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**EL DORADO HILLS COMMUNITY SERVICES DISTRICT**  
PARK AND RECREATION FACILITIES  
MASTER PLAN

JANUARY 2007







## **EL DORADO HILLS**

### **COMMUNITY SERVICES DISTRICT**

#### PARKS AND RECREATION FACILITIES MASTER PLAN

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## **FOREWORD**

The Community Services District (CSD) has provided high quality parks and recreation services in El Dorado Hills since 1962. Like our residents, we strongly value recreation and believe in a commitment to community service. Our first park was developed when the earliest homes were built in El Dorado Hills and gave the subdivision its name: Park Village. In 1965, that park was rededicated to honor a local fireman, Peter Bertelsen, who lived only a block away and sacrificed his life protecting the community. Many of our parks honor heroes, people who share our District's core values: community service, integrity, excellence, people, and sustainability. These values guide all CSD services and are the basis for the vision, goals, and strategies in this plan.



El Dorado Hills has grown substantially since the creation of Bertelsen Park. We now serve 35,000 residents with nearly 190 acres of existing parks and hundreds of recreation programs for people of all ages, abilities, and interests. We provide diverse opportunities through a variety of facilities, such as the Community Activities Building, pools, sports fields, tennis and basketball courts, playgrounds, picnic shelters, trails, and a recently developed skate park. In addition, we benefit from over 2,000 acres of private parks and open spaces in El Dorado Hills, as well as from the recreation resources of our local school districts.

The *2006 Parks & Recreation Facilities Master Plan* establishes a road map that will allow us to continue to provide high quality, well-managed, community-oriented parks, recreation facilities, and programs in El Dorado Hills for the next fifteen years. Even as the CSD grows to nearly 60,000 people, we will continue to serve our community by understanding our residents' desires and preferences for recreation services, and by anticipating and planning for our community's future needs for parks, facilities, and programs.

In developing this plan, we listened to our residents. Their ideas for park and recreation services became the foundation for our recommendations. A variety of public involvement activities solicited the input of a broad cross-section of community members. These forums revealed a strong demand for a higher level of recreation services. This plan recognizes that we will need support from the community to help us expand our services.

This plan identifies strategies for funding specific improvements for our park system. It charts the path for future park development and sets the basis for

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## FOREWORD

developer fees that will assist with the acquisition and improvement of future parks. While the District will creatively seek new funding sources, such as grants and public-private partnerships, to renovate and maintain our parks and facilities, we also will ask the community to help with the cost of providing the best recreation facilities and programs for ourselves and our children.

It is with great pride that we present the *Parks & Recreation Facilities Master Plan* to our community. We appreciate the efforts of our staff, consultants, the District Board of Directors, and many volunteers who helped develop this vision for our future. We believe that this plan will guide us in providing some of the best parks, recreation facilities, and programs in the region!

Wayne A. Lowery  
General Manager  
El Dorado Hills Community Services District

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## **Executive Summary**

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## **EXECUTIVE SUMMARY**

The *Parks and Recreation Facilities Master Plan* update, initiated in the summer of 2005, establishes a community-supported road map for providing high quality, well-managed parks, recreation facilities, and programs throughout the El Dorado Hills community. The Master Plan identifies current and future recreation needs within the District. Based on those needs, the plan proposes dozens of strategies and actions for improving parks, recreation facilities, and programs. In addition, the plan provides a financing strategy to fund and implement the capital and non-capital projects that will provide the most benefits to El Dorado Hills. The result will be an accessible, community-oriented park system that will meet resident needs for the next 15 years.

### **Our Core Values:**

#### **The Foundation for Recreation Services**

Core values are the fundamental principles that guide all services provided by the El Dorado Hills Community Services District. These values form the basis for the vision, mission, and goals defined for our community, and are embodied in the strategies and actions recommended in this Master Plan:

- Integrity
- Excellence
- Customer Service
- People
- Sustainability

### **Our Vision and Mission:**

#### **What We Do**

Parks and open space are vital to El Dorado Hills, comprising the green infrastructure of our community. Our parks and recreation facilities help create healthy living environments, enjoyable leisure opportunities, and a sense of place for our continuously growing and changing community.

Our Master Plan vision is to *build a healthier community in El Dorado Hills by providing exceptional park and recreation opportunities*. We will achieve this vision by carrying out our mission, a mandate to *enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities*. Together, this vision and mission will guide us in creating the premier park system that we imagine for our future.



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## EXECUTIVE SUMMARY

### **Our Goals: Our Community's Future**

Five goals for parks, recreation facilities, and programs emerged during the planning process. These goals, the desired outcomes of this Master Plan, include:

- Promote health and wellness
- Develop community partnerships
- Preserve natural resources
- Provide diverse opportunities
- Achieve financial stability



### **Public Involvement: The Cornerstone of the Plan**

The entire planning process for the *Park and Recreation Facility Master Plan* was enriched by a wealth of information provided by the residents of El Dorado Hills. Over 900 District residents were involved in identifying current community needs, future desires, and opportunities for improvements.

Community preferences and were measured and recorded through a variety of public involvement activities, which were planned to ensure the participation of a broad cross-section of the community and to represent a variety of interests. These included:

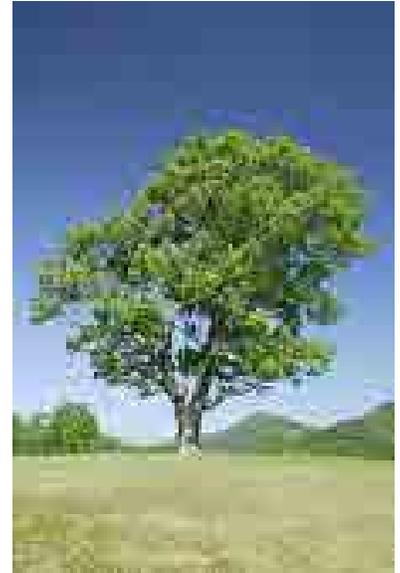
- A statistically valid survey
- A youth questionnaire
- An interactive display at Saturday in the Park
- Stakeholder interviews
- A survey of organized sport groups
- Community Advisory Committee meetings
- A community open house to review the Draft Plan

## **Park Classifications: What and Why**

We want all of our parks to engage residents of all ages, foster a sense of identity, and respond to the CSD's changing needs. We also recognize that there are varying roles and purposes for different park types. Some appeal to the toddler looking for a neighborhood playground. Others attract visitors from throughout the region with special events and cultural opportunities. Some protect significant natural resources in our community, and others provide sports fields for play.

This plan recommends the following park classification system to help our District develop and design parks that serve unique roles in the community:

- **Neighborhood Parks** are small parks designed primarily for non-supervised, non-organized recreation activities. Located within walking and bicycling distance of most users, the parks serve people living within approximately ½-mile from the park. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve open space. Examples include Fairchild Park and Waterford Park.
- **Village Parks** provide active and passive recreational opportunities for a larger and more diverse user group. Usually moderate in size, village parks serve residents within both walking and driving distances. Village parks can accommodate large groups as well as individual activities. Examples include Bertelsen Park, Kalithea Park, and Stephen Harris Tennis Courts Park.
- **Community Parks** provide a focal point and gathering place for a broader community. Larger in size, community parks are used by all sectors of the community and serve residents community-wide. Community parks often include recreation facilities for organized sports and community activities, as well as passive recreation space. Because of their large service area, community parks require support facilities, such as parking and restrooms. Examples include Promontory Community Park, EDH Community Park, and the future Valley View Community Park.
- **Open Space** is permanent, undeveloped green space which is managed for its natural value as well as for recreational use. Open space can range in size from small to very large, and may include wetlands, wildlife habitats, or stream corridors. These areas provide opportunities for nature-based recreation, such as bird-watching and environmental



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## EXECUTIVE SUMMARY

education. Examples include New York Creek Natural Area and Wild Oaks Park.

- **Special Use Areas** are freestanding specialized use facilities such as community centers, aquatic centers, sports complexes, skate parks, arts and cultural facilities, etc. An example is Allan Lindsey Park.



### **Our Parks and Facilities: Places That Connect Us**

Community members value our parks and recreation facilities because these places provide opportunities to socialize, connect people, and build stronger families and neighborhoods. The District's park system is comprised of 25 existing parks and nearly 200 acres of developed parkland, and when completed, the proposed system will include 425 acres at over 40 sites. Private Homeowners Associations contribute another 31 parks, and nine schools add to our recreation inventory as well. The District also operates a number of recreation facilities, including a Community Activities Building, two aquatic facilities, tennis courts, playgrounds, picnic shelters, trails, basketball courts, sports fields, a gymnasium, a teen center, a senior center, and a skate park. Our District's parks and recreation facilities are diverse and unique, allowing us to offer an unusually wide range of programs.

