - Turnbull Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities

Sources: Point Benicia Spit, ROMA Design Group
Turnbull Park, Ralph J. Alexander & Associates



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Figure 4-15
 #15 - Clock Tower

- Plain Type** Existing Facilities
- Bold Type** Planned Facilities

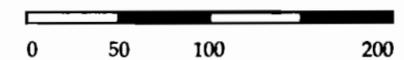
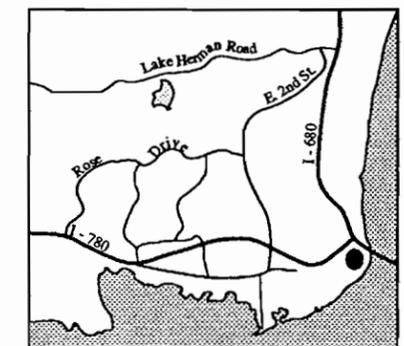
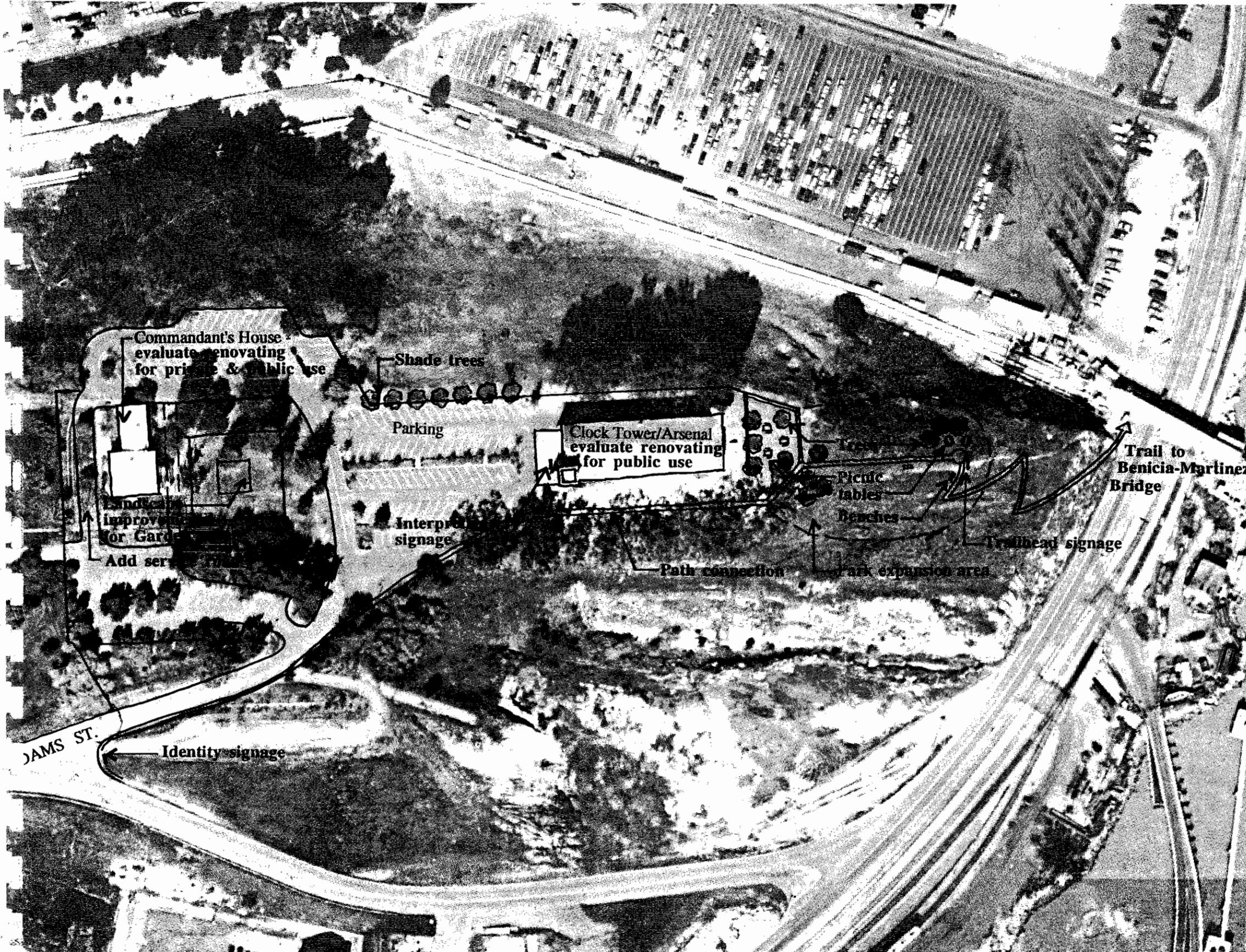
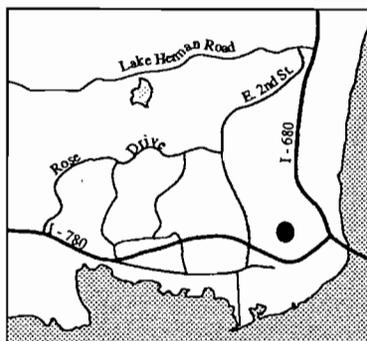


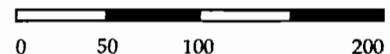


Figure 4-16
#16 - Francesca Terrace

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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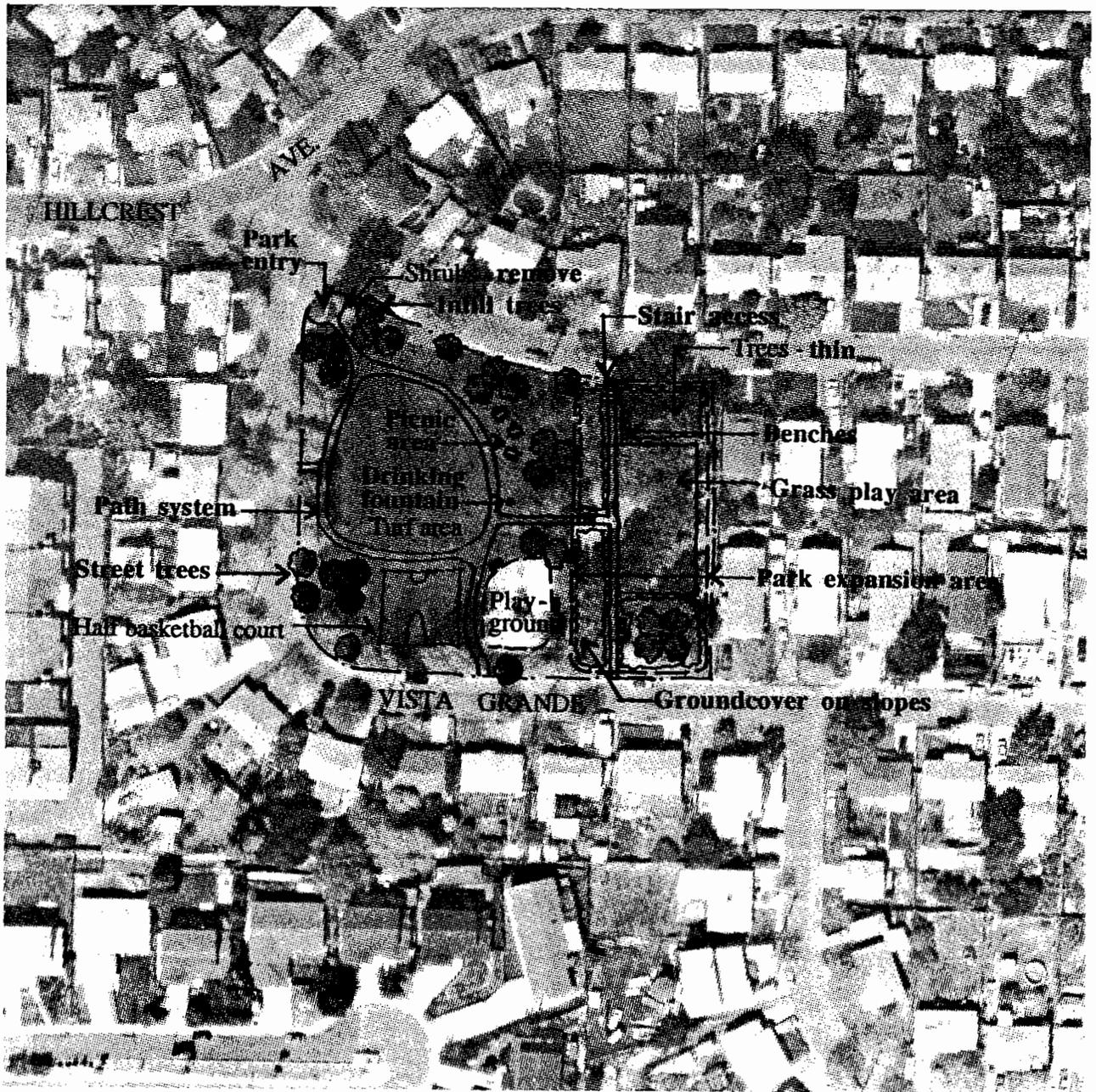
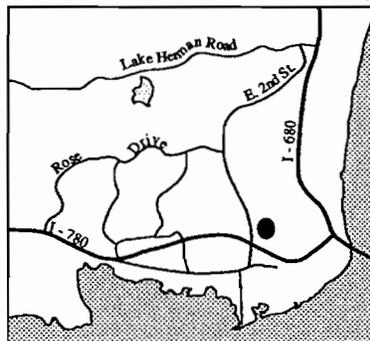
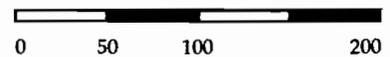


Figure 4-17
#17 - Duncan Graham Park

- Plain Type Existing Facilities
- Bold Type Planned Facilities



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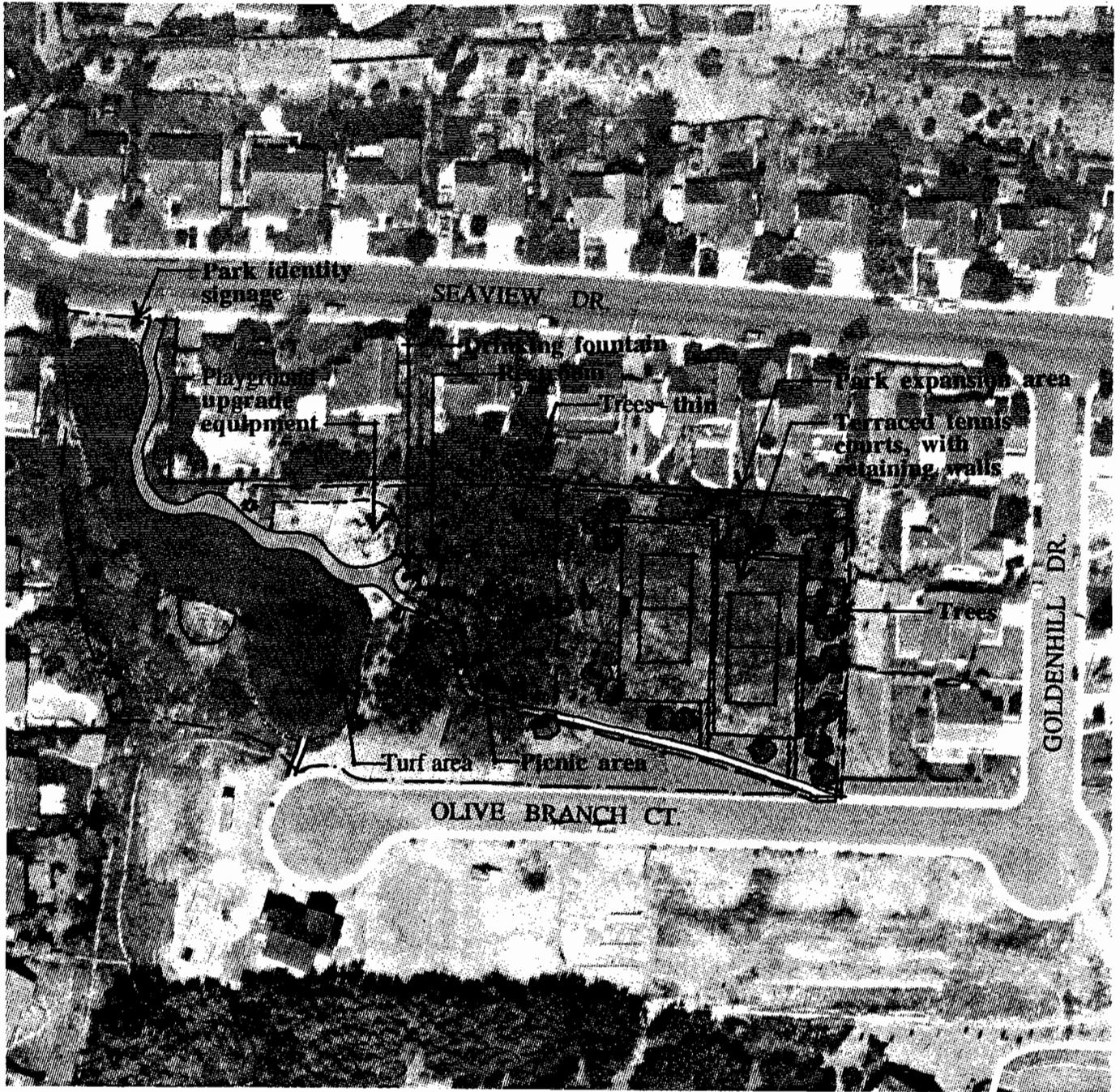
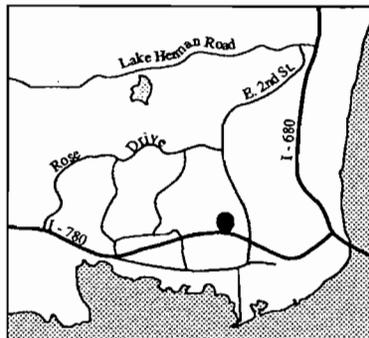
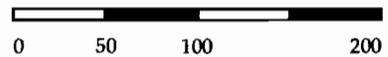


