

CITY OF VISTA PARKS & RECREATION MASTER PLAN



NOVEMBER 2025



NEXT PRACTICE PARTNERS
— be different —

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ACKNOWLEDGEMENTS

We would like to thank the many residents and community members of Vista, Recreation and Community Services staff, partners, and stakeholders who provided extensive community input for the development of this Master Plan and the site-specific plans.

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CHAPTER ONE **EXECUTIVE SUMMARY**

1.1 INTRODUCTION

The City of Vista envisioned a bold future of play, wellness, and community connection for all who call Vista home. To achieve that goal, the Recreation and Community Services Department (“Department”) partnered with national leaders in innovative and inclusive planning Next Practice Partners to develop this Master Plan (“Plan”). In collaboration with City leadership, staff, and thousands of voices from across the community, this plan builds on Vista’s proud history while charting a forward-looking path for the next decade and beyond.

As Vista continues to grow and evolve, so do the expectations of its residents. Parks are no longer simply green spaces, they are essential infrastructure for health, belonging, creativity, and economic vitality. Recreation is no longer limited to programs, it is a catalyst for lifelong learning, multigenerational engagement, and the cultivation of a thriving community culture. This Master Plan embraces these realities, offering a strategic framework that strengthens what Vista does well today while preparing for the next practices that will define tomorrow for parks, programs, Moonlight Amphitheatre, aquatics, etc. all while honoring Vista’s unique character.

The Plan is more than just a document; it is a roadmap to a healthier, more connected, and more vibrant Vista. Additionally, it includes site specific design concepts for four different sites that serve a broad group of community members in Vista. Through visionary leadership and community collaboration, the City is poised to elevate recreation, strengthen neighborhoods, and create meaningful opportunities for generations to come.



1.2 COMMUNITY PROFILE

Vista is a diverse, multigenerational, and rapidly evolving community. With more than half of residents identifying as Hispanic/Latino, a young median age (34.2), and increasing adults ages 55+, Vista’s recreation system must meet the needs of a wide range of cultural, social, and physical interests.

Although 51% of residents live within a 10-minute walk of a park slightly below national benchmarks, strong participation in programs, high satisfaction with parks, and strong support for arts and fitness signal a community deeply engaged with its recreation system.



1.3 WHAT WE HEARD: COMMUNITY PRIORITIES

This plan reflects extensive engagement with residents, youth, community stakeholders, partner agencies, staff, and civic leaders. Thousands of voices informed the priorities, investments, and “next practices” that shape this vision for Vista’s future.



Public engagement including statistically valid survey results, online surveys, public workshops, website input from www.PlanVistaParks.com, focus groups, and key leader interviews revealed consistent themes across all audiences:

- **Safety, Lighting & Cleanliness:** The community's top priority. Residents emphasized improved lighting, restroom upgrades, visible security, and cleaner parks.
- **Trails, Walking & Connectivity:** Walking paths, expanded multi-use trails, and improved east-west connectivity were strongly supported.
- **Splash Pads & Aquatics:** Families and youth overwhelmingly requested splash pads and improved aquatics options at the Wave Waterpark.
- **Sports, Pickleball & Outdoor Fitness:** More multi-use fields, pickleball courts, and fitness stations are needed to meet rising demand.
- **Inclusivity & Multigenerational Spaces:** All-abilities playgrounds, teen amenities, senior programs, and cultural enrichment are key expectations.
- **Maintenance & Upkeep:** Residents value high-quality maintenance and want consistent, visible standards across all parks.
- **Partnerships & Communication:** Strong community partnerships exist and should be expanded to increase program reach, reduce costs, and strengthen engagement.

Stakeholders also highlighted Vista's unique strengths including responsive staff, signature facilities such as the Wave Waterpark, Moonlight Amphitheatre, the Botanical Gardens, and diverse program offerings.