As the District grows, the CSD will need to construct additional parks and facilities to keep pace with the community's increasing demand for recreation opportunities. The Master Plan public involvement process revealed a strong desire for more community-wide facilities that provide social opportunities, such as pools, gymnasiums, and recreation centers. A need was also identified for the equitable distribution of parks throughout the District, particularly in areas that are currently unserved.

### **Our Programs: Something for All**

This Master Plan recognizes that El Dorado Hills is a young and active community, with many residents participating in recreation activities, such as walking, hiking, and swimming. Many residents in El Dorado Hills are also sports-minded, with interest in basketball, soccer, swimming, and tennis. In general, participation rates in CSD programming are higher than most other communities. Close to half (44%) of Community Survey households surveyed had participated in a District recreation program during the prior year.

Our community's high rates of recreation participation translate into a strong demand for recreation programs. The CSD provides a wide variety of recreation programs, which allowed us to serve nearly 12,000 residents in 2004. As our community grows, our programs will need to expand as well. The *Parks and Recreation Facilities Master Plan* suggests using District recreation programs as a means for providing opportunities to enjoy nature and connect people together, the two most important benefits of recreation as noted by Community Survey respondents. The plan further recommends providing services to all residents within the following program areas:

- Preschool Activities
- Youth/Teen Activities
- Youth Sports
- Aquatics/Water Sports
- Tennis
- Fitness
- Adult Sports
- Special Interest Classes
- Senior Activities
- Special Events

### **Our Standards and Guidelines: What We Want to Achieve**

This District wants to ensure that El Dorado Hills has excellent parks, facilities, and programs that meet the needs of all age groups and all interests both now and in the future. To achieve this, this Master Plan proposes the following standards and guidelines for the provision of parkland and recreation facilities. Standards and guidelines were developed based on public involvement findings, current recreation trends, research on comparable agencies, projected demand, and geographic analysis.

- For parkland, the District will provide a combined total of 5 acres of parkland per 1,000 residents for the three major developed park classifications, including neighborhood parks, village parks, and community parks.
- For all other parkland, including open space and special use areas, the District will strive to provide a combined total of 40.5 acres of parkland per 1,000 residents.



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## EXECUTIVE SUMMARY

- For recreation facilities, the following guidelines are proposed:
  - Sports fields: 1 per 1,200 residents
  - Basketball courts: 1 per 1,000 residents
  - Tennis courts: 1 per 1,500 residents
  - Pools: 1 per 30,000 residents
  - Playgrounds: 1 per 1,000 residents
  - Gymnasiums: 1 per 2,700 residents
  - Community centers: 1 per 20,000 residents



### **Our Strategies and Actions: Improving Our Services**

The *Parks and Recreation Facilities Master Plan* describes key strategies and actions that will enhance the parks, recreation facilities, and programs offered by the El Dorado Hills CSD. These strategies and actions are based on findings from an extensive community outreach program as well as technical analysis. When implemented, these strategies will help the community achieve its vision.

Based on the public involvement findings, several critical areas were identified as the focus for this plan:

- **Open Space:** Creating a system for managing and maintaining the community's expansive public and private open space, protecting these resources, and providing for public use.
- **Park Development:** Developing new neighborhood, village, and community parks which provide recreation opportunities for all current and future residents.
- **Community Recreation Facilities:** Developing major community recreation facilities, including pools, community centers, and gymnasiums, which will meet current and future recreation needs.
- **Recreation Programs:** Expanding recreation programs to serve more residents, promote lifelong skills, and generate more revenue.
- **Maintenance:** Creating a maintenance system which is adequately funded to keep pace with maintenance needs of existing and new parks and recreation facilities.
- **Partnerships:** Maximizing public and private partnerships to expand recreation opportunities.

This Master Plan identifies strategies in five broad categories. These strategy areas, along with examples of key strategies, are noted below:

- **Parks:** Provide new neighborhood parks within a ½-mile radius of residents in all unserved areas. Take into consideration major streets, railways, topography, and rivers, which can pose additional barriers to safe and convenient park access for pedestrians.
- **Open Space, Natural Areas, and Trails:** Develop a system of accessible trails throughout private and publicly-owned open space within the District to promote connectivity between open space, recreation facilities, schools, employment centers, and other community destinations, including Folsom Lake.
- **Recreation Facilities:** Promote the health benefits of activities supported by recreation facilities, including swimming and field sports.
- **Recreation Programs:** Expand programming in areas where residents are currently traveling outside of the District to participate, such as aquatics, sports, the fine arts, performing arts, and cultural events.
- **Organization (Internal Processes):** Improve coordination of long-range planning efforts with local school districts to ensure the availability and accessibility of play areas, athletic fields, and indoor facilities.

## **The Capital Improvement Plan: What We Will Build**

The strategies recommended in the Master Plan suggest numerous capital and non-capital projects. Because the anticipated cost for implementing all improvements in the short term would exceed the District's available funds, these projects were prioritized for development. High priority projects are those that meet community needs, improve operations and maintenance, and strengthen the community.

The six-year Capital Improvement Plan is composed of projects that can be funded through one of two financing options:

- **Option A** involves the assignment of annual expenditures from the General Fund, park impact fees, a small amount from grants and other sources, and revenue from a District-wide Landscape and Light Assessment District (LLAD). Depending on the LLAD amount, the District could fund various Priority I and Priority II capital and non-capital projects, including a community center, office space, and neighborhood, village, and community parks. One advantage of this financing option is



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## EXECUTIVE SUMMARY

that a portion of the LLAD could be reserved for park maintenance and operations.

- **Option B** relies more heavily on PIF funding to cover project costs. Option B assumes that PIF rates are updated based on the cost of eligible projects in the Master Plan CIP. In Option B, most Priority I capital projects and several PIF-eligible non-capital projects are funded. In addition, Option B funds construction of a new community center and office space. Some maintenance funding is generated through an LLAD.



### **Next Steps:**

#### **The Future of Parks and Recreation**

Over the next few years, the CSD will ensure that community collaboration is continued. The District will continue to cultivate strong, positive relationships with residents and public, private, and non-profit organizations in order to unite community efforts to acquire, develop, and maintain parks, recreation facilities, and programs.

This plan is not a finished document. It is a dynamic tool that is intended to respond to changing recreation trends and needs. The EDHCSD will continue to seek the community's advice as we move forward in implementing this Master Plan, so that we can provide an exceptional system of parks and recreation facilities for all of our residents. We will need volunteers and partners to make the vision a reality. Please join us.



## **1. Introduction**

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## **INTRODUCTION**

The El Dorado Hills Community Services District (CSD) was created in 1962 to provide fire, water, and other public services to residents of El Dorado Hills. At that time, El Dorado Hills was a rural community of rolling foothills and farms. In the past 40 years, however, the community has grown dramatically. Today, El Dorado Hills is home to nine public schools, several rapidly developing commercial areas, 56 existing private and public parks, a thriving housing market, and approximately 35,000 people. With continued growth expected in the next fifteen years, the Community Services District is updating its *Parks and Recreation Facilities Master Plan*. This will ensure that future community needs for parks and recreation facilities are met.



Initiated in the summer of 2005, the new Master Plan establishes a road map for providing high quality, well-managed, community-oriented parks, recreation facilities, and programs for the next fifteen years. This plan is the product of extensive community involvement, including feedback from nearly 900 District residents. The plan establishes a vision and goals, developed jointly by the CSD Board of Directors, staff, and the public. The Master Plan identifies current and future recreation needs and dozens of strategies and actions for improving parks, recreation facilities, and programs. Lastly, the plan presents financing strategies for proposed capital and non-capital projects.

## **Planning Area**

The planning area for this study is the area within the El Dorado Hills Community Services District. The community includes approximately 33,250 residents and 28 square miles of land in the rolling foothills of the Sierra Nevada Mountains.

El Dorado Hills is located on the western edge of El Dorado County, 25 miles east of Sacramento. To the north, El Dorado Hills is bounded by Folsom Lake and the Folsom Lake State Recreation Area. The neighboring communities of Cameron Park and Marble Valley lie to the east. The planning area borders the community of Latrobe to the south and the Sacramento County line and the City of Folsom to the west.

Currently, the planning area contains large tracts of developed, rapidly developing, and undeveloped land. While some of this land is devoted to commercial uses, emphasis is placed on residential development. Since the 1980s, residential growth in El Dorado Hills has been concentrated in “specific plan areas,” each containing 200 to 6,000 housing units approved by the El Dorado County planning department. When all specific plans are completed, the community will house approximately 58,831 people.