Figure 4-18
#18 - Overlook Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



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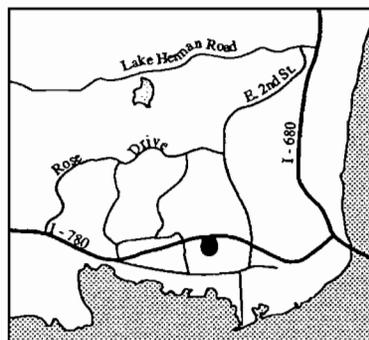


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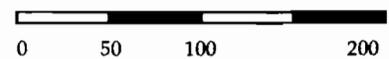


Figure 4-19
#19 - Bridgeview Park

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| Plain Type | Existing Facilities |
| Bold Type | Planned Facilities |



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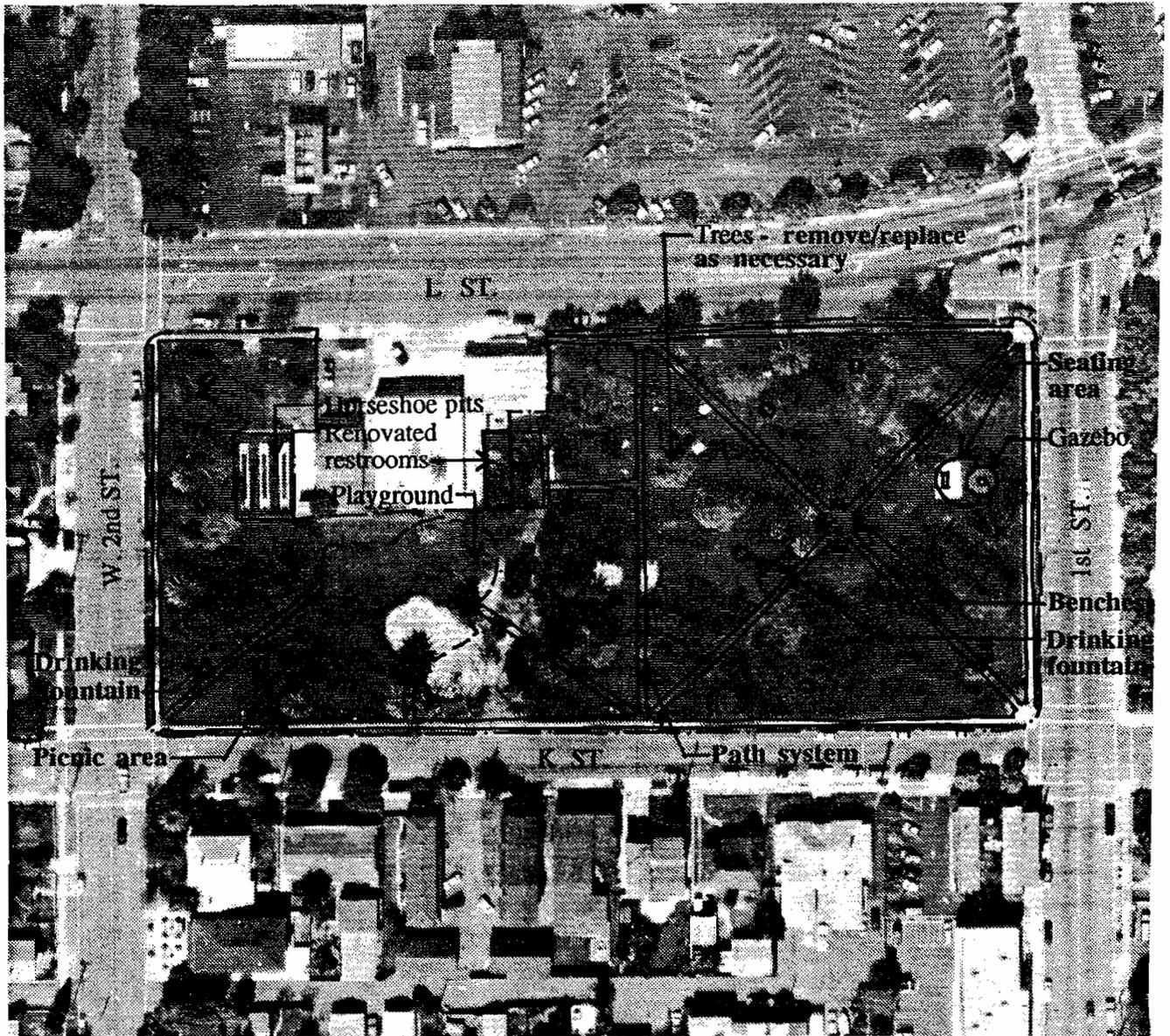
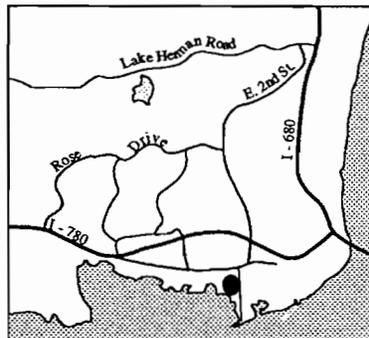
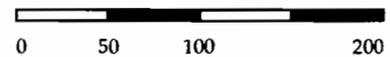


Figure 4-20
#20 - City Park

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| Plain Type | Existing Facilities |
| Bold Type | Planned Facilities |



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Figure 4-21
#21 - Civic Center Park
#22 - Benicia Senior Citizens Center
#23 - Benicia City Gymnasium
#24 - James Lemos Pool Complex
#25 - Youth Activity Center

Plain Type Existing Facilities

Bold Type Planned Facilities

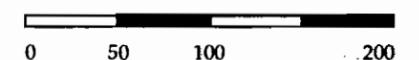
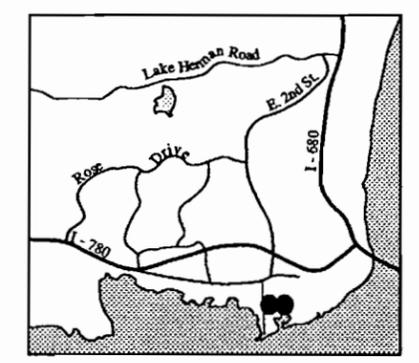
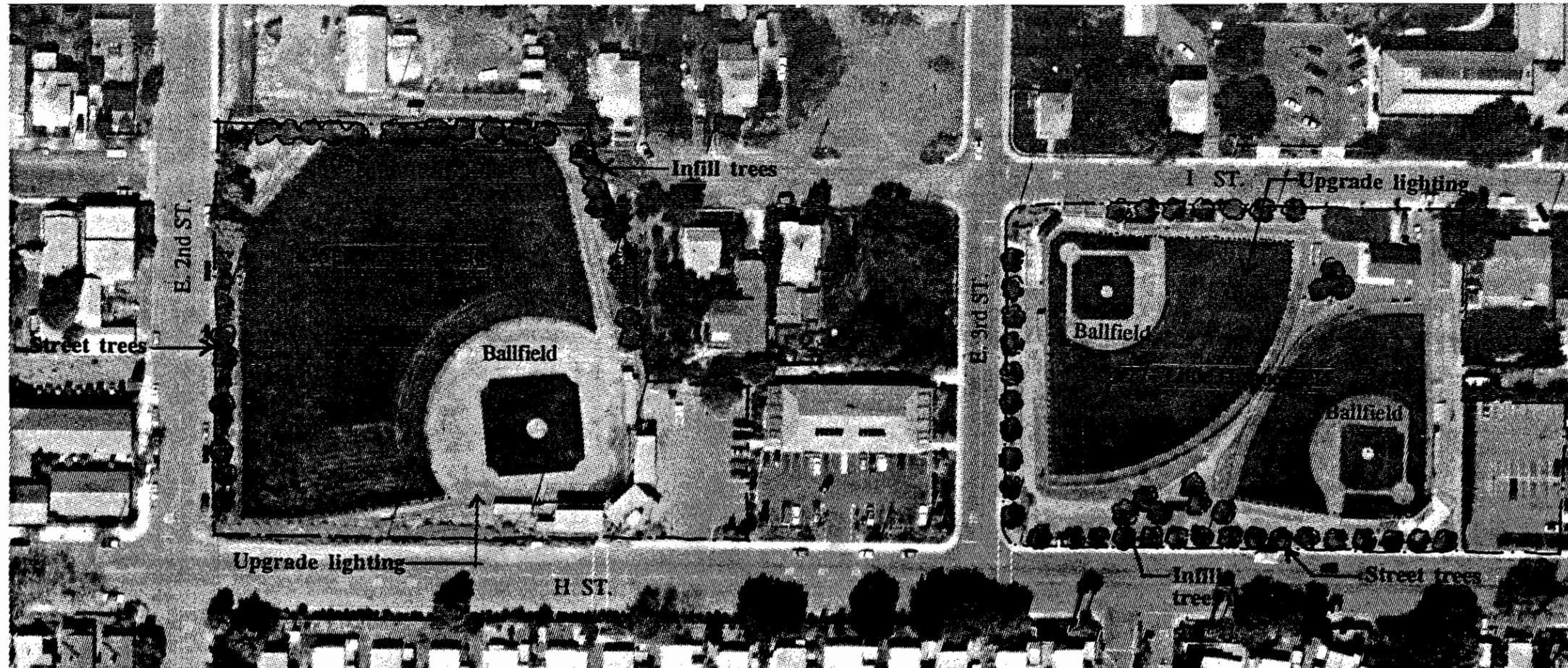


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Figure 4-22
 #26 - Fitzgerald Field
 #27 - Little League Field

- Plain Type Existing Facilities
- Bold Type** Planned Facilities



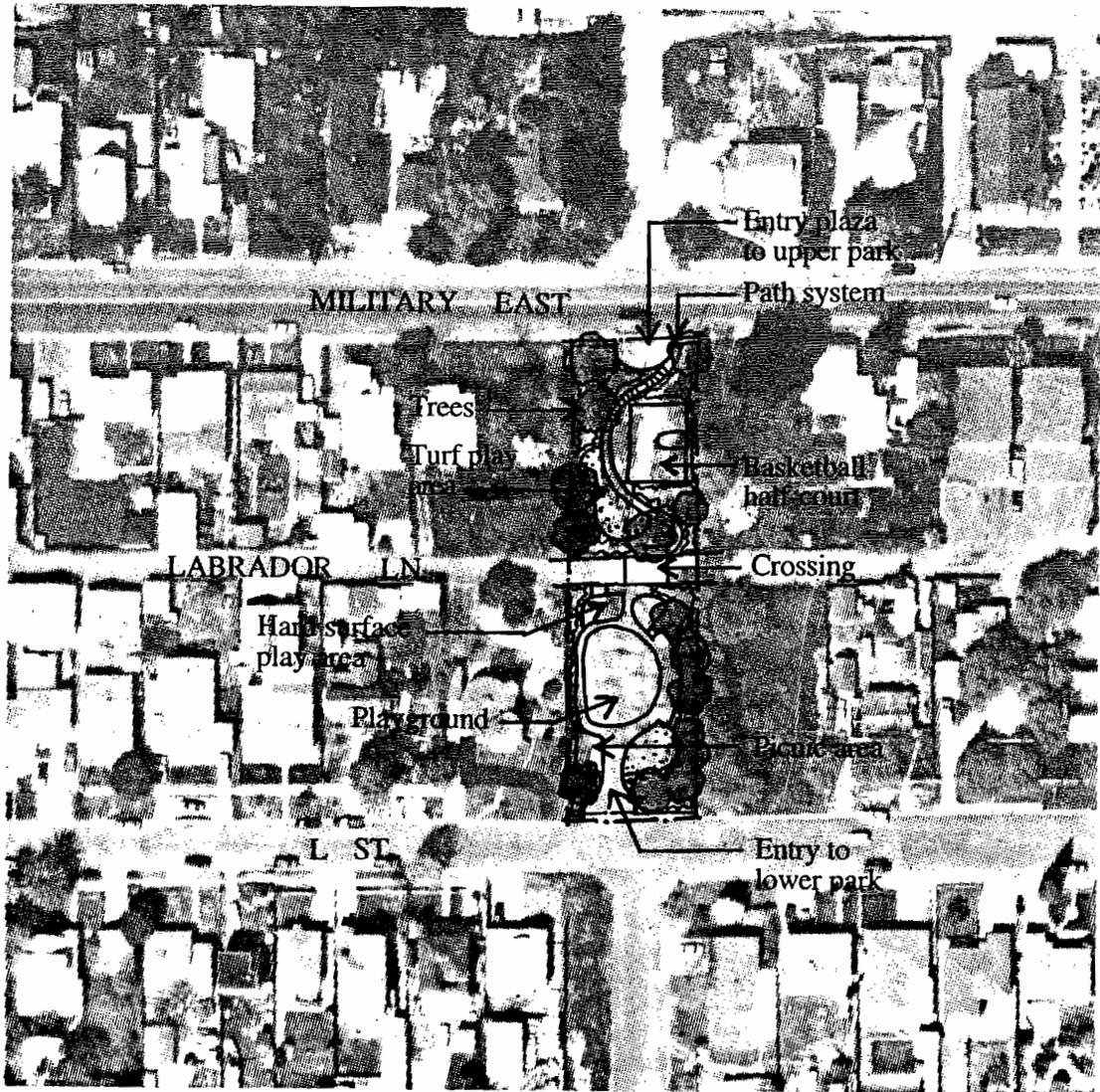
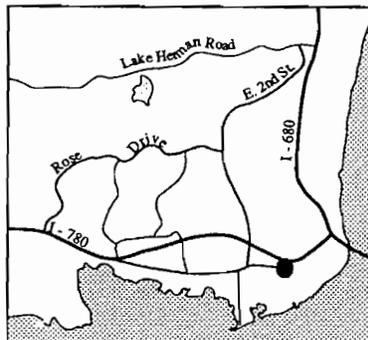