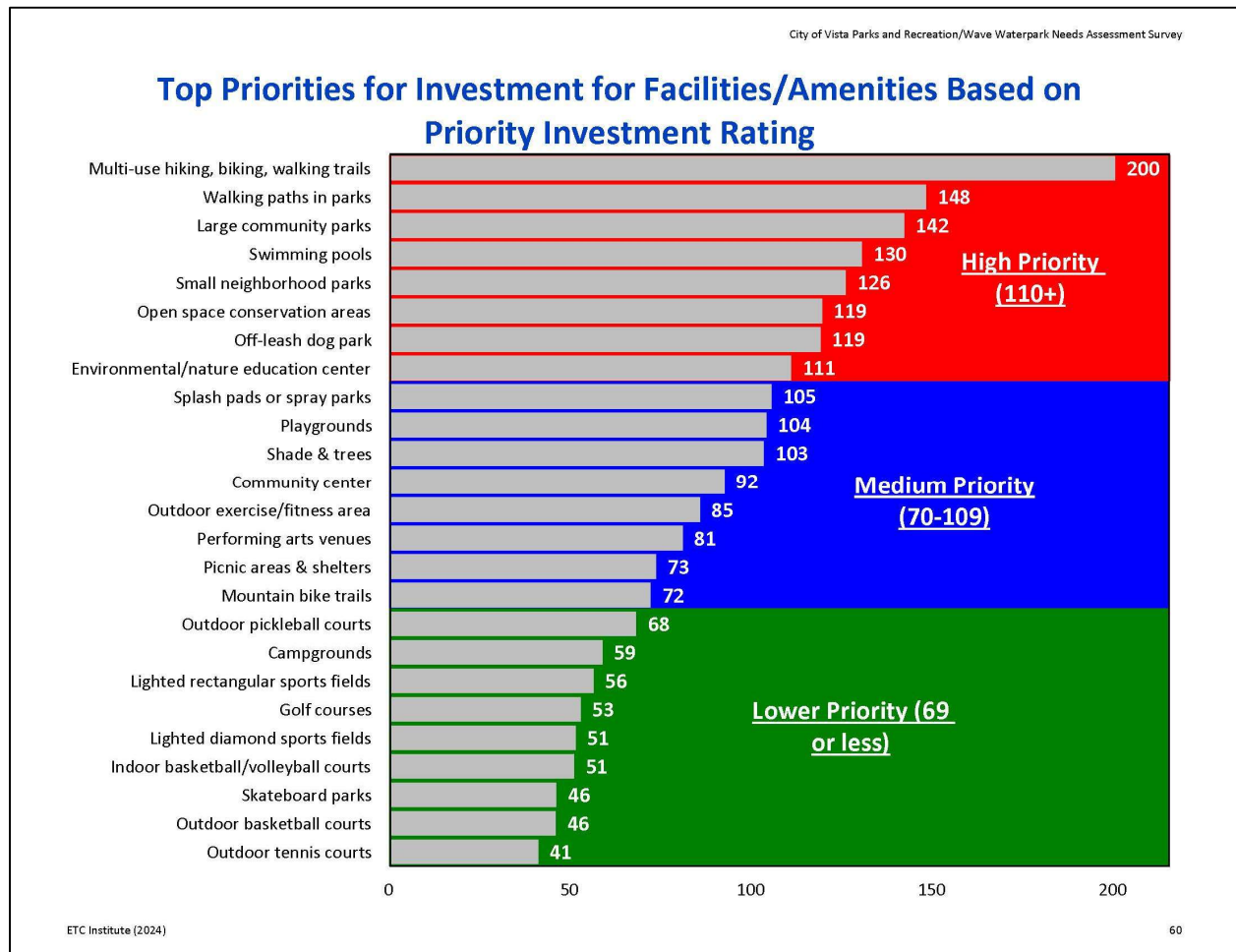
Priorities for Facility Investments: The **Priority Investment Rating (PIR)** was developed by ETC Institute, who administered the statistically reliable survey, to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks

investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on facilities and (2) how many residents have unmet needs for the facilities.

Based the Priority Investment Rating (PIR), the following facilities were rated as high priorities for investment:

- Multi-use hiking, biking, walking trails (PIR=200)
- Walking paths in parks (PIR=148)
- Large community parks (PIR=142)
- Swimming pools (PIR=130)
- Small neighborhood parks (PIR=126)
- Open space conservation areas (PIR=119)
- Off-leash dog park (PIR=119)
- Environmental/nature education center (PIR=111)

The chart below shows the Priority Investment Rating for each of the 25 facilities assessed in the survey.