The El Dorado Hills Community Service District is responsible for the management of 384.6 acres of existing, undeveloped, and planned parkland within this planning area (Map 1). At buildout, the District will house at least 40 public parks ranging from 0.6 acres to nearly 40 acres in size. Some 30 other parks in El Dorado Hills are privately owned, typically by Homeowner’s Associations (HOAs).

The CSD also operates a number of recreation facilities, including two aquatic facilities, tennis courts, playgrounds, picnic shelters, trails, basketball courts, sports fields, a gymnasium, teen center, senior center, and a skate park. These facilities support a substantial portion of the community’s sports and recreation programming. A complete inventory of parkland and recreation facilities is presented in Appendix A of this Master Plan. Appendix B includes design guidelines for the development of new parks and facilities.



### **Planning Process**

The process for updating the El Dorado Hills *Parks and Recreation Facilities Master Plan* included four phases (Figure 1):

- **Phase I: Resource Identification:** For the El Dorado Hills CSD, a significant component of the master planning process was a comprehensive inventory and assessment of existing park and recreation resources. Phase I included an analysis of the District’s inventory, an evaluation of the existing park and facility conditions, and introductory meetings with the staff and Advisory Committee members to identify key issues for the plan. Phase I culminated in the Existing Conditions Summary Report.





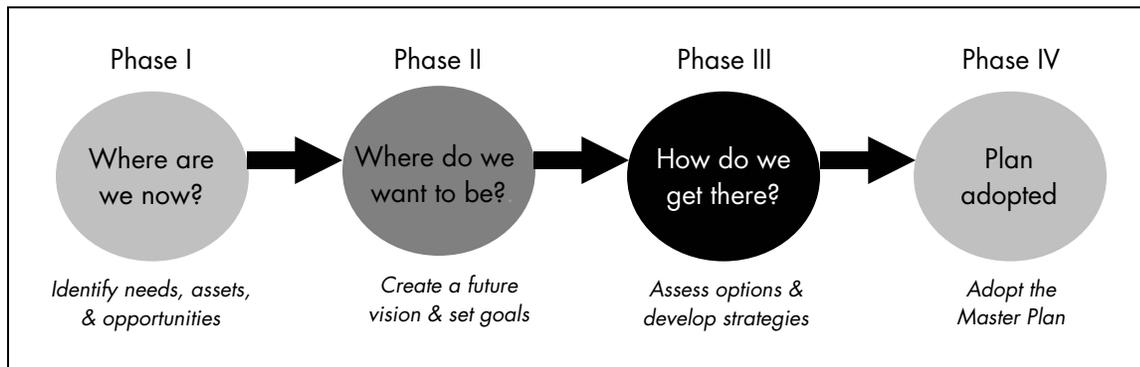


Figure 1: Planning Process

- **Phase II: Community Needs Assessment:** Phase II involved significant outreach to the community through a series of public involvement efforts, including a community survey, youth questionnaire, stakeholder interviews, and outreach at Saturday in the Park. Community members identified key park and recreation issues, priorities, and future needs. Together with an analysis of programs, parks, and recreation facilities, key findings were incorporated into a Community Needs Assessment report. A future vision and set of goals were defined for the District based on this understanding of community needs and priorities.
- **Phase III: Strategy Development:** During Phase III, members of the Community Advisory Committee and Board of Directors developed strategies and actions to help realize the community’s vision for parks and recreation in El Dorado Hills. This blueprint for park and recreation improvements was accompanied by a financing plan, which identified costs and potential funding sources for proposed park and recreation projects.
- **Phase IV: Plan Adoption:** In Phase IV, all products from all plan development activities were compiled into a draft El Dorado Hills *Parks and Recreation Facilities Master Plan*, which was presented to and reviewed by the public, CSD staff, Advisory Committee members, and the CSD Board. Suggested revisions were incorporated into this final Master Plan, which will guide parks and recreation service delivery in the District for the next fifteen years.

Figure 2 illustrates how the *Parks and Recreation Facilities Master Plan* was developed based on community recreation preferences and supplemented by a technical analysis of existing conditions and community-wide needs. This information, presented in the Community Needs Assessment, led to the development of specific strategies and actions, along with a plan for their

# CHAPTER 1

implementation. Together, these pieces are incorporated into the new Master Plan.

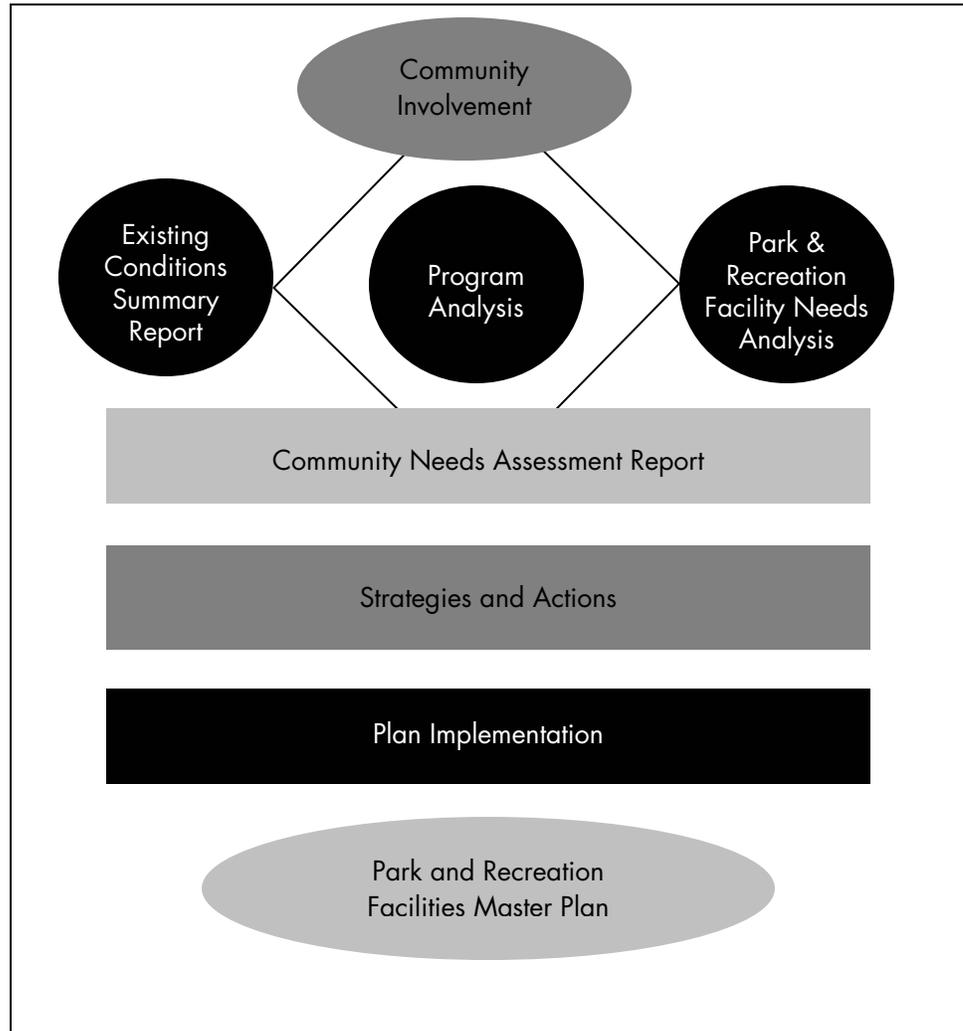


Figure 2: Parks and Recreation Facilities Master Plan Development

## **Community Involvement**

To develop a solid foundation for the *Parks and Recreation Facilities Master Plan* and to understand the recreation preferences and needs of all District residents, the planning process involved significant outreach to the public. A variety of public involvement activities were planned to ensure the participation of a broad cross-section of the community. These included:

- A statistically valid Community Survey representing 400 randomly selected El Dorado Hills households;
- A Youth Questionnaire completed by 131 middle and high school youth;
- A display at Saturday in the Park, where over 250 adult residents participated in an informal poll, approximately 15 youth completed Youth Questionnaires, and 37 younger children drew pictures of their ideal park;
- Stakeholder interviews with eleven community leaders;
- A Survey of Organized Sport Groups completed by sixteen providers; and
- Meetings with the 22-member Community Advisory Committee.