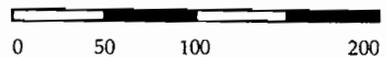
Figure 4-23
#28 - Ethelree Saraiva Park

- Plain Type Existing Facilities
- Bold Type** Planned Facilities

Source: Kent Watson and Associates



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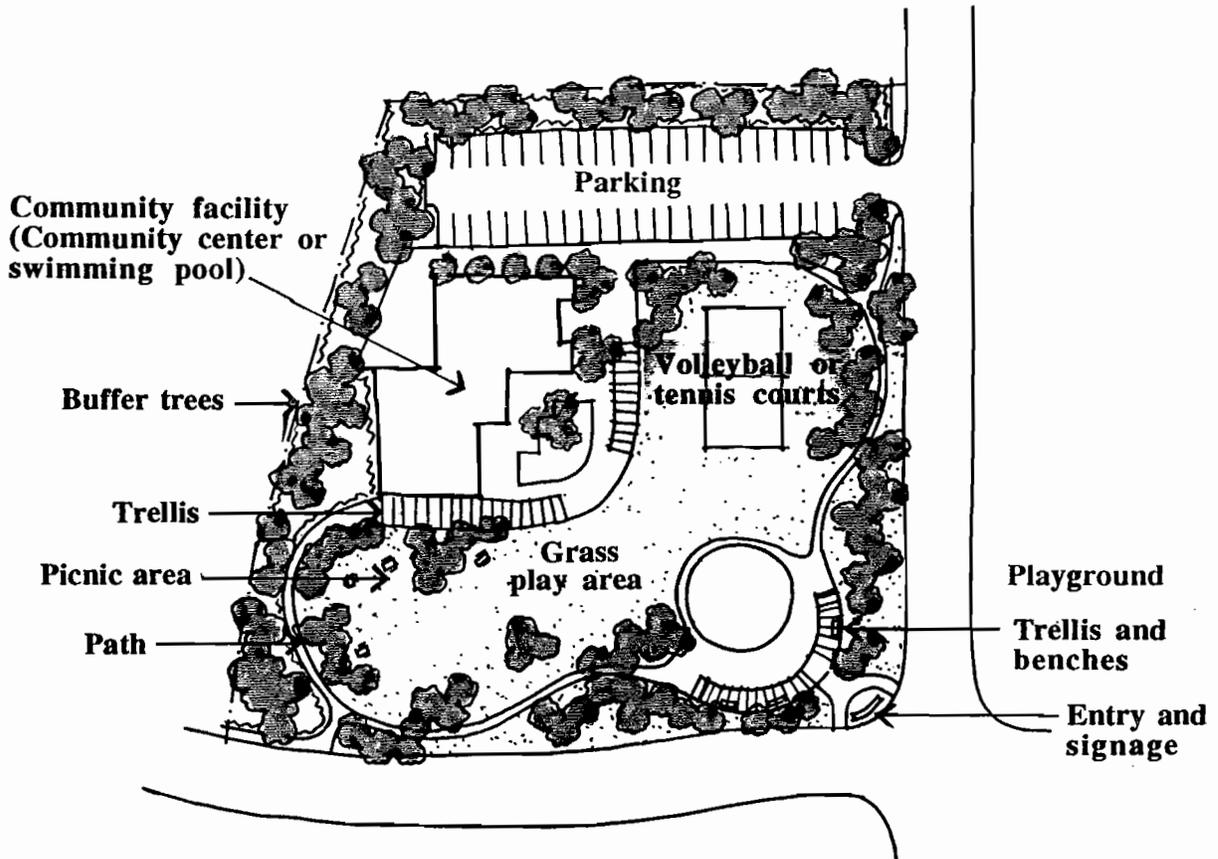
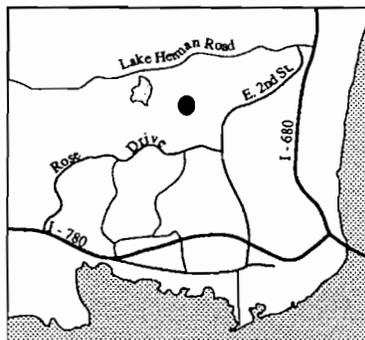


Figure 4-24
 #29 - D-7 Neighborhood Park

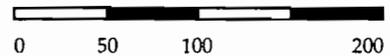
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| Plain Type |
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 Existing Facilities
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 Planned Facilities



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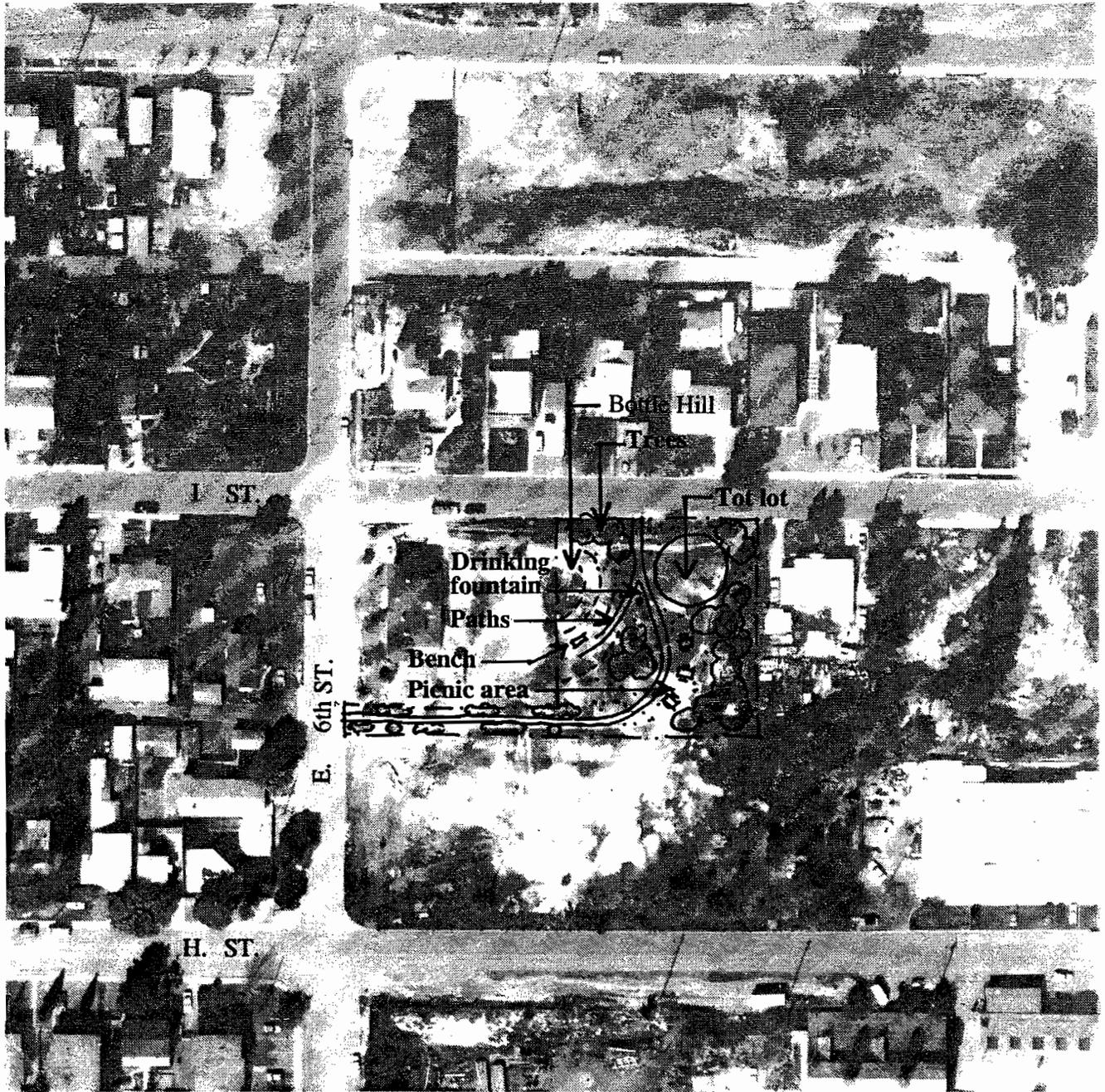


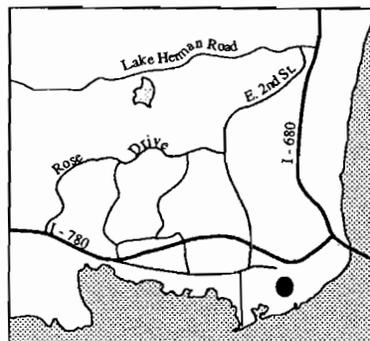
Figure 4-25
#30 - Bottle Hill Park

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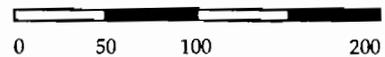
Existing Facilities

- | |
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| Bold Type |
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Planned Facilities



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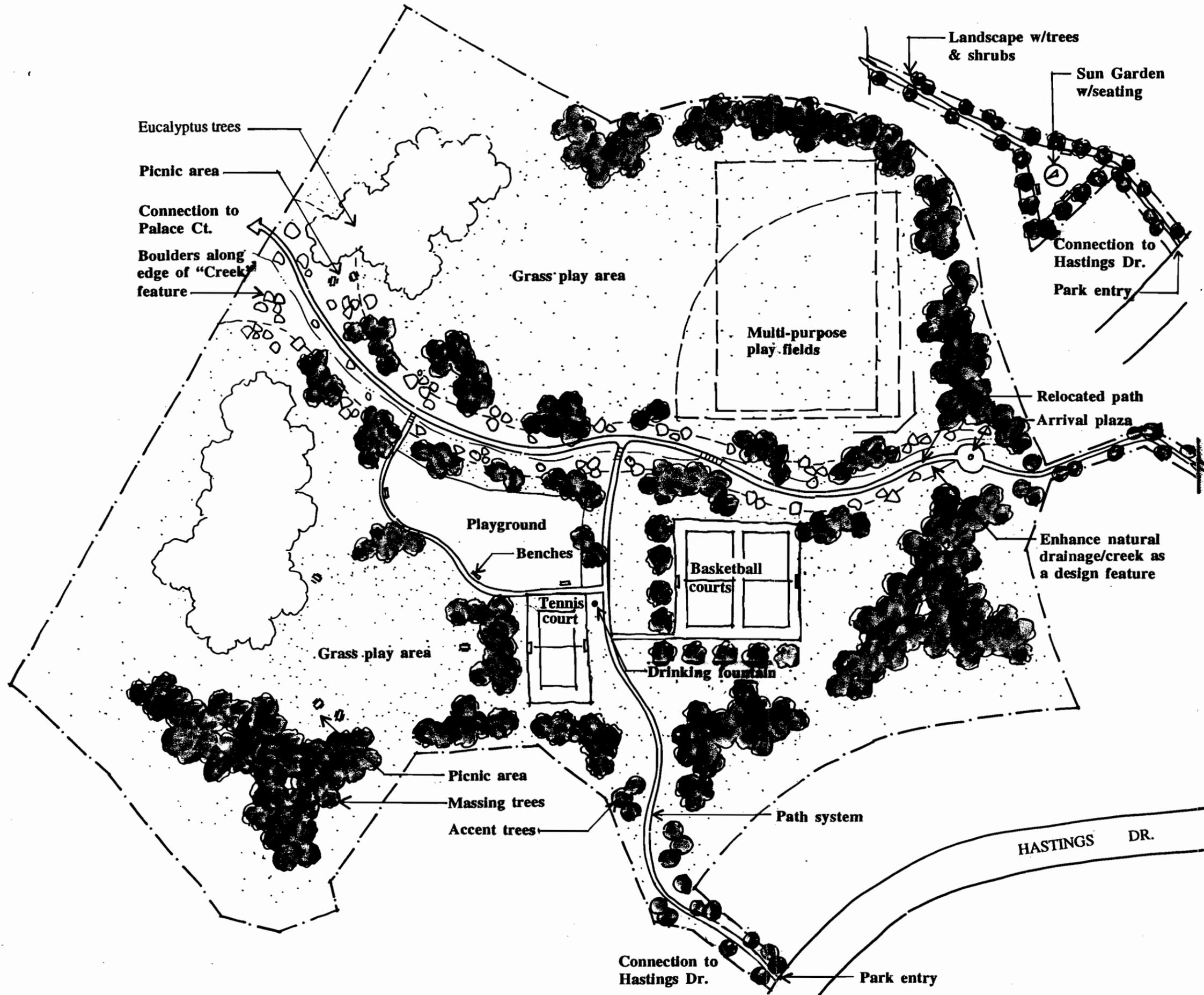