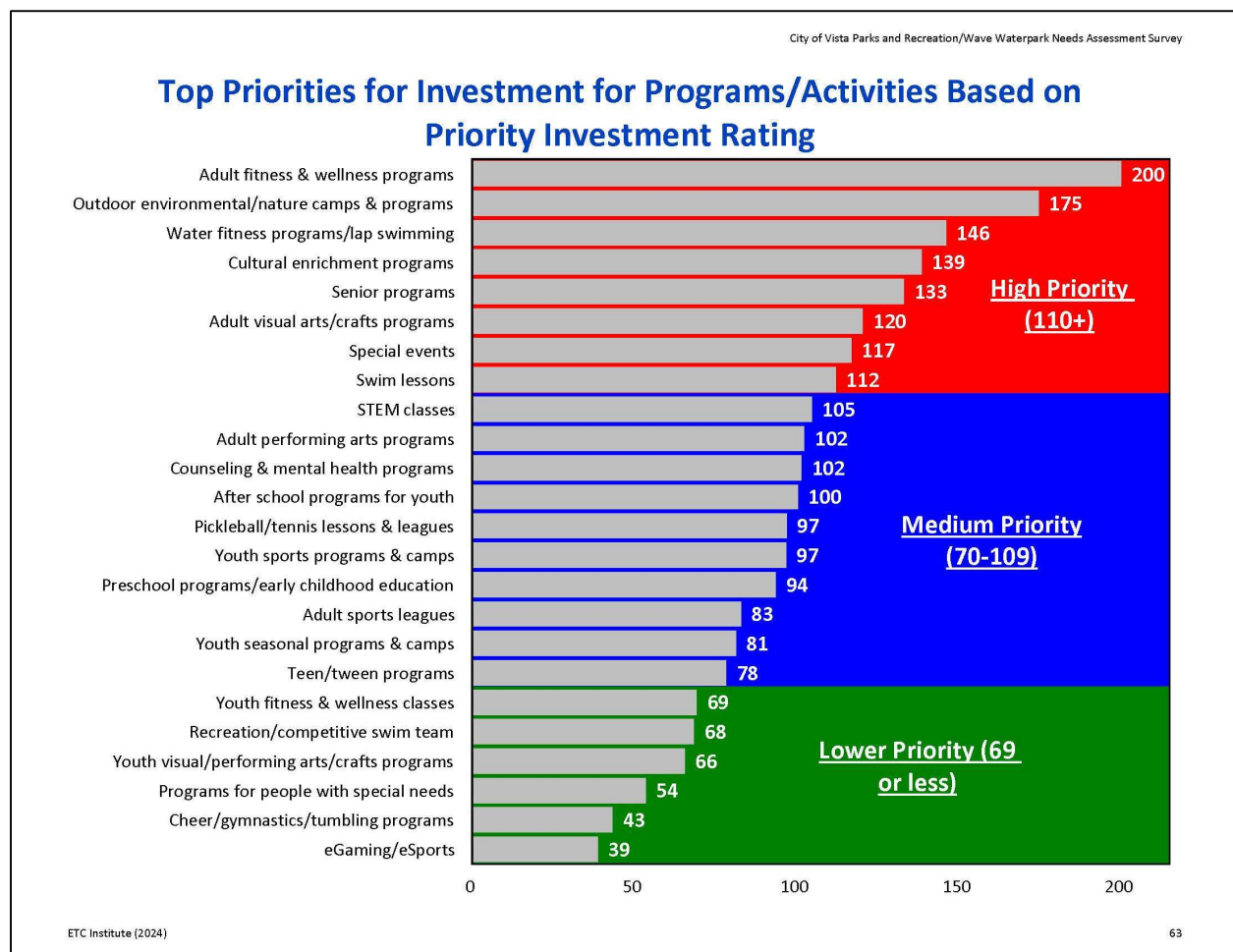


Priorities for Program Investments:

Similarly, the Priority Investment Rating (PIR), had the following programs rated as high priorities for investment:

- Adult fitness & wellness programs (PIR=200)
- Outdoor environmental/nature camps & programs (PIR=175)
- Water fitness programs/lap swimming (PIR=146)
- Cultural enrichment programs (PIR=139)
- Senior programs (PIR=133)
- Adult visual arts/crafts programs (PIR=120)
- Special events (PIR=117)
- Swim lessons (PIR=112)

The chart below shows the Priority Investment Rating for each of the 24 programs assessed in the survey.



1.4 KEY FINDINGS FROM THE SYSTEM ANALYSIS

1.4.1 PROGRAM ASSESSMENT

Vista offers a diverse range of programs but must expand adult wellness, cultural enrichment, teen programs, aquatics, and senior services to align with demand. All-abilities accommodations and culturally relevant offerings are needed to match demographic realities.

The following core programs were reviewed as part of the assessment.



1.4.2 PARK AND FACILITY EVALUATIONS

All the parks were assessed across a variety of conditions and rated accordingly. Based on that sites such as Vista Sports Park were highly rated while Linda Rhoades Recreation Center and parks including Brengle Terrace Park, some joint use school sites were in need of improvements.

Shade, restrooms, lighting, play features, and sports infrastructure were the most cited needs.