The following key findings emerged from the public involvement activities:

- The residents of El Dorado Hills place a high value on nature and open space. Almost half of Community Survey respondents chose “providing opportunities to enjoy nature and the outdoors” as the most important benefit of parks and recreation services.
- The majority of residents use District parks, recreation facilities, and programs. According to the Community Survey, 75% of respondents reported using a park, recreation facility, or program during the past year. Of those users, the vast majority were households with youth.
- The El Dorado Hills community is active, with many residents participating in recreation activities such as walking, hiking, and swimming.
- Many residents in El Dorado Hills are also sports-minded. Community Survey and Youth Questionnaire respondents reported high participation in basketball, soccer, swimming, and tennis. Demand for sports activities and facilities was strong.
- Participation rates in CSD programming are high. Close to half (44%) of Community Survey households surveyed had participated in a District recreation program during the prior year. This is much higher than most communities, where program participation averages about 30%.

- Preserving open and undeveloped space should be a high priority for El Dorado Hills. Community Survey respondents indicated a very low level of satisfaction with the CSD’s amount of open, undeveloped space, and on a list of five potential District park projects, Community Survey respondents ranked “natural areas” first.
- The community also places a high priority on maintaining the District’s existing parks and facilities. “Maintaining existing parks and facilities” ranked first on a list of six general park priorities in the Community Survey.
- Providing recreation programs and activities is also important to residents in El Dorado Hills. Recreation programs ranked first and second, respectively, as potential District priorities on the Community Survey and at Saturday in the Park.



### Report Organization

The El Dorado Hills *Parks and Recreation Facilities Master Plan* is organized into five chapters and six appendices:

- **Chapter 1: Introduction** describes the purpose of the plan, the planning area, the planning process, the public involvement activities that supported the plan, along with a description of the plan’s organization.
- **Chapter 2: Vision** describes the core values, vision, mission, goals, and strategy areas that form the basis for plan development.
- **Chapter 3: Master Plan Highlights** identifies key improvements recommended in the plan.
- **Chapter 4: Strategies and Actions** contains specific steps the District will take to achieve its vision.
- **Chapter 5: Plan Implementation** describes potential capital and non-capital projects that will be initiated within the first six years of plan implementation. Financing sources and projected maintenance and operations costs are identified.

Appendices include:

- **Appendix A: Parks and Recreation Facility Inventories** includes complete inventories of all CSD parks and recreation facilities, as well as the parks and facilities provided by area Homeowners Associations and public schools.

- **Appendix B: Park Definitions, Design, and Development Guidelines** provides a set of design guidelines for the development of each park type within the District’s inventory.
- **Appendix C: Park and Recreation Facility Needs Analysis** contains a summary of the level of service analysis for parks and recreation facilities in El Dorado Hills and the proposed standards and guidelines that form the basis for this plan.
- **Appendix D: Actions** presents all capital and non-capital projects and their priorities.
- **Appendix E: Funding Sources** provides a list of funding sources that can be used to finance park and recreation projects and maintenance in the future.

All key reports developed in preparation of this plan, including those that detail public involvement findings and technical analysis, are available from the El Dorado Hill Community Services District and on their website at [www.edhcsd.org](http://www.edhcsd.org).





## **2. Vision**

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## **VISION**

The District's values and the community's aspirations are the guiding forces behind the *Parks and Recreation Facilities Master Plan*. Following the Community Needs Assessment, a framework for the Master Plan was developed through a series of meetings with the Community Advisory Committee and the CSD Board of Directors. The framework includes five key elements: core values, vision, mission, goals, and strategy areas.

*Core values* are the fundamental principles of the El Dorado Hills Community Services District. These values form the foundation of the planning framework. All *goals and strategies* relate to one or more of these core values, and they provide the basis for the District's *vision* as well. The values and vision also set the direction for the District's *mission*, which expresses how the CSD will provide parks, recreation facilities, and programs. This chapter describes each component of the District's vision in detail.



## **Core Values**

Core values are the fundamental principles of the El Dorado Hills Community Services District. These values guide all CSD services and are the basis for the vision, goals, and strategies included in the Master Plan.

Core values defined by the community include the following:

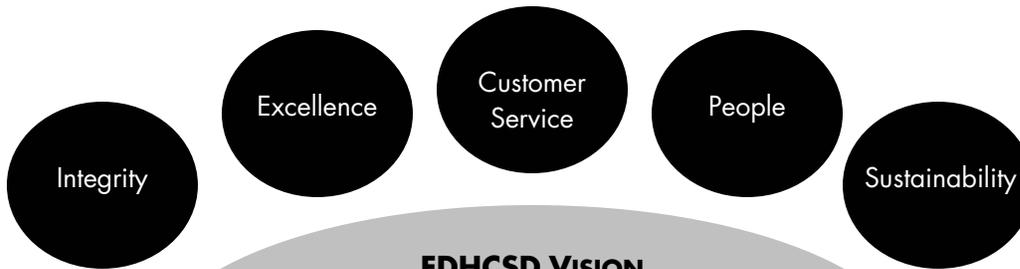
### **I n t e g r i t y**

- Honor diversity in people, ideas, and values
- Practice fiscal responsibility
- Pursue, develop, and maintain strong community partnerships

### **E x c e l l e n c e**

- Provide the highest quality programs and services
- Hire exceptional staff members and leadership
- Be efficient and effective
- Exceed standards
- Serve as a leader in parks and recreation locally, statewide, and nationally

**EDHCSD CORE VALUES**



**EDHCSD VISION**  
 We will be recognized as a premier park, recreation, and local community services organization with a passion for providing excellent services and facilities and protecting the quality of life and environment of the community.

**EDHCSD MISSION**  
 Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities

**MASTER PLAN VISION**  
 We will build a healthier community in El Dorado Hills by providing exceptional park and recreation opportunities.

**GOALS**



**STRATEGY AREAS**



Figure 3: EDHCSD Vision

### **C u s t o m e r   S e r v i c e**

- Be accountable to constituents
- Recognize the value of a competent and committed workforce
- Seek innovative and creative solutions
- Offer diverse and balanced services

### **P e o p l e**

- Build a sense of community
- Reflect community strengths and values
- Promote inclusion, volunteerism, and community involvement
- Promote a positive community vision

### **S u s t a i n a b i l i t y**

- Pursue a strong understanding of natural systems
- Foster community stewardship of the built and natural environment
- Build versatile resources that allow flexibility as technology and demographics shift
- Preserve a legacy for future generations

### **V i s i o n**

The core values embraced by the District provide the foundation for a vision of the community's future. The El Dorado Hills Community Services District has an organizational vision:

*We will be recognized as a premier park, recreation, and local community services organization with a passion for providing excellent services and facilities and protecting the quality of life and environment of the community.*

Through the public involvement process, the Community Advisory Committee and the Project Management Team also developed a vision for the *Parks and Recreation Facilities Master Plan*:

*We will build a healthier community in El Dorado Hills by providing exceptional park and recreation opportunities.*

### Mission

A mission statement, congruent with the community's vision for parks and recreation, describes the approach that District staff will use to develop and operate parks, recreation facilities, and programs. The District's mission is:

*Enhance the quality of life for El Dorado Hills residents through innovative, responsible leadership and by providing superior services and facilities.*



### Goals

Goals are the desired outcomes of the Master Plan. Five goals for parks, recreation facilities, and programs emerged during the planning process, all of which reflect the District's core values and vision. These goals include:

- **Promote health and wellness:** A livable community provides diverse opportunities for improving health and wellness through physical activity, mental challenges, and social engagement. The CSD will offer these opportunities by supporting active lifestyles in its parks, facilities, and programs.
- **Develop community partnerships:** Strong community collaboration brings additional resources to parks and recreation and enhances community ownership. The District will continue to cultivate positive relationships with public, private, and non-profit organizations in order to unite the community in efforts to acquire, develop, and maintain parks, recreation facilities, and programs.
- **Preserve natural resources:** The District will protect the community's open spaces by preserving, restoring, and enhancing important natural resources. Through these efforts, the CSD will promote an ethic of environmental stewardship, conservation, and sustainability.
- **Provide diverse opportunities:** The District will provide parks, recreation facilities, and programs which engage a broad cross-section of the community, including residents of all ages, abilities, and economic and cultural backgrounds. The District will strive to make all parks, facilities, and programs geographically, physically, socially, and economically accessible to all members of the community.
- **Achieve financial stability:** The District will make fiscal responsibility, accountability, and long term financial stability a high priority. The CSD will maximize existing resources and engage innovative funding mechanisms in order to provide and maintain high quality parks, facilities, and programs at affordable costs to residents.