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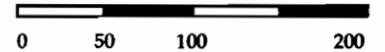
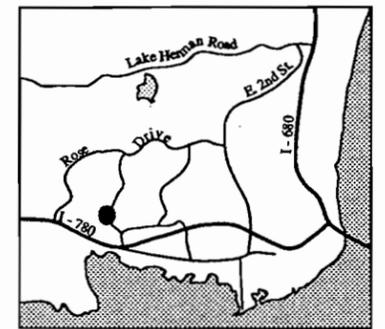


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Figure 4-26
#31 - Hastings Road Neighborhood Park



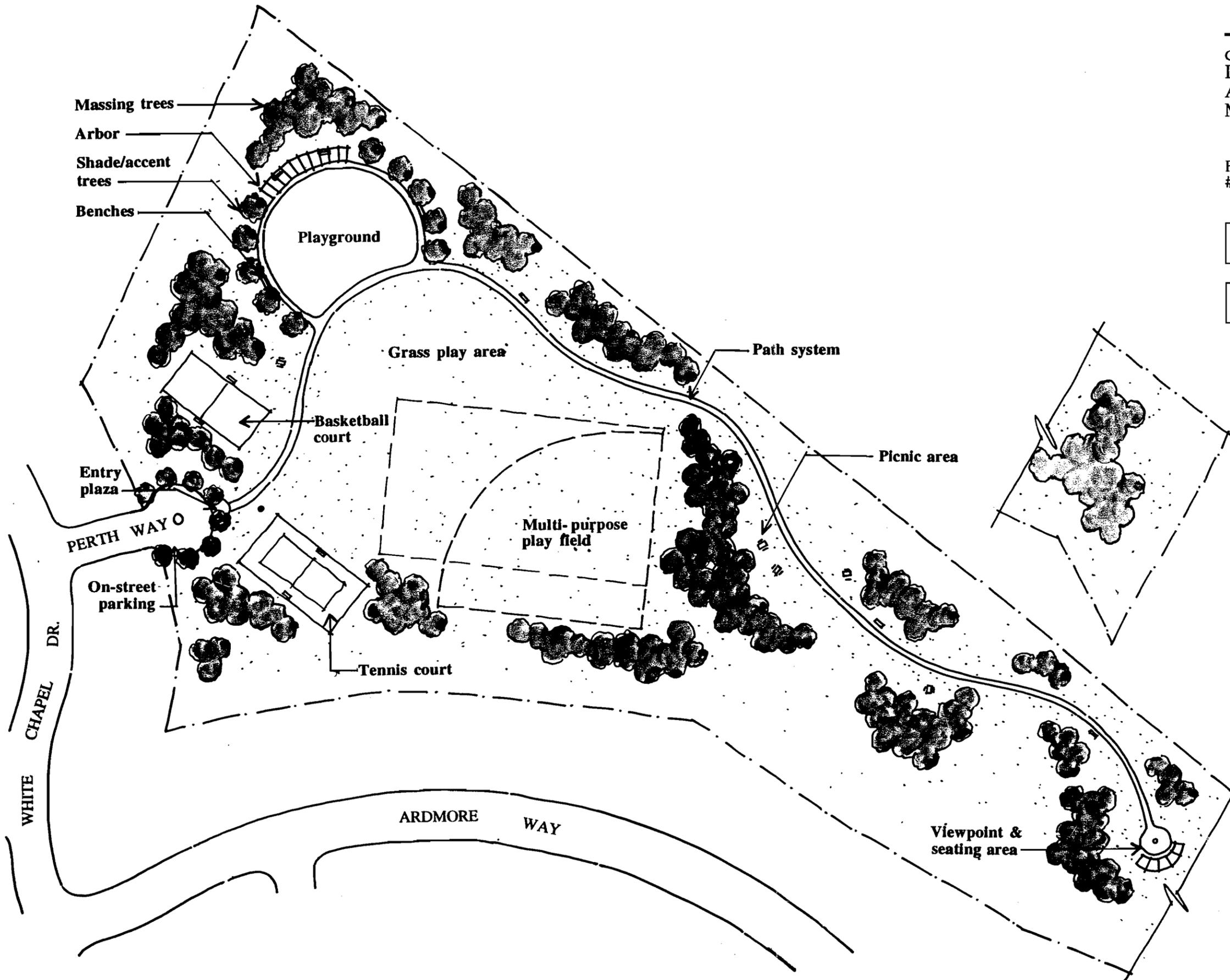
- Plain Type** Existing Facilities
- Bold Type** Planned Facilities



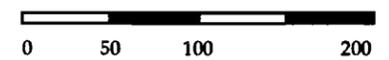
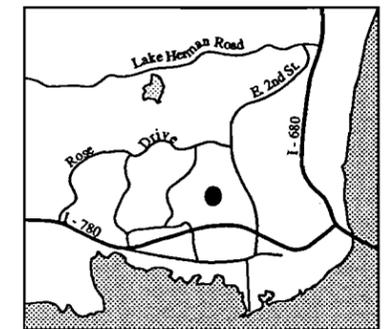


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Figure 4-27
 #32 - Perth Way Neighborhood Park



- Plain Type** Existing Facilities
- Bold Type** Planned Facilities



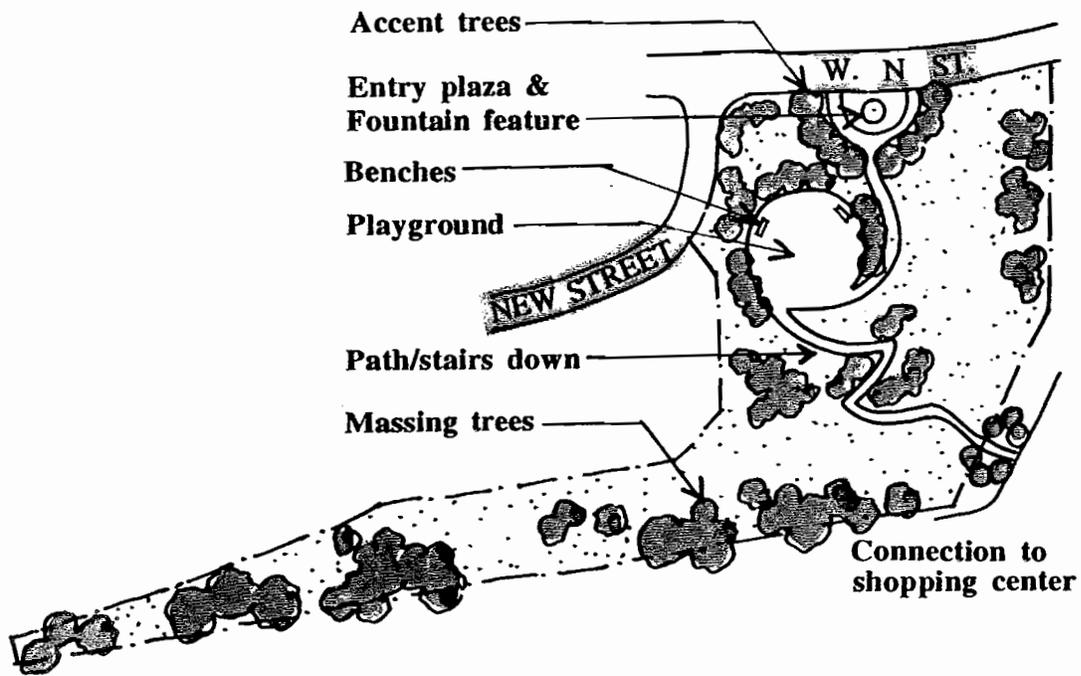
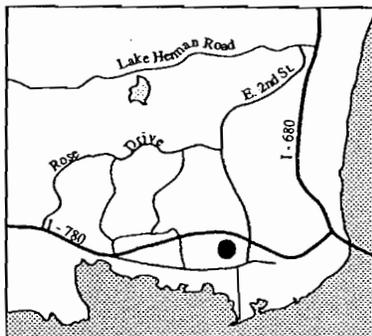


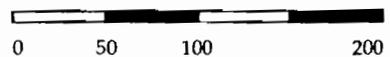
Figure 4-28
 #33 - St. Catherine's Wood
 Neighborhood Park

- Plain Type Existing Facilities
- Bold Type Planned Facilities

Source: Thompson & Merrill Architects & Planners



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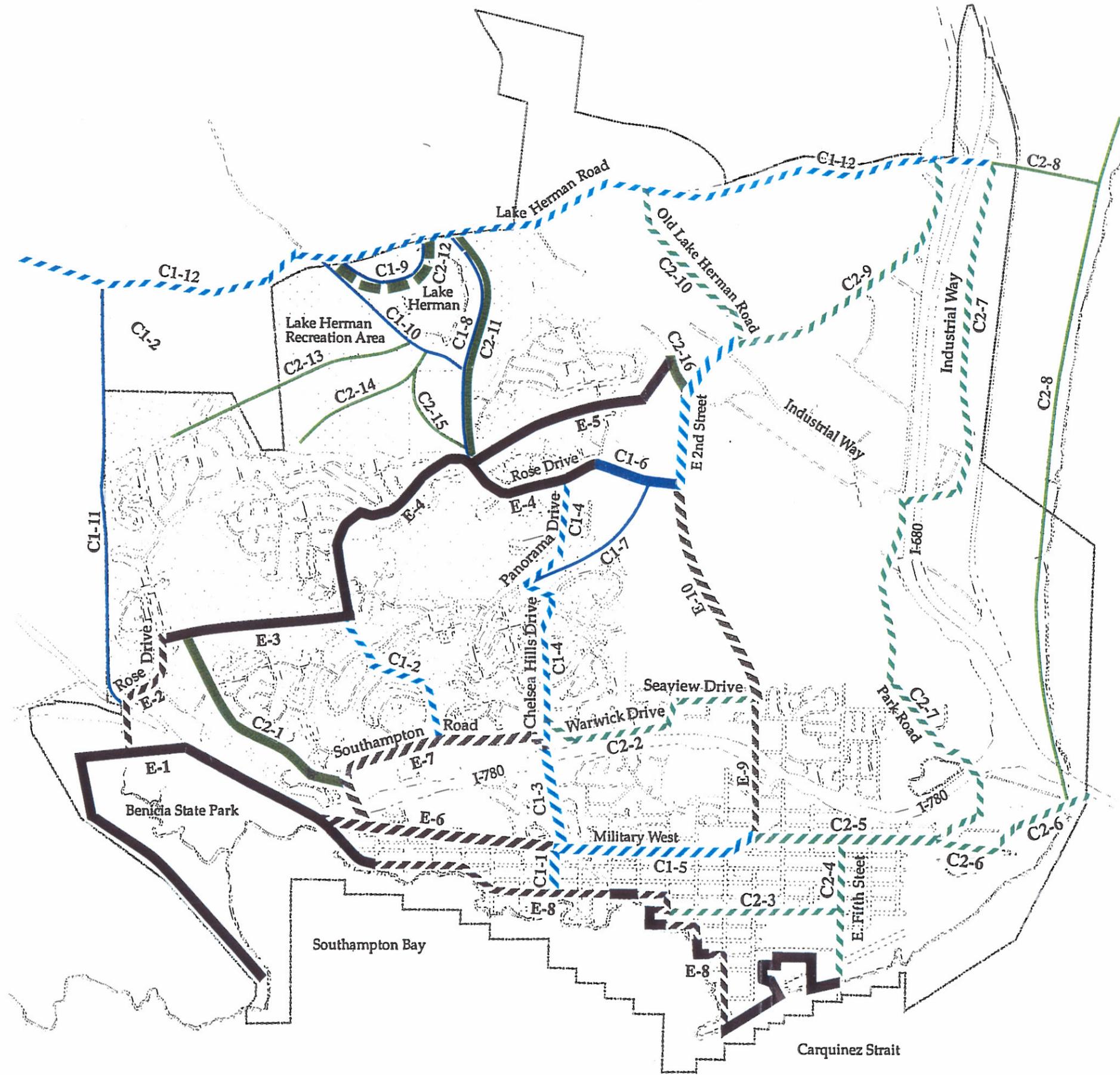


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Figure 4-29
City Trail System



Existing	Phase 1	Phase 2	
			Bicycle Routes
			Bicycle Lanes
			Community Trails/Bike Paths - Paved
			Community Trails - Improved
			Interpretive Trail - Paved
			Segment Numbers

0 800 1600 3200 4800



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5. IMPLEMENTATION

5.1 INTRODUCTION

This chapter presents costs and phasing for Phases I, II and III of the Master Plan. Following this, potential implementation and revenue sources for park land acquisition, development and maintenance are discussed.