Poor 0-1, Fair 2, Good 3, Great 4-5

VISTA PARK ASSESSMENT SCORES											
PARK	ACCESS & CONNECTIVITY	CONDITION & FUNCTIONALITY	SAFETY & COMFORT	MAINTENANCE	OVERALL ASSESSMENT SCORE	PARK	ACCESS & CONNECTIVITY	CONDITION & FUNCTIONALITY	SAFETY & COMFORT	MAINTENANCE	OVERALL ASSESSMENT SCORE
Breeze Hill Park	2.00	4.00	3.00	4.00	3.25	Rotary Lane & Veteran's Memorial Wall	3.70	3.86	3.60	3.25	3.60
Brengle Terrace Park	2.70	3.90	4.00	4.00	3.65	Shadowridge Park	3.10	3.60	3.40	3.75	3.46
Bub Williamson Park	2.80	4.20	4.00	4.50	3.88	Soroptimist Parkette	3.50	2.50	2.40	2.75	2.79
Buena Vista Ballfields	2.10	3.10	3.80	3.50	3.13	Skate Park - Bowl site	2.80	3.14	4.00	5.00	3.74
Buena Vista Park	1.70	3.22	3.60	3.75	3.07	Skate Park - Street site	3.10	3.75	3.20	4.50	3.64
Civic Center Park	2.90	4.00	4.00	4.25	3.79	South Buena Vista Park	3.30	2.90	3.40	3.25	3.21
Creekwalk Park	1.70	3.50	3.80	4.25	3.31	Thibodo Park and Ranch House	3.10	3.50	3.80	4.00	3.60
Linda Rhoades Recreation Center	1.20	2.60	3.40	3.25	2.61	Veteran's Memorial Park	3.90	3.88	2.80	3.50	3.52
Luz Duran Park	2.30	4.00	3.80	4.00	3.53	Vista Sports Park	3.70	4.00	4.60	4.25	4.14
Pala Vista Park	2.70	4.11	4.00	4.50	3.83	Wave Water Park	3.60	3.80	4.20	4.50	4.03
Raintree Park	1.70	4.11	3.60	4.25	3.42	Wildwood Park	3.10	3.60	3.80	4.00	3.63

1.4.3 LEVEL OF SERVICE & EQUITY MAPPING

The level of service incorporates all city owned inventory and any other comparable service provider (e.g., schools) that provide access to Vista residents for parks and recreation amenities.

To that end, the Consulting Team captured all inventory provided by city staff and assigned a recommended level of service for each park and amenity type.

Based on this matrix, the city (in 2025) has a need for Neighborhood and Mini Parks, Basketball Courts, Tennis Courts, Multipurpose Fields, Playgrounds, Picnic Shelters, Shade Structures, Outdoor Pool, Splash Pad, Dog Park, and Indoor Fitness and Recreation amenities.

For 2035, based on already planned and upcoming developments by the city, the needs for Mini Parks, Playgrounds, Shade Structures, Splash Pads and Dogs Parks will be met.

Vista, CA Levels of Service - 2025																	
2025 Inventory - Developed Facilities									2025 Standards			Anticipated Future Development		2035 Standards			
Park Type	City of Vista	Other Service Providers	Total Inventory	Current Service Level based upon population			Recommended Service Levels; Revised for Local Service Area			Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed		Inventory	Total 2025-2035	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	
Neighborhood Parks	34.50	-	34.50	0.35	acres per	1,000	0.50	acres per	1,000	Need Exists	15	Acre(s)	Breeze Hill & Matagual Drive Park	6.52	Need Exists	10	Acre(s)
Community Parks	51.00	-	51.00	0.51	acres per	1,000	0.50	acres per	1,000	Meets Standard	-	Acre(s)		-	Meets Standard	-	Acre(s)
Mini Parks	8.00	-	8.00	0.08	acres per	1,000	0.10	acres per	1,000	Need Exists	2	Acre(s)	Avenida De Benito Juarez, Bobier	2.83	Meets Standard	-	Acre(s)
Regional Park	190.00	-	190.00	1.91	acres per	1,000	1.85	acres per	1,000	Meets Standard	-	Acre(s)		-	Meets Standard	-	Acre(s)
Total Developed Park Acres	283.50	-	283.50	2.85	acres per	1,000	2.95	acres per	1,000			Acre(s)		9.35			Acre(s)
TRAILS:																	
Trails (paved and unpaved)	9.26	-	9.26	0.09	mile per	1,000	0.20	mile per	1,000	Need Exists	11	Mile(s)	Conservancy Trail	0.75	Need Exists	10.3	Mile(s)
OUTDOOR AMENITIES:																	
Basketball Courts	10.0	1.2	11.20	1.00	court per	8,879	1.00	court per	7,500	Need Exists	2	Court(s)		-	Need Exists	2	Court(s)
Tennis Courts	5	-	5.00	1.00	court per	19,889	1.00	court per	12,500	Need Exists	3	Court(s)		-	Need Exists	3	Court(s)
Pickleball Courts	16	-	16.00	1.00	court per	6,215	1.00	court per	7,500	Meets Standard	-	Court(s)		4.0	Meets Standard	-	Court(s)
Ball Fields (Diamond)	16.50	-	16.50	1.00	field per	6,027	1.00	field per	7,500	Meets Standard	-	Field(s)		-	Meets Standard	-	Field(s)
Multi-purpose Fields (soccer / rectangular)	2.25	0.3	2.55	1.00	field per	38,998	1.00	field per	20,000	Need Exists	2.42	Field(s)		-	Need Exists	3	Field(s)
Playgrounds	18	0.6	18.60	1.00	site per	5,347	1.00	site per	4,000	Need Exists	6	Site(s)		7.0	Meets Standard	-	Site(s)
Picnic Shelters	3	0.3	3.30	1.00	site per	30,135	1.00	site per	20,000	Need Exists	2	Site(s)		1.0	Need Exists	1	Site(s)
Shade Structures	15	0.6	15.60	1.00	site per	6,375	1.00	site per	6,000	Need Exists	1	Site(s)		5.0	Meets Standard	-	Site(s)
Outdoor Pool	1	-	1.00	1.00	site per	99,445	1.00	site per	50,000	Need Exists	1	Site(s)		-	Need Exists	1	Site(s)
Skate Parks	2	-	2.00	1.00	site per	49,723	1.00	site per	50,000	Meets Standard	-	Site(s)		-	Need Exists	0.03	Site(s)
Splash Pads	1	-	1.00	1.00	site per	99,445	1.00	site per	40,000	Need Exists	1	Site(s)		2.0	Meets Standard	-	Site(s)
Dog Parks	1	-	1.00	1.00	site per	99,445	1.00	site per	35,000	Need Exists	1.8	Site(s)		2.0	Meets Standard	-	Site(s)
INDOOR AMENITIES:																	
Indoor Fitness / Recreation Space	71,968	15,487	87,455	0.88	SF per person	1.00	SF per person	1.00	SF per person	Need Exists	11,990	Square Feet	-	0.00	Need Exists	14,174	Square Feet
2025 Estimated Population		99,445															
2035 Estimated Population		101,629															
Note																	
2 Half Basketball Courts counted as 1 court																	
Lit Fields count as 25% higher capacity than unlit field																	