## **Strategy Areas**

Strategies are the policies, processes, and systems which the District will use to achieve its goals for parks, recreation, and programs. Descriptions of each of the major strategy areas are included below:

- **Parks:** Provide neighborhood, village, community parks, open space, and special use areas to support the community's recreation needs, serve all areas of the community, balance active and passive uses, and protect the District's natural resources.
- **Recreation Facilities:** Provide recreation facilities that support a wide variety of activities, reflect resident interests, and create community gathering places.
- **Recreation Programs:** Offer recreation programs that respond to residents' needs, strengthen families and the community, and encourage healthy lifestyles.
- **Open Space, Natural Areas, and Trails:** Provide open space, natural areas, and trails that protect and enhance natural resources and provide opportunities for environmental education and outdoor recreation.
- **Organization (Internal Processes):** Build an innovative, responsive, and dynamic organization which employs best practices to effectively and efficiently administer the District's parks, recreation facilities, and programs.

These strategy areas were identified by members of the Community Advisory Committee and the Board of Directors, who then proposed a series of actions to produce the desired outcomes of the Master Plan. Chapter 3 highlights critical strategies and actions and identifies key improvements recommended in this plan. A full list of specific strategies and actions is presented in Chapter 4.







### **3. Master Plan Highlights**

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## MASTER PLAN HIGHLIGHTS

This chapter presents key recommendations of this Master Plan. These recommendations reflect the findings of the Community Needs Assessment and public involvement process.

Plan highlights include:

- **Open Space:** Creating a system for managing and maintaining the District’s expansive public and private open space, protecting these resources, and providing for public use.
- **Park Development:** Developing new neighborhood, village, and community parks which provide recreation opportunities for all current and future residents of El Dorado Hills.
- **Community Recreation Facilities:** Developing major community recreation facilities, including pools, community centers, and gymnasiums, which will meet current and future recreation needs.
- **Recreation Programs:** Expanding recreation programs to serve more residents and generate more revenue.
- **Maintenance:** Creating a maintenance system which is adequately funded to keep pace with maintenance needs of existing and new parks and recreation facilities.
- **Partnerships:** Maximizing public and private partnerships to expand recreation opportunities.



### Open Space

The natural open space areas in El Dorado Hills are a major reason why businesses and individuals choose to locate in the community, and these natural areas will continue to be a key force behind the community’s future health. Despite rapid development in El Dorado Hills, the community contains abundant open space. The El Dorado County zoning ordinance has made the preservation of open space a mandate for developers, resulting in the dedication of over 2,000 acres of private open space. In addition, over 50 acres of natural open space have been dedicated by the District itself, and almost 40 acres of further public open spaces are currently planned. The community and the CSD realize the need for a plan which will manage all of the community’s open space in an integrated manner.

The Master Plan suggests developing partnerships with private open space providers to jointly develop a natural resource management plan. This

document would identify significant resources and appropriate recreation uses, as well as natural resource protection measures. Some areas may require special management to preserve natural resources and may limit public use. In other areas, outdoor recreation and public access could be promoted. Homeowners Associations would be encouraged to provide public access to open space where restrictions are not required to protect resources. A trails plan would be developed to link public and private open space areas through a series of accessible multi-use and pedestrian trails. Funding mechanisms for maintenance, restoration, and management, including HOA partnerships, would be identified. The aim of the Master Plan's open space recommendations is to provide an accessible system of natural areas that provides outdoor recreation opportunities and preserves significant resources for future generations.



### Significant Public Involvement Findings

- According to the Community Survey, when asked to indicate the “most important benefit” of parks and recreation in El Dorado Hills, 40.3% of respondents chose “providing opportunities to enjoy nature and the outdoors.”
- On a list of five potential park projects, Community Survey respondents ranked natural areas first in terms of priority. Over 60% of Community Survey respondents chose natural areas as a high priority.
- Community Survey respondents reported high levels of participation in activities typically found in open space areas. For example, 65.0% of El Dorado Hills households completing the Community Survey reported having walked for pleasure in the prior year; 56% of El Dorado households had taken a nature walk, and 54% had hiked.
- According to the Community Survey, 46% of respondents ranked “linear trail corridors that connect trails together throughout the CSD” a high priority.
- Trail-related activities are also popular with El Dorado Hills youth. A large percentage of respondents completing the Youth Questionnaire indicated that they either walk (24.7%) or bike (23.3%) in order to reach park and recreation facilities.

## **Park Development**

In the past 15 years, the population of the El Dorado Hills CSD has grown by over 150%, from a modest town of 12,000 to a thriving community of 33,000. In response, the El Dorado Hills CSD has adopted an aggressive approach to park development. The District is in the process of constructing two new parks, and an additional community park is currently planned. When completed, these sites will add over 30 acres of neighborhood and community parkland to the CSD's existing inventory.

Residents of El Dorado Hills clearly support a park system that provides ample opportunities to enjoy nature and the outdoors. As a result, the Master Plan recommends that the District continue to develop new parks at a rate that keeps pace with the District's residential and commercial growth. The plan ensures that the CSD develops new neighborhood, village, and community parks in areas that are currently unserved. In addition, the plan proposes a strategy for meeting the needs of future residents in El Dorado Hills through the development of over 200 additional acres of parkland.

Continued growth is projected for the next 15 years, and when buildout is reached, El Dorado Hills will house almost 60,000 residents. The parks recommended in the Master Plan are designed to create a network of open spaces, courts, playgrounds, picnic areas, and sports fields that provide CSD residents with an adequate range of recreation opportunities for the next 15 years and beyond.

## **Significant Public Involvement Findings**

- More than two-thirds of Community Survey respondents (71%) reported that they or a member of their household participates in "outdoor activities in open space areas or parks."
- According to the Community Survey, 55% of respondents considered small parks in neighborhoods" a high priority park project, ranking them second on a list of priority park projects. The only park project with greater community support was natural areas.
- Almost 50% of Community Survey respondents chose large parks that serve the whole community as a high priority, ranking them third.
- In interviews, numerous stakeholders identified community parks as an area of potential improvement, noting that more community parks are needed within the El Dorado Hills community.





## **Community Recreation Facilities**

Clearly, community is very important to residents of El Dorado Hills. On the Community Survey, respondents ranked “connecting people together and building stronger families and neighborhoods” second in importance on a list of five park and recreation benefits. The need for community-wide facilities that provide social opportunities, such as recreation centers, pools, gymnasiums, and sports fields, was a major theme throughout the Master Plan public involvement process.

The need for these facilities was also supported by technical analysis. There is high demand for recreation programs and organized athletics, but program expansion is limited due to available space. With additional community facilities, the District could provide space for more sports leagues, drop-in activities, and adult and senior programs as well.

The Master Plan recommends the construction of a new recreational pool, a new community center with a large gymnasium, and additional gymnasiums. New facilities or expanded partnerships will be needed to meet these community needs. Collaboration with school districts for joint use and development of school gymnasiums will serve as a key element of this effort.

These new community recreation facilities will reduce the pressure on the pool and Community Activities Building at Community Park by providing additional sports, aquatics, and event spaces. In addition, the new facilities will enhance community pride, contribute to community livability, and provide District residents with opportunities to connect through recreation. It is time for El Dorado Hills to make an investment in the community by developing major community recreation facilities.

## **Significant Public Involvement Findings**

- According to the Community Survey, more than one-half (54.7%) of El Dorado Hills households participated in pool activities at least once in the prior year. Of those Community Survey households that participated in water activities, almost one half (48.0%) took part in recreational swimming more than once a week.
- Over three-fourths (80.9%) of Youth Questionnaire respondents indicated that they had participated in swimming activities during the prior year, and 14.5% chose “pool” as one of the best places to “play, hang out, or have fun in El Dorado Hills.”

- On a list of potential District recreation facility priorities, Community Survey respondents ranked teen center first, sports fields second, senior center third, and community center fourth out of 10, showing a clear interest in large, community-focused recreation facilities.
- Almost 40% of Community Survey respondents reported that their household had played basketball during the prior year, making it the most popular court- or field-based activity in El Dorado Hills.
- According to the Community Survey, other activities typically housed in a community center also ranked high in terms of participation. Almost 40% of Community Survey households had participated in aerobics, 37.5% in cultural events, and 30.3% in weight training during the prior year.
- Aerobics, weight training, and basketball also ranked high on the Community Survey in terms of interest. Just over 14% of respondents reported an interest in participating more often in aerobics and weight training, and 10.9% indicated an interest in basketball, ranking these two indoor activities fourth and sixth respectively on a list of 23.

### **Recreation Programs**

El Dorado Hills is a young and active community with a strong demand for recreation programs. According to the Community Survey, 44% of El Dorado Hills respondents had participated in a District recreation program in 2004, with a higher participation rate (60%) among park and recreation facility users. Residents of El Dorado Hills also place a high priority on improving recreation programs.

The *Parks and Recreation Facilities Master Plan* suggests using District recreation programs as a means for providing opportunities to enjoy nature and connecting people together, the two most important benefits of recreation as noted by Community Survey respondents. By expanding priority program areas, the District will provide these important benefits, respond to community needs and interests, increase revenue, and foster greater participation. In addition, the District will promote positive youth development and improve community health and wellness.