5.2 MASTER PLAN COSTS AND PHASING

Following is a summary of capital improvement and operation and maintenance costs for all parks, trails, open space and special projects recommended in this Master Plan. A portion of these costs are already funded or have funding mechanisms in place. This is especially the case for the Southampton parks where development funds are available. Future costs for maintenance and development are subject to funding availability.

Tables 5-1, 5-2 and 5-3 outline proposed capital improvement costs by phase. Figure 4-29, in the previous chapter, illustrates the phasing of the City trail system.

5.2.1 Phase I Costs and Phasing Overview

Phase I of the Benicia Parks, Trails and Open Space Master Plan covers a three year period from 1995 to 2000. During this phase, improvements and additions include:

- Improvements to 11 City parks and recreation facilities
- Development of one new City park
 - Benicia Community Park - Phase I
- Waterfront Development
- Improvements to existing City trails
- Development of new City trails

The costs of Phase I improvements, development and maintenance are:

Benicia Park Improvements		\$582,700
Benicia Park Development		\$5,000,000
- Benicia Community Park	\$5,000,000	
Waterfront Development		445,200
Additional Projects		255,000
Benicia Trail Improvements		4,300
Benicia Trail Development		9,500



Phase I Capital Costs **\$6,296,700**

Annual Operations and Maintenance Costs **\$1,244,400**
(Includes existing and Phase I parks)

Table 5-1 provides a more detailed breakdown of Phase I capital improvement costs. Trail phasing is illustrated in Figure 4-29.

5.2.2 Phase II Costs and Phasing Overview

Phase II of the Benicia Parks, Trails and Open Space Master Plan covers a five-year period from 2000 to 2005. During this phase, improvements and additions include:

- Improvements to 17 City parks and recreation facilities
- Development of five new City parks
 - Benicia Community Park - Phase 2
 - Park D-7
 - Hastings Road Neighborhood Park
 - Perth Way Neighborhood Park
 - St. Catherine's Wood Neighborhood Park
- Waterfront Park
- Development of new City trails

The costs of Phase II improvements, development and maintenance are:

Benicia Park Improvements		\$ 3,526,800
Benicia Park Development		15,994,800
- Benicia Community Park	\$11,035,500	
- Park D-7	789,000	
- Hastings Road Neighborhood Park	2,254,200	
- Perth Way Neighborhood Park	\$1,803,400	
- St. Catherine's Wood Neighborhood Park	112,700	
Waterfront Development		\$3,205,500
Additional Projects		624,600
Benicia Trail Development		141,100
<i>Total Phase II Capital Costs</i>		\$23,492,800
<i>Annual Operations and Maintenance Costs</i>		\$1,436,100
<small>(Includes existing, Phase I and Phase II parks)</small>		

Table 5-2 provides a more detailed breakdown of Phase II costs. Figure 4-29 illustrates the phasing of the City trails.



5.2.3 Phase III Costs and Phasing

Phase III of the Benicia Parks, Trails and Open Space Master Plan covers a five year period from 2005 to 2010. During this phase, improvements and additions include:

- Improvements to nine City parks and recreation facilities
- Development of two new City Parks
 - Benicia Community Park - Phase 3
 - Bottle Hill Park

The costs of Phase III improvements, development and maintenance are:

Benicia Park Improvements		\$1,971,400
Benicia Park Development		8,170,400
- Benicia Community Park	\$8,057,700	
- Bottle Hill Park	112,700	

Total Phase III Capital Costs **\$10,141,800**

Annual Operations and Maintenance Costs **\$1,440,400**

(Includes existing, Phase I, Phase II and Phase III parks)

Table 5-3 provides a more detailed breakdown of Phase III costs. Figure 4-29 illustrates the phasing of the City trails.

5.3 FUNDING SOURCES

A number of different financing and revenue sources are available to the City for the acquisition, development and maintenance of park land. Presently, the majority of the City's park land funding comes from the General Fund and from contributions from developers under the Park Dedication Ordinance and development agreements. A number of additional financing mechanisms are discussed below. Used in combination with the revenue sources presently in place, these additional financing mechanisms can further the achievement of the City's park, trails and open space goals.

General Fund

The City's General Fund provides the largest single source of funding to the Department of Parks and Community Services. General Fund monies are appropriated annually by the City Council and are earmarked for the maintenance and operation of existing parks. General



Fund monies are generally not available for land acquisition or large scale development of new parks. The General Fund will continue to provide funding for operations and maintenance.

Park Dedication/Quimby Act

The City's Park land Dedication/Quimby Act requires, as a condition of approval of a tentative map, the dedication of land or payment of an in lieu fee to be used for the purposes of acquisition and development of park land. The amount of dedicated park land required is equivalent to 5 acres for every 1000 persons in the development. Due to the requirements of the Park Dedication Ordinance, all new developments will continue to contribute a substantial portion of the park land necessary to serve that development.

Development Agreement

A development agreement between the City and a developer specifies the standards and conditions which will apply for the life of a development project. A development agreement may, for example, allow a developer increased density on his property in exchange for the provision of additional park land or funding for park development. Development agreements will continue to provide a substantial portion of park acquisition and development funding.

Mello-Roos Community Facilities Act

The Mello-Roos Act allows the City to establish community facilities districts within which a special tax may be levied to fund public services and improvements. Formation of the district and levying of the tax are subject to approval by a vote of the landowners in the district. The tax is levied equally on all landowners regardless of amount of benefit and can be used to finance the purchase, construction, expansion, improvement or rehabilitation of real property. Mello-Roos monies can be used to pay for park, recreation and open space facilities. The Mello-Roos Act is a plausible source of funding for park land and improvements in new developments.

Assessment Districts

Special Assessment Districts differ from Mello-Roos Districts in that special assessments cannot be levied against those who do not benefit from the improvements being financed. Assessment districts are formed within a specific geographic area. The City levies assessments within the district to pay for public projects which are of specific and direct benefit to a particular group of landowners. A number of special



assessment acts enable cities to levy assessments for the acquisition, development and improvement of parks. Like Mello-Roos funding, establishment of an assessment district in new developments can provide substantial funding for park land acquisition and development.

General Obligation Bonds

General Obligation Bonds are issued by the City to finance the acquisition and construction of public capital facilities and real property. General Obligation Bond measures must be passed by a 2/3 majority of the voters within the municipality. General Obligation Bond funding is derived from increased local property taxes. Due to its requiring a 2/3 majority voter approval, General Obligation Bonds are not a particularly feasible source of funding for park land and improvements. A possible exception to this would be if the majority of the community supported a specific public improvement such as a community park or community center. Then the likelihood of a bond being passed may increase. A bond measure was recently proposed and voted down for improvements to the Benicia Waterfront.

Revenue Bonds

Revenue Bonds are issued by local governments to finance projects and activities for a specific group of users. Under a revenue bond act, projects are financed by user charges that are applied to debt service on the bond; hence, there is no increase in property taxes. If the City is opposed to charging user fees, this becomes an unlikely funding source.

Surplus Land Sales

Cities frequently own scattered pieces of property which are not suited for municipal use or development. These surplus lands can be sold to raise funds for the purchase of more appropriately sited park land. The City presently has some surplus land which could be used in this manner.

User Fees

User fees are most often used to offset the operating cost of a specific facility or program. Public pools and City recreation programs are commonly funded through user fees. However, like revenue bonds, if the City is opposed to collecting user fees, this funding source is not feasible.



Non-Profit Organizations

A number of non-profit organizations, such as the Nature Conservancy and the Sierra Club, provide a variety of park and open space resources. These may include funding for open space acquisition, donations of park and open space lands and volunteer labor to provide services such as trail building. The recent construction of the City Park playground by Benicia residents is an example of such volunteer labor.

State and Federal Grants

Numerous state and federal grants are available but due to the high demand for these monies, they are difficult to obtain.

Private and Corporate Funding

Private and corporate funding, although available, requires a high level of organization and dedication to raise substantial amounts.



5.4 RESPONSIBILITIES AND COORDINATION

To effectively develop and manage parks, trails and open space in Benicia, close coordination with other affected entities will be required. In many cases, management will not be the responsibility of the Department of Parks and Community Services, but others.

Below is a list of City departments, other jurisdictions, agencies and organizations which should be consulted in the implementation of this Master Plan and/or which have management/implementation responsibilities.

Improvement/Service	Entity
Policies and Regulations	Benicia Planning Department of Benicia Police Department
Development	Benicia Planning Department and Zoning Benicia Department of Public Works
Waterfront Public Access	Bay Conservation & Development Commission
Open Space Trail Development	Bay Ridge Trail Organization Tri-City Open Space Committee Solano County City of Vallejo Greater Vallejo Recreation District (GVRD)
Lake Herman Fishery Program	California Department of Fish and Game
Lake Herman Wetland Enhancement	California Department of Fish and Game U.S. Fish and Wildlife Service Benicia Department of Public Works
Fire Control	Benicia Fire Department
Law Enforcement/Safety/ Emergency Response	Benicia Police Department
Sanitation/Trash	Benicia Parks and Community Services



Table 5-1
Phase I Capital Improvement Costs

<i>City Park Improvements</i>		
#1	Lake Herman Regional Park	\$210,000
#3	Channing Circle Park	\$1,200
#8	Southampton Park	\$1,700
#12	West 9th Street Park	\$17,000
#18	Overlook Park	\$44,600
#19	Bridgeview Park	\$10,000
#20	City Park	\$111,600
#21	Civic Center Park	\$132,600
#22	Benicia Senior Citizens Center	\$5,000
#24	James Lemos Pool Complex	\$41,000
#25	Youth Activity Center	\$8,000
<i>Subtotal</i>		\$582,700
<i>City Park Development</i>		
#2	Benicia Community Park	\$5,000,000
<i>Subtotal</i>		\$5,000,000
<i>Waterfront Development</i>		\$445,200
<i>Additional Projects</i>		
	Design and Print Park/Facilities Brochure	\$15,000
	Benicia High School Varsity Field Lights	\$200,000
	West E Street Public Access	\$25,000
	ADA Inventory	\$15,000
<i>Subtotal</i>		\$255,000
<i>City Trail Improvements</i>		\$4,300
<i>City Trail Development</i>		\$9,500
TOTAL PHASE I DEVELOPMENT		\$6,296,700



Table 5-2
Phase II Capital Improvement Costs

<i>City Park Improvements</i>		
#1	Lake Herman Regional Park	\$498,600
#3	Channing Circle Park	\$9,600
#8	Southampton Park	\$297,600
#9	Benicia Views II	\$13,300
#11	Matthew Turner Park	\$162,700
#12	West 9th Street Park	\$36,200
#15	Clock Tower	\$405,500
#16	Francesca Terrace	\$216,500
#17	Duncan Graham Park	\$12,000
#18	Overlook Park	\$320,200
#19	Bridgeview Park	\$99,500
#20	City Park	\$123,600
#21	Civic Center Park	\$154,800
#23	Benicia City Gym	\$46,000
#24/25	Pool Complex/Youth Activities Center	\$709,500
#26	Fitzgerald Field	\$236,600
#27	Little League Field	\$184,600
<i>Subtotal</i>		<i>\$3,526,800</i>
<i>Waterfront Development</i>		<i>\$3,205,500</i>
<i>City Park Development</i>		
#2	Benicia Community Park	\$11,035,500
#29	Park D-7	\$789,000
#31	Hastings Road Neighborhood Park	\$2,254,200
#32	Perth Way Neighborhood Park	\$1,803,400
#33	St. Catherine's Wood Neighborhood Park	\$112,700
<i>Subtotal</i>		<i>\$15,994,800</i>
<i>Additional Projects</i>		
	Benicia High School JV Field Lights	\$400,000
	Benicia High School Tennis Court Lights	\$160,000
	Benicia Waterfront Path	\$64,600
<i>Subtotal</i>		<i>\$624,600</i>
<i>City Trail Development</i>		<i>\$141,100</i>
TOTAL PHASE II DEVELOPMENT		\$23,492,800



**Table 5-3
Phase III Capital Improvement Costs**

<i>City Park Improvements</i>		
#1	Lake Herman Regional Park	\$250,700
#6	Park Solano	\$32,100
#8	Southampton Park	\$52,300
#10	Willow Glen Park	\$344,600
#11	Matthew Turner Park	\$83,500
#12	West 9th Street Park	\$56,400
#17	Duncan Graham Park	\$36,800
#19	Bridgeview Park	\$115,000
#24	James Lemos Pool Complex	\$1,000,000
<i>Subtotal</i>		<i>\$1,971,400</i>
<i>City Park Development</i>		
#2	Benicia Community Park	\$8,057,700
#30	Bottle Hill Park	\$112,700
<i>Subtotal</i>		<i>\$8,170,400</i>
TOTAL PHASE III DEVELOPMENT		\$10,141,800

APPENDIX I
ENVIRONMENTAL DOCUMENTATION

PREPARED BY THE CITY OF BENICIA
PLANNING DEPARTMENT

NEGATIVE DECLARATION

PROJECT TITLE: Benicia Parks, Trails, and Open Space Master Plan
ADDRESS/LOCATION: City-wide
APPLICANT: City of Benicia Parks and Community Services Department
ACTION REQUESTED: Adoption of plan
APPLICATION NUMBERS: PRJ 94-8, EA 94-2
CURRENT GENERAL PLAN DESIGNATION: Open space
CURRENT ZONING: OS, RS, PS

INTRODUCTION

In accordance with the City of Benicia's policies regarding implementation of the California Environmental Quality Act (hereinafter CEQA) and the CEQA Guidelines, the City of Benicia has conducted an Initial Study to determine whether the following project may have a significant effect on the environment and on the basis of that study hereby finds:

No substantial evidence exists that the proposed project may have a significant adverse effect on the environment. An environmental impact report is therefore not required.