Equity Mapping and Service Area Analysis provide a clear picture of how parks, facilities, and recreation amenities are distributed throughout the City and how well they align with population density, neighborhood characteristics, and community needs. Using recommended service levels for each park and amenity type, these maps help identify areas that may be underserved or overserved.

The maps are developed for the following amenities:

- Community Parks
- Mini Parks
- Neighborhood Parks
- Regional Parks
- Ball Fields (Diamond)
- Basketball Courts
- Dog Parks
- Indoor Fitness / Recreation Space
- Multipurpose Fields
- Outdoor Pools
- Pickleball Courts
- Picnic Shelters
- Playground
- Shade Structures
- Skate Parks
- Splash Pads
- Tennis Courts



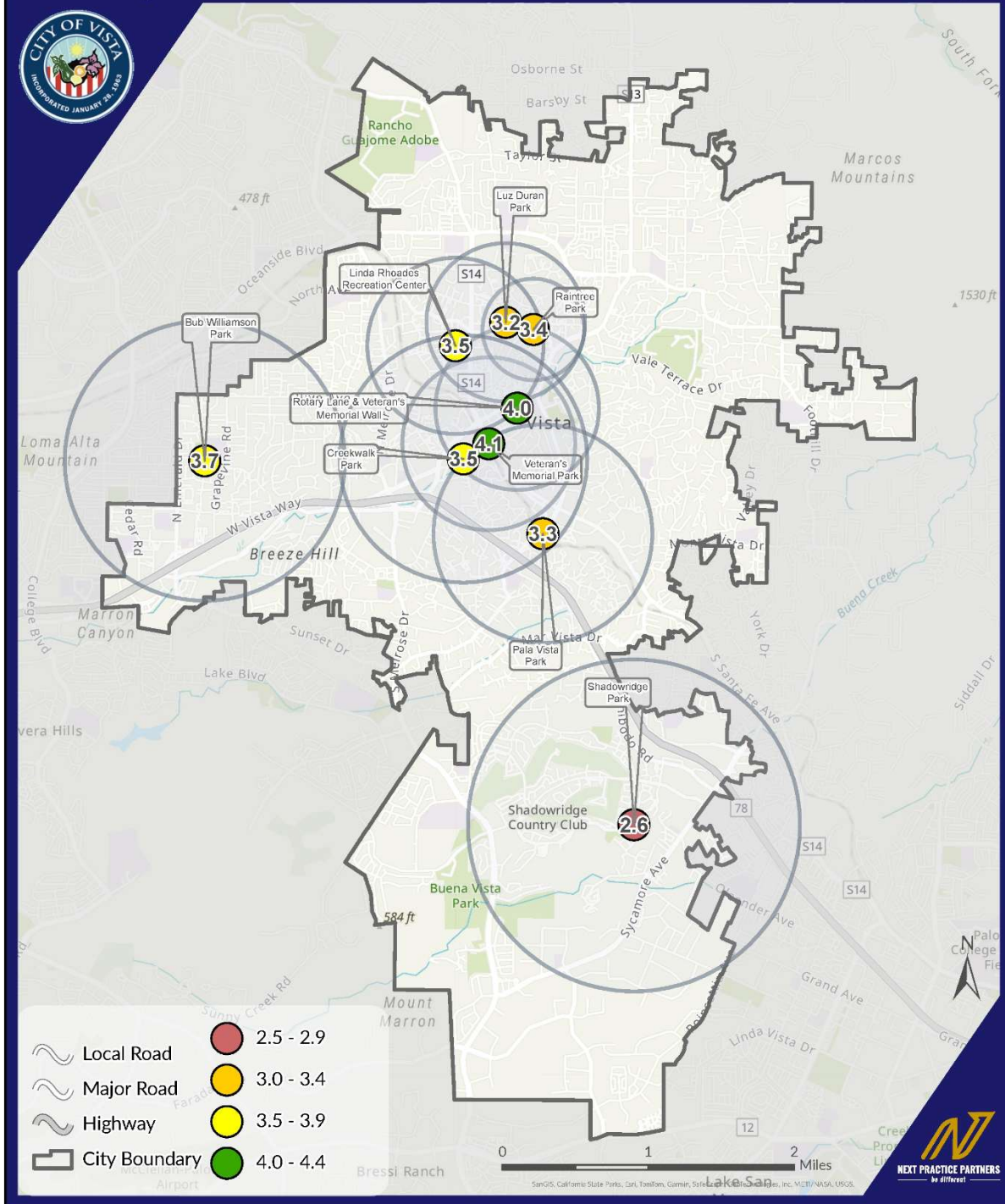


City of Vista, California

Park Assessments

Neighborhood Parks

0.5 Acres / 1,000 People



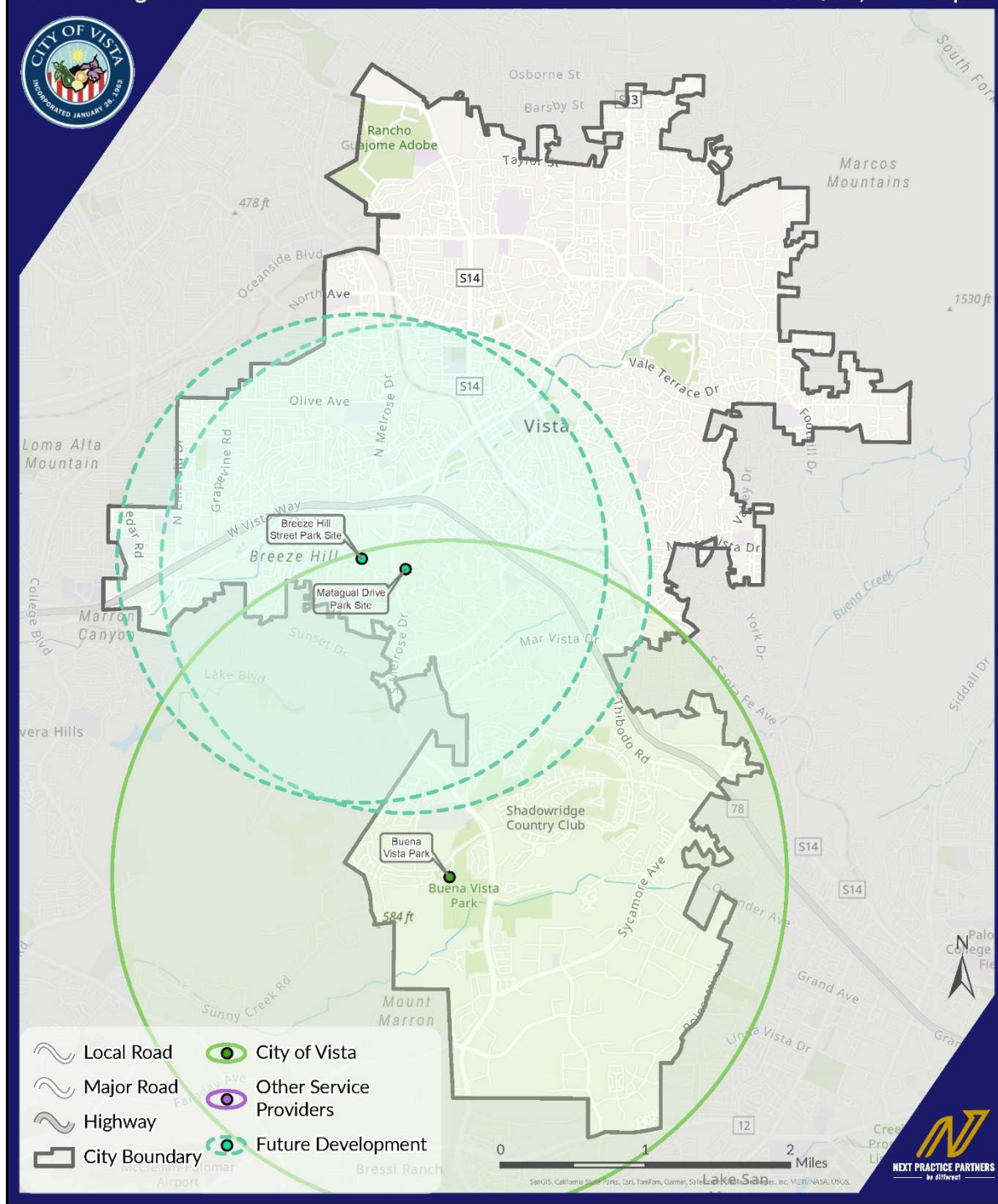


Dog Parks



City of Vista, California

1 Site / 35,000 People



NEXT PRACTICE PARTNERS

1.4.4 CIP AND FUNDING STRATEGIES

The **Capital Improvement Plan (CIP)** serves as a strategic framework for prioritizing, funding, and delivering critical infrastructure projects that enhance the city's livability

Vista utilizes a variety of existing funding sources to make these initiatives possible, including: General Fund, DIF, CDBG and various potential grant opportunities.

To provide greater clarity and transparency, the PRIP is organized into three distinct categories:

1. Projects that are planned and have secured funding
2. Projects that are planned but not yet funded
3. Projects that have been completed in the last several years