### **Significant Public Involvement Findings**

- Community members place a high priority on recreation activities. Community Survey respondents chose “providing recreation programs and services” as second on a list of six potential District priorities. Both youth



and adults in El Dorado Hills believe that programming should be expanded.

- The cost recovery for recreation services in the El Dorado Hills CSD in 2003 is high. For example, in 2003, the midyear budget showed that the District recovered 86% of expenses. The District's sports programs had the highest revenue rate of any program area in 2003.
- In 2004, the EDHCSD provided a wide variety of recreation programs. Of these, youth activities and aquatics had the greatest participation.
- According to the Community Survey, El Dorado Hills residents report a higher satisfaction with family programming than with any other major programming area. Seniors, teens, and adults appear to be the most underserved by CSD programming.
- Based on anticipated population growth and demand for programs and services, there are many areas of need. However, expanding programs in some areas, such as aquatics, sports, and special interest programming, may be limited by available recreation facilities.



### **Maintenance**

Most Community Survey respondents (93.2%) were somewhat or very satisfied with the level of maintenance in District park and recreation facilities. However, with a growing system of parks and facilities and a rising number of park and recreation users, it will prove increasingly difficult to secure adequate funding to support the District's current level of maintenance.

The Master Plan suggests a number of strategies for streamlining District maintenance and improving efficiency. The plan recommends establishing a maintenance management system, developing resource management plans, continuing to practice routine and preventive maintenance, and implementing other best management practices. These efforts will help the District to manage resources, reduce the cost of maintenance, and extend the life of valuable park and recreation resources.

In addition, the plan suggests some improvements that will expand maintenance responsibilities. Developing a maintenance management plan for District-wide open space areas may have maintenance implications in the future, as will the restoration of currently-owned District open space. The need to improve the condition of sports fields in the District, including those owned by the school districts, may result in increased CSD maintenance responsibilities. Finally, approximately 40 acres of new neighborhood, village,

and community parks will be brought online during the first six years of plan implementation, and several major new community facilities will be developed as well. These new parks and facilities will create a need for increased maintenance.

It will be important for the District to anticipate increased maintenance costs, as identified in Chapter 5, and secure funding to support this vital community service. Fortunately, District residents have not only recognized the importance of maintenance, but have been willing to support maintenance funding through Landscape and Lighting Assessment Districts. This funding source will be critical to meeting future maintenance needs.

### **Significant Public Involvement Findings**

- Over 90% of Community Survey respondents were either somewhat or very satisfied with District maintenance of parks and facilities.
- Community Survey respondents also ranked “maintaining existing parks and facilities” first on a list of general park and recreation priorities. Park and facility maintenance also ranked high as a priority at Saturday in the Park.
- The Project Management Team, comprised of District employees, frequently noted that the cost of maintenance and maintenance issues is one of the CSD’s greatest challenges.

### **Public and Private Partnerships**

The fast pace of development in El Dorado Hills translates into a need to act quickly to secure needed recreation resources. While park and recreation acreage is virtually guaranteed by the developers who foster the District’s growth, the pace and scale of development requires creative service delivery strategies on the part of the CSD. In order to meet the demands of a growing population, the District recognizes the need to maximize existing park and recreation resources by collaborating with other public and private providers.

The Master Plan emphasizes the continued cultivation of strong partnerships in each of the core strategy areas. These partnerships should include public, private, and non-profit organizations. The plan recommends enhancing existing collaborations with program delivery partners, developing new partnerships to create high-quality shared facilities, and establishing coordinated efforts to maintain park and recreation facilities throughout the District. Partnerships with local schools will continue to be of the highest



importance as the District seeks to meet sports field and gymnasium demand. Volunteerism, which will be marketed as a recreation opportunity, should be greatly expanded for both individuals and groups.

Partnerships will be formalized through written agreements and periodically evaluated to review their effectiveness and to identify areas for further improvement. Through these partnerships, the District will increase efficiency and create a web of services that adequately supports residents of the community.

#### **S i g n i f i c a n t P u b l i c I n v o l v e m e n t F i n d i n g s**

- The Community Advisory Committee repeatedly mentioned the need to partner with local private, public, and non-profit agencies in order to streamline services and increase efficiency.
- The Project Management Team noted the need for enhanced partnerships as well, especially with respect to school facilities.
- According to the Community Survey, 25.8% of respondents indicated that their household participated in volunteer activities in the prior year.
- Over 14% of Community Survey households reported volunteering in the community at least one to two times a month.



## **4. Strategies and Actions**

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## **STRATEGIES AND ACTIONS**

This section of the Parks and Recreation Facilities Master Plan describes strategies and actions designed to enhance the parks, recreation facilities, and programs offered by the El Dorado Hills CSD. These strategies and actions were developed based on findings from the Community Needs Assessment.

The strategies are divided into the following categories:

- Parks
- Open Space, Natural Areas, and Trails
- Recreation Facilities
- Recreation Programs
- Organization (Internal Processes)

Each category includes a list of strategies which, when implemented, will help the CSD achieve its vision:

*We will build a healthier community in El Dorado Hills by providing exceptional park and recreation opportunities.*

All strategies were developed in accordance with goals identified by the Community Advisory Committee and outlined in Chapter 2. Strategies for parkland and recreation facilities are based on Master Plan standards and guidelines as noted in Appendix C.

Some of the strategies and actions are designed to meet the recreation needs of unserved areas, which currently do not have accessible parks or facilities. For neighborhood parks, an area is considered unserved if there is no adequately developed park within a ½-mile radius. Barriers such as major streets, railways, and rivers were taken into consideration. For village parks, areas that do not have a park located within a 1-mile radius were considered unserved.

It should be noted that many of the strategies presented here reflect current practices and policies of the El Dorado Hills CSD. These have been included to provide a comprehensive strategic direction for the future.





### **A. Parks**

- A-1. Provide a combined total of 5 acres of parkland per 1,000 residents for the three major developed park classifications, including:
  - Neighborhood parks
  - Village parks
  - Community parks
- A-2. Provided a combined total of 40.5 acres of parkland per 1,000 residents for all other parkland, including:
  - Open space
  - Special use areas
- A-3. Ensure the equitable distribution of parks throughout the District by allocating needed parkland to areas that are currently unserved.
- A-4. Use interpretive facilities and design features in parks to celebrate the natural and cultural history of the area.
- A-5. Incorporate natural areas into new parks to enhance environmental awareness.
- A-6. Incorporate sustainability standards and best management practices into planning and design of new parks to address environmental concerns as part of a comprehensive sustainability strategy for parks, recreation, and open space services.
- A-7. Balance the need to provide new parks with the need to protect and preserve public investment in existing parks and facilities.
- A-8. Explore the possibility of acquiring and restoring degraded lands and resources within the District as a source of parkland.
- A-9. Adopt design guidelines to guide the planning and development of new parks.
- A-10. Develop capital improvement plans, criteria for prioritization, and schedules aimed at addressing deficiencies in existing parks.
- A-11. Provide health benefits to the community through activities supported by parks, including walking, outdoor recreation, and field sports, and promote these benefits to the public.

### **Neighborhood Parks**

- A-12. Continue to provide 1.5 acres of neighborhood parkland/1,000 residents.

- A-13. Provide new neighborhood parks within a ½-mile radius of residents in all unserved areas and take into consideration major streets, railways, topography, and waterways, which can pose additional barriers to safe and convenient park access for pedestrians.
- A-14. Evaluate transportation barriers affecting the ability of existing parks to serve neighbors effectively, and develop strategies, such as providing sidewalks, bike paths, bike lanes, and bridges, to increase accessibility and maximize the number of residents served.
- A-15. Consider joint land acquisition opportunities with partner agencies, such as local school districts, when planning new neighborhood parks.
- A-16. Seek partnership agreements to ensure public access to private, non-profit, and other public neighborhood park facilities, such as elementary school grounds.
- A-17. Include neighborhood park amenities within other park types, such as village parks, to meet neighborhood park needs.

### Village Parks

- A-18. Continue to provide 1.5 acres of village parkland/1,000 residents.
- A-19. Provide new village parks within a 1-mile radius of residents in all unserved areas.
- A-20. Seek partnership agreements to allow public access to private village parks and public middle and high school facilities that serve village park needs.



### Community Parks

- A-21. Maintain a standard of 2.0 acres of community parkland per 1,000 residents.
- A-22. Recognize that some of the community's need for active and passive recreation space will be provided by other park types, specifically village parks and special use areas.
- A-23. Develop community parks as sites for large group and community-wide gatherings.