The environmental documents which constitute the Negative Declaration and provide the basis for this determination, including the Initial Study, are attached and hereby made part of this document.

PROJECT DESCRIPTION

The project consists of the adoption of the City's draft Parks, Trails, and Open Space Master Plan, which will provide comprehensive policies and planned improvements for parks, trails, open space, and other recreational facilities in the community. The purpose of the plan is as follows:

- to identify existing park and open space resources
- to identify shortcomings in that existing system
- to determine future community needs
- to recommend improvements and additions to the parks, trails and open space system based on those needs

The plan consists of several different elements:

1. **Goals and Policies:** Specific goals, objectives, and policies related to six categories are presented. The categories include parks and park facilities, trails, open space, signage and information, management, and implementation.

2. Standards and Siting Criteria: This section contains definitions and standards for each type of recreational facility in the community, providing planning and design guidelines for each type of use.

3. Parks, Trails, and Open Space Master Plan: This section describes in detail the existing parks, trails, and open space system, and recommends improvements as identified in the Needs Assessment (Appendix I to the plan).

4. Implementation: This section identifies phasing and projected costs for the park facility improvements described in the Master Plan.

The individual park and recreational facilities included in the plan have been summarized in the attached document, "Park Descriptions and Summary of Previous Review". The summary includes information on existing facilities, proposed improvements, and previous environmental review for each park.

It should be noted that the draft plan, as originally prepared, included the Sky Valley planning area. That area is currently the subject of a planning moratorium, under City Council policies established in 1993. Thus, the sections of the plan related to Sky Valley will be deleted from the final version of the plan prior to adoption.

Types of Park and Recreational Facilities: For the purpose of this environmental analysis, the park and recreational facilities included in the plan have been divided into three groups. These groups are based on the scope of improvements proposed for each facility, and on the previous environmental review that has or has not been done for each facility.

Category A: These are existing facilities for which no improvements are proposed, or for which the improvements are to interior spaces only, or which will involve only minor improvements to existing equipment or facilities. This category also includes facilities under construction which were the subject of previous environmental review.

Category B: These are existing facilities for which moderate improvements are proposed, and for which previous environmental studies have been done, and proposed facilities which have had previous environmental review.

Category C: These are new facilities for which no previous environmental review has been done, and existing facilities for which major changes are proposed that have not previously been studied.

ATTACHMENTS

The following documents were prepared as part of, or used in the preparation of the draft Negative Declaration. All of these

documents are hereby incorporated by reference and included as part of the draft Negative Declaration.

Attachment 1--Part One Initial Study Checklist (applicant)

Attachment 2--Initial Study Checklist

Attachment 3--Park Descriptions and Summary of Previous Review

RELATED DOCUMENTS

The following source documents were relied upon when reviewing and evaluating the proposed project. These documents are available at the City of Benicia Planning Department, 250 East L Street, Benicia, California.

1. Benicia General Plan (as adopted October 5, 1993)
2. Benicia Zoning Ordinance (as adopted 3/3/87 and subsequently revised)
3. Draft Benicia Parks, Trails, and Open Space Master Plan (November 1992)
4. Southampton Company Acreage EIR, 1974
5. Southampton 1551 Acres EIR, 19??
6. Southampton Tourtelot EIR, 1989
7. Fulton Park EIR, 19??
8. Overlook Subdivision EIR, 1977
9. Arsenal Historic Conservation Plan, 1993
10. Neptune Park EIR, 1973
11. Lake Herman Land Use Plan, 1984
12. Master Parks and Recreation Study, 19??
13. Benicia Urban Waterfront Restoration Plan, 1991
14. Benicia Waterfront Plan, 1972
15. Benicia Library Negative Declaration, 19??
16. St. Catherine's Wood Negative Declaration, 1991

NEGATIVE DECLARATION/INITIAL STUDY PREPARED BY: _____

APPROVED BY: _____ DATE: _____

John Bunch, Planning Director

Date

This document fulfills the requirements of CEQA Section 15071,
dictating the contents of a negative declaration

//Parkplan.env//

PARK DESCRIPTIONS AND SUMMARY OF PREVIOUS REVIEW

The following is a listing of all existing and proposed parks and recreation facilities in the City of Benicia. The numbers used for each facility correspond to the numbers contained in the Draft Master Parks, Trails, and Open Space Plan.

EXISTING PARKS:

1. **Lake Herman Regional Park:** Lake Herman Regional Park is an existing 577-acre lake and open space area of regional significance located at the northernmost edge of Benicia.

Current use: Fishing, picnicking, hiking, and other passive activities.

Planned improvements: Fishing piers, trail system, interpretive center and amphitheater, creation of a landscaped meadow, open space landscaping, and additional parking.

Previous review: In 1984, the Parks Department prepared a separate land use plan for Lake Herman and the City's property to the north of Lake Herman Road. There is no record of any environmental review for that plan. The area was also the subject of environmental review at the time the City proposed to annex the Daniels Group Site. However, that review was limited to the continued open space use of the sites, and did not include any review of proposed improvements.

2. **Benicia Community Park:** This 50-acre park is currently under construction in the north-central portion of the community, directly south of Lake Herman.

Current use: Under construction; first phase of improvements will include ballparks, picnic facilities, and a playground.

Planned improvements: Tennis courts, amphitheater, volleyball courts, group picnic facilities, and a community center.

Previous review: The park concept was reviewed as part of the Southampton Tourtelot EIR in 1989. Environmental review of the detailed park plans was completed as part of the design review of the community park and school plans in 1990.

3. **Channing Circle Park:** This 2.5-acre neighborhood park was constructed in 1990 in the northwest corner of the Southampton development.

Current use: Playground, passive areas, views over the Carquinez Strait.

Planned improvements: Trail connections, staging area, half basketball court.

Previous review: This park site was not analyzed in the Southampton 1551-Acre EIR. However, a large area adjacent to (but not including) the current park site was shown as "Park Open Space" in the 1979 General Plan. There is no record of specific environmental review having been undertaken for this park.

4. **Gateway Park:** This park is one-half acre in size, and is located adjacent to the southwest corner of the Lake Herman Regional Park, in the northern portion of the Southampton development.

Current use: Playground and passive areas

Planned improvements: None

Previous review: This park site was not analyzed in the Southampton 1551-Acre EIR. However, a large area adjacent to (but not including) the current park site was shown as "General Open Space" in the 1979 General Plan, as part of the Lake Herman recreational area. The park itself was located on what was originally proposed as two single-family residential lots. As part of the review of the C-4 subdivision, the two lots were proposed for park use, and the park was subsequently developed.

5. **Jack London Park:** This 7.7-acre park is the City's largest neighborhood park, and was constructed in 1990. It is located adjacent to Joe Henderson Elementary School in the Southampton development.

Current use: Playground, ballfields, basketball courts, horseshoe pits, garden, and picnic facilities.

Planned improvements: None

Previous review: This park site was not analyzed in the Southampton 1551-Acre EIR. It was shown as Medium Density Residential in the 1979 General Plan, and was located directly adjacent to a proposed school site.

6. **Park Solano:** This 2-acre neighborhood park is located in the central portion of the Southampton development. The park was constructed in 1989.

Current use: Playground and picnic facilities

Planned improvements: Larger playground and picnic areas, additional trees

Previous review: This park was not analyzed as a park site in the Southampton 1551-Acre EIR. It was originally considered for neighborhood commercial use in the EIR, and then for some type of public or civic land use; however, it was designated as low-density residential use in the 1979 General Plan. The park site was proposed as part of the C-1 subdivision in 1987, and was subsequently constructed as part of that subdivision. It is now designated for park open space use in the 1993 General Plan.

7. **Frank Skillman Park:** This 3-acre neighborhood park was completed in 1993, and is located in the northeastern portion of the Southampton development.

Current use: Playground, grass play area, half basketball court.

Planned improvements: None

Previous review: This park was designated in the Southampton Development agreement, and reviewed as part of the Southampton Tourtelot EIR.

8. **Southampton Park:** This 6-acre neighborhood park was the first to be constructed in the Southampton development.

Current use: Playground, picnic facilities, half basketball court

Planned improvements: Lighted tennis court, playground expansion, addition of trailhead/staging area, new picnic area, restrooms

Previous review: This park site was originally analyzed in the 1974 Southampton Acreage EIR.

9. **Benicia Views II:** This older neighborhood park contains one-half acre and is located in a residential area west of West Seventh Street.

Current use: Playground and seating

Planned improvements: Upgraded playground equipment, new benches

Previous review: There is no record of any previous environmental review for this park.

10. **Willow Glen Park:** This 4.5-acre neighborhood park is focussed on the presence of Willow Creek, which runs through the park. It is located directly west of West Seventh Street.

Current use: Playground, picnicking, informal play areas, skateboard play area

Planned improvements: Upgraded restrooms, picnic facilities, landscaping, upgraded playground equipment, pathways

Previous review: There is no record of any previous environmental review for this park.

11. **Matthew Turner Park (formerly Twelfth Street Park):** This 2.5-acre park is located on the waterfront in the southeast portion of the community.

Current use: Picnicking, fishing, windsurfing

Planned improvements: Barrier-free paths and picnic facilities, and a restroom with showers

Previous review: This park site was analyzed as part of the Fulton Park EIR in 1977. The proposed improvements (with the exception of the restroom facility) were reviewed at staff level in 1985, at which time staff determined that the improvements would be categorically exempt from environmental review. However, a Notice of Exemption was never filed with the County Clerk, since the project did not move forward for City Council approval.

12. **West Ninth Street Park:** This 6-acre neighborhood park is located along the waterfront in the southwestern area of the community.

Current uses: Playground, sand volleyball, picnic facilities, beach, views of the Carquinez Strait, fishing pier, dock facility, observation deck and stairway

Planned improvements: Addition of second playground, additional

landscaping, new barbecue and picnic facilities

Previous review: This site was designated for open space use in the 1953 General Plan, and as a park site in the 1972 Waterfront Plan. In 1973, the Neptune Park Subdivision EIR analyzed the site for residential use. Impacts of a park on the site were discussed as an alternative to the proposed plan. The City subsequently purchased the property, and it was designated as a park in the 1979 General Plan.

13,14. Point Benicia Spit/Turnbull Park/Benicia Waterfront: This existing open-space area is located along the waterfront from the Benicia Marina to First Street.

Current use: Improved and unimproved pathways, marsh habitat viewing areas, passive uses, seating, fishing, windsurfing

Planned improvements: Marsh overlooks, a neighborhood park along East B Street, raised walkway over the marsh (train walk), improved pathways, improved waterfront access, parking

Previous review: These areas were included in the Urban Waterfront Restoration Plan, adopted by the City in 1991. The plan, including all proposed public park improvements, was the subject of a negative declaration.

15. Clock Tower: This existing park includes the open space and lawn areas located around the Clock Tower building and Commandant's Residence, located in the center of the historic Army Arsenal area.

Current use: Community center for dances, meetings, and other community functions, views of the port area and Carquinez Strait

Planned improvements: Establishment of a improved park around the buildings, including a central plaza, port overlook, picnic/barbecue facilities and seating

Previous review: There is no record of any specific environmental review for this area, although the 1979 General Plan discusses a historic park located at the Clocktower and Commandant's Residence. The negative declaration for the Arsenal Historic Conservation District was based on a park at this location.

16. Francesca Terrace: This 5-acre neighborhood park is located in the eastern portion of the community, north of Interstate 780.

Current use: Playground, basketball court, and small multi-purpose field

Planned improvements: Addition of a group picnic facility, restroom, upgraded playground, and a sand volleyball court

Previous review: There is no record of any previous environmental review for this park site.

17. Duncan Graham Park: This 2-acre neighborhood park is located within a residential area in the southeastern portion of the community.

Current use: Large lawn area, playground, basketball court

Planned improvements: None

Previous review: There is no record of any previous environmental review for this park site.

18. **Overlook Park:** This 3.5-acre neighborhood park is located directly north of Interstate 780 in the central area of the community.

Current use: Picnic area, playground, lawn play area and views of the Carquinez Strait

Planned improvements: Two tennis courts (on undeveloped 1-acre site adjoining the park), restroom, and upgraded playground

Previous review: This park was proposed as part of the Overlook subdivision, and was analyzed as part of the Overlook EIR in 1977. The EIR analysis included the undeveloped 1-acre portion of the site to the east of the developed park. This site was not designated as a park site in the 1979 General Plan.

19. **Bridgeview Park:** This 4.5-acre neighborhood park is built on three levels, and is located in the central portion of the community, south of Interstate 780.

Current use: Ballfield, lawn area, and playground, basketball court

Planned improvements: Restroom, pathway improvements, and picnic area and playground upgrades

Previous review: This park was proposed as part of the Bridgeview subdivision in 19??, and was subsequently constructed along with the subdivision. This site was not designated as a park site in the 1979 General Plan.