The table below shows upcoming planned projects including new park sites Matagual Park, Breeze Hill Park, and Paseo Buena Vista Park and improvements to Brengle Terrace Park.

Vista Parks and Recreation Master Plan			
Capital Improvement Plan			November 16, 2025
Overall Summary			10:02 AM
FUNDING SOURCE BUDGETS			
\$400,000 GF		General Fund	
\$12,048,084 DIF		Development Impact Fees	
\$550,000 CDBG		CDBG	
\$0 Grant		Grant	
TOTAL PROJECTS	PLANNED	FUNDED	\$400,000
PARKS	PLANNED	FUNDED	\$400,000
FACILITIES	PLANNED	FUNDED	\$0
TRAILS	PLANNED	FUNDED	\$0
TOTAL PROJECTS	PLANNED	NEED FUNDING	\$33,338,001
PARKS	PLANNED	NEED FUNDING	\$33,338,001
FACILITIES	PLANNED	NEED FUNDING	\$0
TRAILS	PLANNED	NEED FUNDING	\$0
TOTAL PROJECTS	COMPLETED		\$0
PARKS	COMPLETED		\$0
FACILITIES	COMPLETED		\$0
TRAILS	COMPLETED		\$0

1.4.5 SITE SPECIFIC MASTER PLANS



As part of the Master Plan, the project team developed site-specific concept plans for four important locations: Breeze Hill Park, Brengle Terrace Park, Matagual Park site, and Paseo Buena Vista. These concept plans provide a forward-looking vision for how each site can improve, evolve, and better serve Vista's diverse community in the years ahead.

BREEZE HILL PARK

The Breeze Hill Concept Plan strengthens the site's recreational function through targeted amenities supporting multigenerational use. Key improvements include an inclusive playground with integrated shade structures, a splash pad, pickleball courts, fitness equipment, and separated small and large dog parks. Circulation is improved through accessible pathways, while strategically placed shaded seating and flexible turf areas increase usability and support a range of passive and active recreation opportunities.

BRENGLE TERRACE PARK