### Special Use Areas

- A-24. Provide special use areas as part of a combined guideline of 40.5 acres per 1,000 residents for all other parkland, including both special use areas and open space, to allow for maximum flexibility in responding to community needs and acquisition opportunities.

- A-25. Provide special use areas that support specific recreation activities and/or have unique features, such as viewpoints, scenic areas, or historic sites.
- A-26. When locating recreation facilities in special use areas, consider providing facilities that are suitable for league and tournament sports, including needed support facilities.
- A-27. Continue to partner with other public land holders, such as the El Dorado Irrigation District, to provide space for special use areas.



### **B. Open Space, Natural Areas, and Trails**

- B-1. Provide open space as part of a combined guideline of 40.5 acres per 1,000 residents for all other parkland, including both open space and special use areas, to allow for maximum flexibility in responding to community needs and acquisition opportunities.
- B-2. Partner with HOAs and other providers to develop an integrated plan that addresses public accessibility and funding sources in the management of open space within the District.
- B-3. Develop site management plans for significant natural areas that specify trail locations and construction techniques that minimize impacts to the resource.
- B-4. Improve existing open space areas by providing resources to improve habitat and eliminate invasive species through partnerships, volunteer coordination, financial support, and maintenance staff time.
- B-5. Identify funding sources for developing and managing open space to protect and enhance significant natural resources, including sensitive habitats.
- B-6. Within existing open space areas, provide opportunities for nature-based recreation, such as bird and wildlife watching.
- B-7. Assess the possibility of converting underused areas within developed parks to natural areas to provide higher habitat values for a broad range of public and environmental benefits.
- B-8. Develop a system of accessible trails throughout private and publicly-owned open space within the District to promote connectivity between open space areas, trails, recreation facilities, schools, employment centers, and other community destinations, including Folsom Lake.

- B-9. Provide a variety of trail types, including multi-use, bicycle, and pedestrian trails.
- B-10. Participate in the effort to complete the El Dorado Trail, a Class I bike path which runs through southern El Dorado Hills on its way from Camino to Folsom.
- B-11. Evaluate unofficial trails, and upgrade these trails or close them to use.
- B-12. Provide additional trail support facilities, such as trailheads and trail signs, where appropriate.
- B-13. Upgrade existing trail support facilities where needed.
- B-14. Incorporate information about ADA accessibility, mileage, and rules for trail use into trail signage.
- B-15. Promote the health benefits of activities supported by open space, natural areas, and trails, including walking, biking, and running.
- B-16. Evaluate the feasibility of expanding recreation programs in open space areas, such as special events, arts programs, and interpretive programs, without significant negative impact to the resource.

### **C. Recreation Facilities**

- C-1. Use the Master Plan recreation facility guidelines as a guide for meeting community needs.
- C-2. Develop and maintain partnerships to increase access to recreation facilities owned or managed by others, such as school or HOA facilities.
- C-3. Develop facility resources for drop-in recreation activities.
- C-4. Develop more accessible rental facilities, such as meeting spaces, wedding sites, and reservable group picnic areas, which can generate revenue and provide an important service to the community.
- C-5. Build indoor spaces to accommodate multiple uses, and provide for designated space for arts and cultural activities such as dance, theater, and fine arts classes.
- C-6. Develop a comprehensive sustainability policy for the planning, design, and management of recreation facilities.
- C-7. Evaluate existing amenities and practices according to sustainability standards.
- C-8. Evaluate materials and designs for durability, and select recreation facilities that provide the maximum cost/benefit to the District.





- C-9. Use green building techniques in the design and construction of recreation facilities.
- C-10. Promote the health benefits of activities supported by recreation facilities, including swimming and field sports.

### **S p o r t s F i e l d s**

- C-11. Consider the recreation facility guideline of one sports field/1,200 residents when planning for future needs.
- C-12. Work with partners to develop and maintain inventories and evaluations of sports facilities owned by the District and other agencies.
- C-13. Work with partner agencies, especially schools, to help meet demand for sport fields.
- C-14. Work with school districts and other partners to develop a plan to improve the quality and maintenance of school sports fields.
- C-15. Include sports fields in village and community parks, both public and private.
- C-16. Consider developing multi-use fields to accommodate different sports during different seasons.
- C-17. Provide outdoor lighting to expand usability and playing seasons in village parks, community parks, special use facilities, or in shared school/park facilities if appropriate.
- C-18. Consider the potential for all-weather field surfaces to improve durability and reduce maintenance costs.
- C-19. Consider designing dedicated sports fields in complexes to accommodate tournament play and to achieve maintenance and programming efficiencies.

### **O u t d o o r B a s k e t b a l l C o u r t s**

- C-20. Consider the recreation facility guideline of one basketball court/1,000 residents when planning for future needs.
- C-21. Include outdoor basketball courts in the designs for private and public neighborhood, village, and community parks.
- C-22. Partner with HOAs and local schools for public access to their existing outdoor basketball facilities.

### Tennis Courts

- C-23. Consider the recreation facility guideline of one tennis court/1,500 residents when planning for future needs.
- C-24. Consider tennis courts in the designs for village and community parks.
- C-25. Partner with HOAs for public use of private tennis facilities.
- C-26. Consider constructing tennis courts in groupings with amenities such as restrooms and viewing areas in order to accommodate tournament play.
- C-27. Explore the feasibility of providing indoor tennis courts.

### Aquatic Facilities

- C-28. When planning for future needs, consider the recreation facility guideline of two aquatic centers for a buildout population of 60,000 or less.
- C-29. Develop master plans and financial feasibility studies for all new aquatic facilities.
- C-30. Balance community demand for recreational and competitive swimming in planning for new pools.
- C-31. Consider diverse aquatic recreation opportunities that could draw attendance and generate revenue, such as spray features, water play attractions, fitness equipment, rental facilities, and facilities to support competitive swimming.

### Playgrounds

- C-32. Consider the recreation facility guideline of one playground per 1,000 residents when planning for future needs.
- C-33. Partner with local schools and HOAs to allow public access to other providers' playground facilities.
- C-34. Include playgrounds in the designs for neighborhood, village, and community parks.
- C-35. Provide regional-scale playgrounds in community parks.
- C-36. Provide large-scale playgrounds in village parks.

### Skate Parks

- C-37. Consider including major skate features in community parks.
- C-38. Consider including small-scale skate features in the design of neighborhood and village parks.



### Gymnasiums

- C-39. Consider the recreation facility guideline of one gymnasium per 2,700 residents when planning for future needs.
- C-40. Continue partnering with school districts to ensure community access to school gymnasiums and work with partners to increase access to adult-sized gymnasium space.
- C-41. Include gymnasiums in all multi-use community centers developed in the future.

### Community, Teen, and Senior Centers

- C-42. When planning for future needs, consider a guideline of at least one multi-use community center per 20,000 residents.
- C-43. Develop all new centers at a minimum of 40,000 square feet.
- C-44. Strive to build multi-use facilities with flexible, adaptable programming space whenever feasible, rather than single purpose buildings, such as senior or youth centers.
- C-45. Develop a financial feasibility study for all new community centers before construction.
- C-46. Upgrade the existing community center and recreation buildings to better meet community needs.
- C-47. Consider partnering with HOAs for the use of clubhouse facilities with adequate space to accommodate small-scale programming.

### Support Facilities

- C-48. Include office space in all new community center and recreation buildings.
- C-49. Include storage space in plans for all future recreation facilities.

### Other Recreation Facilities

- C-50. Explore the feasibility of providing dog park areas in village and community parks and build these facilities where appropriate.
- C-51. Continue monitoring trends in recreation, providing opportunities for community input, and working with other private and public organizations to address emerging needs and trends, such as the need for specialized outdoor sports facilities and other recreation facilities.
- C-52. Consider lighting and shade structures to extend the use of outdoor facilities such as skate parks, basketball courts, and children's play areas where appropriate.

**D. Recreation Programs**

- D-1. Provide community-driven recreation services that:
- Provide opportunities to enjoy nature and the outdoors
  - Connect people, building stronger families and neighborhoods
  - Promote youth development
  - Increase opportunities for youth, adults, seniors, and those that are not physically able
  - Improve health and wellness
- D-2. Establish a delivery system that provides equal access to recreation programs for all residents in a variety of community facilities, including:
- Community centers
  - Aquatic facilities
  - Athletic fields, courts, and indoor facilities
  - Schools
  - Facilities provided by other public, private, and commercial organizations and partner agencies
- D-3. Provide services to all residents within the following program areas:
- Preschool Activities
  - Youth Activities
  - Youth Sports
  - Aquatics/Water Sports
  - Tennis
  - Fitness
  - Adult Sports
  - Adult Classes
  - Arts and Cultural Activities
  - Senior Activities
  - Special Events
- D-4. Develop a strategy to meet the recreation needs of a growing senior population.