20. **City Park:** This 4.5-acre park is the oldest in the community and serves as the entry to the downtown.

Current use: Large civic gatherings and events, picnicking, group picnics, large children's playground

Planned improvements: Landscaping and path system

Previous review: The proposed park improvements underwent staff-level environmental review in 1990. Staff determined that the proposed master plan for City Park was categorically exempt from environmental review. A Notice of Exemption was filed with the County Clerk in January 1991.

21. **Civic Center Park:** This 3.5-acre neighborhood park is located directly west of City Hall and south of the new Community Library.

Current use: Basketball court, tennis courts, playground, and barbecue facilities

Planned improvements: Tennis court lighting and an overall upgrade of the park facilities

Previous review: There are no records of any environmental review for this park. It was originally designated for public use in the 1979 General Plan (and was later changed to General Commercial as part of the Library rezoning). Recent changes to the park were analyzed as part of the negative declaration for the new City Library; however, the proposed improvements noted above were not addressed in that document.

29. Ethelree Saraiva Park: The City's newest park is located in the southeastern portion of the community, and contains one-half acre.

Current use: Playground, half basketball court, picnic area, and grassy play area

Planned improvements: None

Previous review: The design plans for this park underwent environmental review at the staff level in 1992; staff determined that the park was categorically exempt from CEQA review. A Notice of Exemption was filed with the County Clerk in August 1992.

PLANNED PARKS:

28. Park D-7: This 3.5-acre neighborhood park will be located in the northeastern corner of the Southampton residential development. No final plans for the park have been prepared, although a conceptual plan has been developed.

Current use: Undeveloped

Planned improvements: The conceptual plan includes a community center, public pool, tennis courts, volleyball courts, playground, and croquet courts.

Previous review: This park site was designated in the Southampton Development Agreement, and reviewed as part of the Southampton Tourtelot EIR.

30. Bottle Hill Park: This one-half acre neighborhood park will be located in the southeastern portion of the downtown area. No final plans have been prepared for the park. A conceptual plan has been developed.

Current use: Undeveloped; informal neighborhood play area

Planned improvements: The conceptual plan shows a tot lot, picnic facility, and landscaped overlook to take advantage of the panoramic views from the site.

Previous review: No previous environmental review has been done for this park site.

31. Hastings Drive Park: This proposed 10-acre neighborhood park would be located in the west-central portion of the Southampton development, in an open-space area surrounded by existing homes. While no final plans have been prepared for the park, a conceptual plan has been developed.

Current use: Undeveloped open space

Planned improvements: The conceptual plan shows a multi-purpose playing field, tennis court, basketball courts, playground, grassy play area, picnic area, pathways

Previous review: This site was designated as a City park site in the 1974 Southampton Company Acreage EIR, and was shown as a park site in the 1979 General Plan.

32. Perth Way Park: This proposed 8-acre neighborhood park would be located in the eastern portion of the Southampton development, in an open-space area near existing homes. No final plans for the park have been prepared, although a conceptual plan has been developed.

Current use: Undeveloped open space

Planned improvements: The conceptual plan shows a multi-purpose playing field, tennis court, basketball court, playground, grassy play area, picnic area, and pathways.

Previous review: This site was designated as a City park site in the 1974 Southampton Company Acreage EIR, and was shown as a park site in the 1979 General Plan.

33. St. Catherine's Wood Park: This one-half acre neighborhood park would be located in the central downtown area, directly north of Solano Square Shopping Center. While no final plans have been prepared for the park, a conceptual plan has been developed.

Current use: Vacant lot

Planned improvements: The conceptual plan shows a playground, entry plaza, and seating area.

Previous review: This park was reviewed as part of the initial study for the St. Catherine's Wood planned development. The negative declaration for that project was approved in 1991.

EXISTING RECREATIONAL FACILITIES:

22. Senior Citizens Center: Part of the City Hall complex, the center is located in downtown Benicia.

Current use: Meeting place and activity center for older residents

Planned improvements: Interior space modifications

Previous review: Check on what was done for previous enlargement/design review application.

23. Benicia City Gym: This facility is the only public gymnasium in Benicia and is also part of the Civic Center complex in downtown Benicia.

Current use: Basketball courts, community events

Planned improvements: Facade renovation

Previous review: There is no record of any previous environmental review for this facility.

24. James Lemos Pool Complex: This City-owned pool complex lies directly south of City Hall.

Current use: Recreational and competitive swimming

Planned improvements: Mechanical and building space improvements, landscaping

Previous review: There is no record of any previous environmental review for this facility.

25. Youth Activities Center: The Youth Center is a two-story building located next to the James Lemos Pool Complex.

Current use: Day care program, youth recreational activities, informal gatherings

Planned improvements: Landscaping, exterior and interior renovations

Previous review: There is no record of any previous environmental review for this facility.

26. Fitzgerald Field: This ballfield facility contains about 4 acres, and one ballfield. It is located in the eastern portion of the downtown area.

Current use: Youth and adult baseball

Planned improvements: Addition of street trees, upgraded lighting

Previous review: There is no record of any previous environmental review for this facility.

27. Little League Field: Little League Field is about 4 acres in size and contains two ballfields. It is located in the eastern portion of the downtown area.

Current use: Little League baseball

Planned improvements: Additional landscaping and upgraded lighting

Previous review: There is no record of any previous environmental review for this facility.

ADDITIONAL PARK-RELATED PROJECTS:

A. Benicia High School Varsity and JV Field Lights: The City is proposing to add light standards to the existing ballfields at the High School, in cooperation with the School District, to provide additional night-time playing facilities.

B. West E Street Public Access: Public access improvements, including a bench

and landscaping, are proposed for the shoreline area at West E Street.

C. **Benicia High School Tennis Court Lights:** The City is proposing to add lighting to six existing courts at the High School, to provide additional night-time playing facilities.

D. **Waterfront Pathway Facility Improvements:** These projects involve minor improvements to the existing pathway areas, including the addition of picnic tables and landscaping at various points along the waterfront.

TRAIL SYSTEM IMPROVEMENTS:

Five different types of trails are planned for improvement in the community:

- On-road bicycle routes
- On-road bicycle lanes
- Paved community trails/bike paths
- Improved community trails
- Interpretive trails

In most cases, the off-road trails will be developed in conjunction with park improvement projects already discussed above. In some cases, new trails will be developed in existing open-space areas.

OPEN SPACE SYSTEM:

There are three existing areas of open space within the City:

- Southampton open space
- Benicia-Vallejo open space buffer
- Lake Herman Regional Park

Minor improvements to these areas will include the addition of trails and staging areas, as discussed above, mainly in conjunction with improvements to existing or planned parks. No other improvements are planned.

INITIAL STUDY OF ENVIRONMENTAL IMPACT

I. Background

The following information is provided by the City of Benicia Planning Department as a review and supplement to the applicant's completed "Project Summary Sheet" and "Environmental Checklist", both of which are attached. As required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15063, these three documents comprise the Initial Study to determine if the project may have a significant effect on the environment.

1. Application Number: PRJ 94-8, EA 94-2
2. Project Name: Parks, Trails, and Open Space Master Plan
3. Project Location: City-wide
4. Assessor's Parcel Number: Not applicable
5. Property Size: Not applicable
6. Zoning District: OS, RS, PS
7. General Plan Designation: Open Space
8. Project Description: Please see former pages containing a complete project description.
9. General Plan Conformance: The proposed master plan conforms with General Plan policies, and will assist in implementing those policies.

II. Environmental Impacts

The purpose of this initial study is to analyze those impacts that may result from adoption of the policies, objectives, guidelines, and standards contained in the proposed Draft Master Parks, Trails, and Open Space Plan. The proposed improvements discussed in the plan are conceptual in nature; except where improvements are currently under construction, detailed design plans have not yet been prepared. This initial study analyzes only those impacts associated with the policies, objectives, guidelines, and standards contained in the plan. It also discusses potential impacts that could be an issue, depending on the type of park facility development that may or may not take place as a result of the plan. In the absence of specific development or design plans, specific impacts and mitigation measures cannot be determined by this initial study. As plans for specific park projects are subsequently developed, each of the proposals will be examined to determine whether its potential impacts were fully analyzed in this initial study (or in previous

environmental studies), or whether further project-specific environmental analyses will be necessary.

In certain cases, it is possible to identify the types of improvements that are not likely to raise any environmental issues upon construction. In other cases, certain types of improvements have a higher potential for adverse environmental impacts. Examples are listed below.

Types of Improvements with Little or No Potential for Significant Environmental Impacts:

- the replacement of existing playground equipment with new equipment
- the addition of handicapped-accessible equipment and facilities at existing parks
- the addition of pathways within existing parks
- the addition of new picnic facilities in existing parks

Types of Improvements with Higher Potential for Significant Environmental Impacts:

- the addition of lighting facilities at existing parks, ballfields, or outdoor courts (light and glare; noise during evening hours)
- the development of pathways or other park facilities in previously undeveloped areas, or along lakes or streams (animal or plant habitat impacts; wetland or riparian impacts)
- the addition of basketball or tennis courts in existing parks (noise during evening hours)
- park improvements in previously undeveloped areas that will require substantial grading and earthwork (erosion; alteration to drainage patterns; alteration of topography)

The attached "Park Descriptions and Summary of Previous Review" describes existing park facilities and proposed improvements. It also describes any previous review done for the park facilities. Related to those descriptions are the categories of park facilities discussed in the project description contained within this negative declaration, into which the parks have been divided for the purpose of environmental review. The categories are an attempt to distinguish between the types of park facilities and potential for as-yet unidentified environmental impacts based on the level of improvements proposed, and the previous environmental review done for each park.

For those parks in Category A, either no improvements are proposed, or the proposed improvements are sufficiently minor in nature that no impacts in this area are likely to occur. For those parks in Category B, the proposed improvements are moderate in nature, or have already undergone previous

environmental review which identified any potential impacts and mitigations. In those cases, the identified mitigations will be incorporated into the design plans once they are completed. For those parks which have not been previously studied, more detailed environmental review will be conducted as necessary at the time the design plans are completed.

For Category C, construction of the new, proposed parks identified in the plan, or the major improvements proposed to existing parks, will have the potential for certain impacts in various areas. However, those specific impacts cannot be determined at this time based on the level of detail in the plan. Given the conceptual level of the plan and the lack of design detail for the major park improvements being proposed, it would be speculative to attempt to determine what potential impacts might occur at those sites.

The California Environmental Quality Act requires that an agency make its best effort to forecast and analyze all of the potential impacts that it reasonably can. However, CEQA does not require that an agency speculate about impacts that cannot be evaluated. In this case, the initial study analyzes the policies, objectives, guidelines, and standards contained in the draft Parks Plan, and identifies and analyzes those secondary effects that can be expected to follow the adoption of the plan. It does not attempt to speculate on the specific impacts of projects that currently are entirely conceptual in nature. However, it does identify specific mitigations for those impacts that can reasonably be identified based on the level of information contained in the plan.

Appendix III of the Draft Parks Plan lists a number of performance standards and future development criteria that will be implemented as part of each new park improvement proposal, as applicable. The standards and criteria address those areas of potential future environmental impact that have been identified in the initial study, but that cannot be quantified due to the level of design information available at this time. These standards are also reflected in the mitigation measures contained in the negative declaration.

Explanations of all answers are provided following each question. A column checked "Yes (S)" means that the impact is significant unless mitigated. A column checked "Yes (I)" means that the impact is insignificant. In the latter case, mitigation measures are not required, but may be suggested to further reduce an insignificant impact.

Yes(S) Yes(I) No

1. **Earth.** Will the proposal result in:

- a. Unstable earth conditions or in changes in geologic substructures? ___ ___ X
- b. Disruptions, displacements, compaction, or overcovering of the soil? ___ X ___
- c. Change in topography or ground surface relief features? ___ X ___
- d. The destruction, covering, or modification or any unique geologic or physical features? ___ ___ X
- e. Any increase in wind or water erosion of soils, either on or off the site? ___ ___ X
- f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake? ___ ___ X
- g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? ___ ___ X

Explanation: The policies, objectives, guidelines, and standards contained in the draft plan do not have the potential to result in any significant impacts in this area. Some potential for grading related to future park development and trails does exist, based on the concepts in the plan. However, since no specific proposals are included in the plan, it is not possible to quantify potential grading or earth movement at this time. At the time detailed plans are proposed, further environmental review will be conducted to determine the specific impacts that may occur at each proposed improvement site. The City's Grading Ordinance and Building Code also contain grading and erosion control regulations which will be applied to future projects. Appendix III of the draft plan identifies the following performance standards for future parks improvement projects that involve grading. With the incorporation of these standards, the plan will not have the potential for a significant environmental impact:

The following standards shall be implemented as part of any parks improvement project involving grading activities or building construction, as applicable:

- a. All new structures shall be constructed in accordance with the Uniform Building Code.

b. All grading activities shall comply with the City's Grading Ordinance, and with any applicable Regional, State or Federal regulations.

c. If grading takes place during the rainy season, an erosion control plan shall be prepared and implemented.

d. Concentrated water runoff from graded areas shall be directed away from riparian areas and from standing bodies of water.

e. Revegetation shall be undertaken for all graded or disturbed areas, and areas requiring soil and slope stabilization.