The Brengle Terrace Park Concept Plan enhances the park's role as a major community recreation and cultural destination by expanding amenities that support families, active users, and visitors to the Moonlight Amphitheatre.

Key improvements including a new 2–5 age playground, a splash pad, renovated sand volleyball court, picnic shelter, fitness stations, and an accessible pathway network create a more inviting and inclusive environment for everyday use.

Additional features such as new walking paths with shaded seating, expanded parking to serve the Amphitheatre, new disc golf holes, and upgraded connectivity to existing facilities strengthen the park's capacity to support both daily recreation and large community events.

MATAGUAL PARK

The Matagual Park Concept Plan enhances the park's function as a neighborhood recreation space by adding amenities that support families, dog owners, and daily visitors. The plan includes an inclusive playground, shaded picnic areas, fitness stations, and separate small and large dog parks, creating a safe and engaging environment for all ages.

Improved circulation through new walking paths, drought-tolerant landscaping, bench seating, and designated viewing point further elevate user comfort and accessibility. Lighting, parking improvements, and site upgrades strengthen the park's capacity to serve as a reliable community asset.

PASEO BUENA VISTA

The Paseo Buena Vista Park Concept Plan enhances the park's role as a neighborhood recreation space by incorporating amenities that support both passive use and dog recreation. The plan introduces designated small and large dog parks, shaded picnic tables, bench seating, and a central open lawn to create a comfortable, community-oriented environment.