2. Air. Will the proposal result in:

- a. Substantial air emissions or deterioration of ambient air quality? ___ ___ X
- b. The creation of objectionable odors? ___ ___ X
- c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? ___ ___ X

Explanation: The policies, objectives, guidelines and standards contained in the plan do not have the potential to result in substantial air quality deterioration. In most cases, the park sites discussed in the plan are already developed, and are neighborhood-serving facilities. With the exception of Lake Herman Regional Park, the new parks proposed for construction will also serve existing or planned residential areas. The proposed improvements are not likely to generate significant levels of additional traffic that would result in air quality deterioration. Construction-related impacts may occur as part of grading associated with new park construction; however, those impacts cannot be analyzed in this initial study based on the information available at this time. Further study will be required at the time the design plans are completed. The park uses discussed in the plan, by their nature, do not have the potential for the creation of objectionable odors. In addition, the scale of the proposed park improvements is such that air movement, moisture, and climate will remain unaltered.

Appendix III of the Draft Plan identifies certain performance standards which will be incorporated into future parks improvement projects to address air quality impacts. Those standards are also included here as mitigation measures. With the incorporation of those standards in the plan, the plan will not have the

potential for significant impacts:

The following standards shall be implemented as part of any parks improvement project involving grading activities, as applicable:

a. During grading activities, projects sites shall be watered at least twice each day, and more often as necessary to prevent dust raised from leaving the site.

b. Grading activities shall be halted during periods of high wind which generate dust that cannot be controlled by watering.

3. **Water.** Will the proposal result in:

- | | | | | |
|----|---|-----|--------------|--------------|
| a. | Changes in currents, or the course of direction of water movements, in either marine or fresh waters? | ___ | ___ | <u> X </u> |
| b. | Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | ___ | <u> X </u> | ___ |
| c. | Alterations to the course or flow of flood waters? | ___ | ___ | <u> X </u> |
| d. | Change in the amount of surface water in any water body? | ___ | ___ | <u> X </u> |
| e. | Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity? | ___ | <u> X </u> | ___ |
| f. | Alteration of the direction or rate of flow of groundwaters? | ___ | ___ | <u> X </u> |
| g. | Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations? | ___ | ___ | <u> X </u> |
| h. | Substantial reduction in the amount of water otherwise available for public water supplies? | ___ | ___ | <u> X </u> |
| i. | Exposure of people or property to water-related hazards such as | | | |

proximity to existing facilities, and are not in a natural state. Thus, habitat impacts are likely to be insignificant. In the case of the new park sites, they are generally located within existing developed areas, and have a low potential for the existence of sensitive habitat areas. The Lake Herman Regional Park, due to its lake and riparian habitat areas, has a higher potential for sensitive habitat areas. In addition, park development is likely to involve the planting of non-native species. However, potential impacts cannot be determined at this time based on the information contained in the plan, and the lack of specific plans for the park site. Further environmental studies will be undertaken at the time specific development proposals are prepared.

Appendix III of the Draft Plan contains several performance standards related to plant habitat impacts. Those standards are incorporated here as mitigation measures:

The following standards shall be implemented as part of any parks improvement project involving sensitive habitat areas of local or regional significance:

- a. All improvement projects shall be sited so as to avoid sensitive habitat areas.
- b. Where possible, native species shall be utilized in revegetation of disturbed areas.
- c. Mature existing trees and any significant stands of smaller trees shall be preserved as part of the development of new park facilities.

5. **Animal Life.** Will the proposal result in:

- a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? ___ ___ X
- b. Reduction of the numbers of any unique, rare, or endangered species of animals? ___ ___ X
- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? ___ ___ X
- d. Deterioration to existing fish or wildlife habitat? ___ ___ X

Explanation: See response to #4 above.

6. **Noise.** Will the proposal result in:

- a. Increases in existing noise levels? ___ ___ X
- b. Exposure of people to severe noise levels? ___ ___ X

Explanation: The draft plan proposes certain improvements to existing facilities and several new park facilities which may result in increased noise levels within the areas directly adjacent to the parks. However, given the conceptual nature of the plan, it is not possible to ascertain those impacts at present. Further environmental studies will be prepared as necessary at the time the detailed design plans are prepared, both to identify impacts from the park improvements, as well as noise impacts on the parks from adjoining noise sources, such as the freeway, as applicable.

Appendix III of the Draft Plan contains several performance standards related to noise impacts. Those standards are incorporated here as mitigation measures:

The following standards shall be implemented as part of any parks improvement project, as applicable:

- a. New facilities shall be designed and located in such a manner that the exposure of people to noise levels does not exceed the standards contained in the Benicia General Plan Noise Element.
- b. New facilities which involve higher noise levels shall be located at an appropriate distance away from residential or other sensitive users, in accordance with the standards of the General Plan Noise Element.

7. **Light and Glare.** Will the proposal produce new light or glare? ___ ___ X

Explanation: Several of the proposed improvements would involve the addition of outdoor lighting for recreational facilities where no lighting currently exists. It is impossible to identify the potential for impacts at this time given the level of detail of the plan. Further environmental studies will be completed at the time specific design proposals for new lighting facilities are made.

10. **Risk of Upset.** Will the proposal involve: a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?

Explanation: The draft plan is a planning document, which in itself will not result in any physical impacts in this area. The proposed improvements identified in the plan, by their nature as park improvements, have a low potential for risks of upset. However, further environmental review will be conducted as necessary as the detailed design plans are completed.

11. **Population.** Will the proposal alter the location, distribution, density, or growth of the human population of an area?

Explanation: The majority of the sites discussed in the plan are existing park sites, and the improvements identified in the plan will not have the potential for significant impacts in this area. The new, proposed park sites are identified in the General Plan and planned for park use.

12. **Housing.** Will the proposal affect existing housing, or create a demand for additional housing?

Explanation: The draft plan deals with park improvements at existing and proposed park sites within the developed or developing portions of the community. Since the areas around each park site are already developed or planned for development, and since the parks are intended to serve existing and future residential areas, the park plan will not have the potential to create a demand for additional housing. Certain types of park improvements identified in the plan, such as the new, proposed park sites and the addition of outdoor lighting at existing parks, could have an impact on existing nearby residences. However, given the level of detail in the plan, it is not possible to identify the significance of those impacts at this time. Further environmental review will be conducted as necessary as detailed design plans are prepared. See also items #6 ("Noise") and 7 ("Light and Glare") for mitigations related to potential impacts on residential areas.

13. **Transportation/Circulation.** Will the proposal result in:

- a. Generation of substantial additional vehicular movement? ___ ___ X
- b. Effects on existing parking facilities or demand for new parking? ___ ___ X
- c. Substantial impact upon existing transportation systems? ___ ___ X
- d. Alterations to present patterns of circulation or movement of people and/or goods? ___ ___ X
- e. Alterations to waterborne, rail, or air traffic? ___ ___ X
- f. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? ___ ___ X

Explanation: See response to #2 above. Specific traffic studies will be prepared as necessary to address those parks and improvements in Category C which have not been the subject of previous environmental review, at the time specific design plans are proposed.

14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- a. Fire protection? ___ ___ X
- b. Police protection? ___ ___ X
- c. Schools? ___ ___ X
- d. Parks or other recreational facilities? ___ ___ X
- e. Maintenance of public facilities, including roads? ___ ___ X
- f. Other governmental services? ___ ___ X

Explanation: The improvements listed in the draft plan will have an impact on parks and other recreational facilities as they are incorporated into the park sites. However, the improvements will have a positive impact on the services currently being provided by offering expanded or improved facilities at parks throughout the community. The improvements would also result in the construction of new parks in areas of the community that

are currently deficient in park facilities. the improvements may have minor impacts on other public services, such as police protection or road maintenance. However, the park sites are generally located in areas of the community which already receive such services, and the addition of new or improved park facilities will not substantially increase the need for such services.

15. **Energy.** Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

Explanation: See response to #11 above.

16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to utilities?

Explanation: See response to #11 and 14 above.

17. **Human Health.** Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)?
- b. Exposure of people to potential health hazards?

Explanation: See response to #6 and 10 above.

18. **Aesthetics.** Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

Explanation: Adoption of the draft Park Plan and construction of the park improvements described in the plan will result in the addition of new and improved park facilities in the community. By their nature, park facilities are normally aesthetically pleasing. The majority of the improvements discussed in the plan will result in only minor alterations to existing park facilities, and do not have the potential for significant impacts in this area. In several cases, the

improvements are intended to create new, or enhance existing, scenic vistas available to the public. The potential for significant impacts in this area is low; however, specific impacts cannot be determined until development plans are prepared for the park sites.

19. **Recreation.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? ___ ___ X

Explanation: The draft plan will have a positive impact on existing recreational facilities through the identification of needed improvements. It proposes to increase the number of recreational facilities in the community, also a positive impact.

20. **Cultural Resources.**

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site? ___ ___ X
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? ___ ___ X
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? ___ ___ X
- d. Will the proposal restrict existing or sacred uses within the potential impact area? ___ ___ X

Explanation: The draft plan deals with park improvements at existing and proposed park sites within the developed or developing portions of the community. Since the areas within the majority of the park sites are already developed, the park plan does not have a high potential for impacts to cultural resources. Development of the new, proposed park sites could have an impact on previously unidentified cultural or archaeological resources. However, given the level of detail in the plan, it is not possible to identify the potential for those impacts at this time. Further environmental review will be conducted as necessary as detailed design plans are prepared.

Appendix III of the Draft Plan contains a performance standard related to archaeological impacts. That

Explanation: The draft plan itself does not have the potential for a significant impact in any of these areas. The proposed improvements described in the plan may have the potential for impacts in certain areas as discussed above in this initial study. In many cases, the park sites have been the subject of previous environmental review, and the planned improvements will not result in impacts beyond those identified during those previous reviews. In other cases (Category C), detailed environmental review has not yet been completed for the proposed improvements or proposed park sites. However, given the conceptual nature of the planning document, those impacts cannot be assessed at this time, and any attempt to discuss such impacts would be speculative in nature. Further studies will be necessary as detailed design plans are prepared for the improvements at each site, for those sites which have not previously been the subject of environmental review.

III. Discussion of Environmental Evaluation

(see each discussion item above for narrative description of environmental impacts.)

IV. Determination: On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. [X]

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. []

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. []

Date

Signature

Print Name

For: CITY OF BENICIA PLANNING DEPARTMENT

APPENDIX II
ENVIRONMENTAL PERFORMANCE STANDARDS

PREPARED BY THE CITY OF BENICIA
PLANNING DEPARTMENT

**Master Parks, Trails, and Open Space Plan
Appendix II - Environmental Performance Standards**

The following performance standards are proposed for adoption as part of the Master Parks, Trails, and Open Space Plan. The purpose of the standards is to address potential future environmental impacts that could be associated with proposed park improvements.

1. Grading and Erosion Control; Water Quality: The following standards shall be implemented as part of any parks improvement project involving grading activities or building construction, as applicable:

- a. All new structures shall be constructed in accordance with the Uniform Building Code.
- b. All grading activities shall comply with the City's Grading Ordinance, and with any applicable Regional, State or Federal regulations.
- c. If grading takes place during the rainy season, an erosion control plan shall be prepared and implemented.
- d. Concentrated water runoff from graded areas shall be directed away from riparian areas and from standing bodies of water.
- e. Revegetation shall be undertaken for all graded or disturbed areas, and areas requiring soil and slope stabilization.

2. Air Quality: The following standards shall be implemented as part of any parks improvement project involving grading activities, as applicable:

- a. During grading activities, projects sites shall be watered at least twice each day, and more often as necessary to prevent dust raised from leaving the site.
- b. Grading activities shall be halted during periods of high wind which generate dust that cannot be controlled by watering.

3. Plant and Animal Life: The following standards shall be implemented as part of any parks improvement project involving sensitive habitat areas of local or regional significance:

- a. All improvement projects shall be sited so as to avoid sensitive habitat areas.
- b. Where possible, native species shall be utilized in revegetation of disturbed areas.
- c. Mature existing trees and any significant stands of smaller trees shall be preserved as part of the development of new park facilities.

4. Noise: The following standards shall be implemented as part of any parks improvement project, as applicable:

- a. New facilities shall be designed and located in such a manner that the exposure of people to noise levels does not exceed the standards contained in the Benicia General Plan Noise Element.

b. New facilities which involve higher noise levels shall be located at an appropriate distance away from residential or other sensitive users, in accordance with the standards of the General Plan Noise Element.

5. **Light and Glare:** The following standards shall be implemented as part of any parks improvements project, as applicable:

- a. New lighting fixtures and installations shall meet the standards of the Benicia Zoning Ordinance.
- b. Parking lot, court, field, and building lighting shall be shielded and shall not glare directly onto adjoining properties.
- b. Increases in ambient light and glare resulting from new lighting for active recreational uses shall be reduced by the use of landscaping, appropriate low-level lighting fixtures, and glare shields, to protect sensitive uses such as residential areas or wildlife habitat areas.
- d. As part of the design process for new park facilities, other techniques for the reduction of light and glare impacts shall be evaluated for possible inclusion in project designs.

6. **Archaeological Resources:** The following standards shall be implemented as part of any parks improvement project, as applicable:

- a. If any indicator of the presence of cultural deposits, as defined pursuant to State law, is observed during construction of a park facility, earth work will be halted for a radius of 35 feet around the suspected deposit, and an archaeologist shall be consulted in accordance with applicable laws and regulations.