Additional elements including walking paths, drought-tolerant landscaping, and the Great Oak Reflection seat wall improve accessibility, aesthetics, and user comfort. Lighting and site improvements further support safety and usability for daily park visitors.

1.4.6 BREEZE HILL PARK



Breeze Hill Park

10% Mobilization & Gen Conditions

25% Contingency

Prepared By: DG/AL/AT

4.19 acres

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
DEMOLITION & GRADING					\$1,424,418
PARK IMPROVEMENTS					\$4,579,362
PICKLEBALL COURTS					\$424,078
LIGHTING & ELECTRICAL					\$407,000
LANDSCAPE PLANTING & IRRIGATION					\$1,741,874
TOTAL PROJECT COST					\$8,576,731

1.4.7 BRENGLE TERRACE PARK



RHA LANDSCAPE ARCHITECTS-PLANNERS, INC.

Opinion of Probable Cost for:

Brengle Terrace Park

10% Mobilization & Gen Conditions

25% Contingency

Project No.: 23119

Date: 6/16/2025

Prepared By: DG/AL/AT

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
DEMOLITION & GRADING					\$1,201,153
PUBLIC PARKING LOT IMPROVEMENTS					\$4,104,581
TRAIL IMPROVEMENTS					\$619,204
RECREATION CENTER IMPROVEMENTS					\$84,425
PARK IMPROVEMENTS					\$3,573,144
AMPHITHEATER IMPROVEMENTS					\$7,252,273
TOTAL PROJECT COST					\$16,834,780

1.4.8 MATAGUAL DRIVE PARK



Matagual Drive Park Site



Concept Plan



RHA LANDSCAPE ARCHITECTS-PLANNERS, INC.

Opinion of Probable Cost for:

Project No.: 23119

Date: 6/16/2025

Matagual Park

10% Mobilization & Gen Conditions

Prepared By: DG/AL/AT

25% Contingency

2.32 acres

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
DEMOLITION & GRADING					\$1,532,255
PARK IMPROVEMENTS					\$3,774,466
LIGHTING & ELECTRICAL					\$332,750
LANDSCAPE PLANTING & IRRIGATION					\$795,085
TOTAL PROJECT COST					\$6,434,556

1.4.9 PASEO BUENA VISTA PARK



Concept Plan



RHA LANDSCAPE ARCHITECTS-PLANNERS, INC.

Opinion of Probable Cost for:

Project No.: 22113

Date: 6/16/2025

Paseo Buena Vista Park - Concept 1

Prepared By: DG/AL/AT

10% Mobilization & Gen Conditions

25% Contingency

1.10 acres

DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUB-TOTAL	TOTAL
DEMOLITION & GRADING					\$292,707
PARK IMPROVEMENTS					\$493,026
LIGHTING & ELECTRICAL					\$170,500
LANDSCAPE PLANTING & IRRIGATION					\$535,700
TOTAL PROJECT COST					\$1,491,933

1.5 VISIONING

Recreation and Community Services Department staff participated in a visioning session to define the shared values, mission, and strategic priorities. Through this collaborative process, staff identified a set of core values that represent the foundation of their work, a mission statement that reflects their collective purpose, and a series of Big Moves that outline the bold actions needed to advance Vista's parks and recreation system.

1.5.1 CORE VALUES

- Safe
- Sustainable
- Forward Thinking

1.5.2 MISSION WORDS

- Vibrant
- Inclusive
- Safe
- Timeless
- Active

1.5.3 MISSION STATEMENT

To build a vibrant, inclusive, safe, timeless, and active community

1.5.4 BIG MOVES

1. Ensure offerings align with access gaps, changing demographics and the aging Vista population
2. Explore new and creative funding sources (e.g., fee study, earned income, partnerships etc.)
3. Improve awareness of and invest in signature spaces (e.g., Wave Waterpark / Moonlight Amphitheater)
4. Plan for aging infrastructure and major maintenance improvements
5. Upgrade technology to enhance operations and efficiencies

The detailed Action Plan is developed for Parks, Trails & Open Spaces, Recreation Programs & Maintenance, Operations & Maintenance, and Funding & Marketing. These are meant to be part of a living document that will be implemented by staff and updated on an ongoing basis.

1.6 CONCLUSION

This Plan charts an ambitious and achievable path toward a healthier, more connected, and more vibrant Vista. Grounded in community input and guided by sustainability and innovation, the Plan honors Vista's unique character while preparing the system for future generations.

This Plan is more than a set of projects; it is a collective commitment to the well-being of Vista's people. By implementing the strategies and investments outlined in the plan, the City will strengthen neighborhood connections, elevate quality of life, and create meaningful opportunities for all who live, work, and play in Vista.