- D-5. Expand programming in areas where residents are currently traveling outside of the District to participate, such as aquatics, sports, the fine arts, performing arts, and cultural events.
- D-6. Offer intergenerational programming in addition to more traditional age-specific programming.
- D-7. Provide opportunities for drop-in and short-term activities and events that capitalize on residents' limited leisure time.
- D-8. Create a system for continually assessing recreation program demand and develop programs to meet changing demand.
- D-9. Emphasize the benefits most important to the community in planning recreation programs.
- D-10. Develop a systematic tool for evaluating existing programs in terms of attendance, recreation benefits, and effectiveness in meeting community needs. On a periodic basis, adjust services accordingly.
- D-11. Develop a system for tracking program income and expenses and use this data to help assess program performance.
- D-12. Refine the long-term financial plan for the delivery of recreation services based on community values, including cost recovery goals for each program area and user fees.
- D-13. Consider new fundraising mechanisms, such as running, bike, or adventure races.
- D-14. Continue to partner with private organizations and sports providers to offer a wide variety of program offerings to area residents.
- D-15. Ensure that CSD programming expands with population growth and that sports facilities are sufficient to meet program needs.
- D-16. In the short term, increase programming in those areas that do not require significant capital improvements, such as senior activities, adult sports, and special events.
- D-17. Over the long term, consider increasing programming in high interest and high revenue program areas, including aquatics, fitness, adult sports, adult classes, and special events.

#### **P r e s c h o o l   A c t i v i t i e s**

- D-18. Continue to partner with private agencies to provide a wide range of opportunities for preschoolers and their families.
- D-19. Continue to focus on the preschool enrichment niche.

- D-20. Consider expanding preschool enrichment and recreational childcare programs.
- D-21. Develop appropriate preschool activity space to accommodate District-operated programs.

### **Y o u t h   A c t i v i t i e s**

- D-22. Use current needs assessment results as a guide for expanding youth activities.
- D-23. Provide youth activities that promote health and wellness.
- D-24. Expand teen programs utilizing the new teen center, continuing to subsidize them at high rates.
- D-25. Incorporate more revenue-generating, movie-centered activities into the program offerings, such as movies in the park and dive-in movies.
- D-26. Ensure that adequate and appropriate space in any new CSD facility is set aside to house youth activities, such as dance, classes, and camps.
- D-27. Expand partnerships with outside agencies and private businesses to provide additional youth services.

### **Y o u t h   S p o r t s**

- D-28. Work with other providers to develop a comprehensive plan to meet sports needs for youth.
- D-29. Expand youth sports programming in the areas that currently have high participation and high demand, such as basketball, soccer, and tennis.
- D-30. Consider developing alternative sports programming, such as skiing/snowboarding, mountain biking, and canoe/kayaking.
- D-31. Ensure that sports program offerings reflect the desires of youth to play both competitively and recreationally.
- D-32. Develop a systematic method for allocating sports fields for use by youth programs.



### **A q u a t i c s / W a t e r   S p o r t s**

- D-33. Expand aquatics programming to capitalize on high rates of recreational swimming participation in the community.
- D-34. Continue to develop aquatic programs that emphasize family and youth development.
- D-35. Provide additional pool-based special events for families and teens.

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## CHAPTER 4

- D-36. Expand competitive swimming programs by adding a second swim team.
- D-37. Develop aquatic-based therapeutic programs for seniors and people with disabilities.
- D-38. Expand open swim hours to provide opportunities for adults to use small blocks of leisure time.
- D-39. Consider expanding the District's swim facilities.

### Tennis

- D-40. Consider expanding tennis programming.
- D-41. Develop more drop-in and weekend tennis activities, such as round robins or pickup doubles matches.
- D-42. Improve facility conditions and provide information about classes and drop-in opportunities to increase participation.

### Fitness

- D-43. Expand fitness programming to reflect community demand for walking, running, aerobics, yoga, Pilates, and tai chi.
- D-44. Consider a drop-in style of fitness provision, allowing participants to participate in any given program on any given day.



### Adult Sports

- D-45. Work with other providers to develop a comprehensive plan for meeting adult sport needs.
- D-46. Expand adult sports offerings to respond to community interest, high revenue potential, and the current lack of other providers.
- D-47. Consider expanding adult sports activities in the following areas: basketball, soccer, golf, volleyball, and baseball.
- D-48. Develop adult drop-in sports activities in the evening and on weekends.
- D-49. Develop a systematic method for allocating sports field use by adult sports programs.

### Adult Classes

- D-50. Given high rates of revenue recovery and interest, consider expanding adult special interest classes, such as arts and crafts, nature activities, theater and cultural/performing arts, and volunteer opportunities.

- D-51. Develop drop-in and short-term programs to fit the schedules of busy, working adults.

### **Senior Activities**

- D-52. Provide more passive and active recreation programs for seniors and older adults, such as fitness classes, senior leagues, volunteer opportunities, and outdoor activities, to reflect changing demographics and trends.
- D-53. Emphasize activities which foster intergenerational interaction.
- D-54. Investigate transportation alternatives for seniors, especially as the senior center is developed separately from the Community Activities Building.

### **Special Events**

- D-55. Expand special event offerings, building on activities that residents participate in most frequently and would like to participate in more often.
- D-56. Expand outdoor and nature-based offerings, especially skiing, snowboarding, and hiking/outdoor adventure trips.
- D-57. Continue to provide and expand outdoor concerts and cultural events.

## **E. Organization (Internal Processes)**

### **Maintenance**

- E-1. Establish and meet park maintenance standards.
- E-2. Establish maintenance unit costs and annually review these for budgeting purposes for the following:
- General park development
  - Open space
  - Trails
  - Recreation amenities
  - Special use areas
- E-3. Design new parks for efficient maintenance by developing maintenance management plans prior to construction, evaluating operational impacts and feasibility, and involving maintenance and program staff in the design process.
- E-4. Incorporate labor-saving elements, such as mow strips, in park design.



- E-5. Standardize and upgrade park site furnishings for ease of maintenance.
- E-6. Retain, replace, and introduce native plants wherever appropriate.
- E-7. Implement maintenance techniques that protect and enhance natural resources and minimize disturbance to natural vegetation and critical wildlife habitats.
- E-8. Use sustainable best management practices for parks maintenance and provide for staff development in these areas.
- E-9. Emphasize integrated pest management (IPM) techniques and encourage staff development in IPM techniques.
- E-10. Implement best management practices to assist in meeting local, County, State, and Federal environmental standards.
- E-11. Budget and schedule for system-wide renovation programs of critical recreation components, including fields, courts, play areas, and amenities.
- E-12. Provide a routine preventive maintenance program for all parks, facilities, equipment, vehicles, and other assets.
- E-13. Regularly assess long-term maintenance, repair, and replacement needs for all parks, facilities, and equipment.
- E-14. When upgrading or renovating existing parks and recreation facilities, add features that meet current needs, address ADA accessibility and sustainability issues, and maximize maintenance and operations efficiencies.

#### **Financial Resources**

- E-15. Develop and adhere to a long term capital spending plan that results in a balanced budget.
- E-16. Practice fiscal responsibility in all acquisitions and expenditures.
- E-17. Develop a policy for managing donations and grants, and establish a program that maximizes these resources.
- E-18. Ensure that donations are consistent with the Master Plan.
- E-19. Consider voter-approved initiatives, such as Landscape and Lighting Districts, bonds and serial levies, to finance improvements.
- E-20. Maintain and enhance general fund support of parks, recreation programs, and maintenance.
- E-21. Create an “Opportunity Fund” to act on future opportunities to protect natural areas or acquire parkland as it becomes available.

- E-22. Consider increasing the number of revenue-generating programs to improve funding and cross-subsidize program services.
- E-23. Pursue local business sponsors to subsidize fees for high-cost programs, such as an “Adopt-a-Program” effort.
- E-24. Maintain and enhance CSD scholarships and other mechanisms to support recreation access for low income residents.
- E-25. Assess the District’s progress towards its goals by establishing performance measures.
- E-26. Develop a strategy to develop and fund arts in parks.

### **P a r t n e r s h i p s**

- E-27. Continue cultivating positive, strong relationships with current partners.
- E-28. Partner with businesses to provide services and amenities, such as vendors in parks.
- E-29. Pursue and maintain effective partnerships with public, private, and non-profit organizations to maintain parks and recreation facilities.
- E-30. Consider partnerships for joint facility development and maintenance for community centers, athletic fields, and other needed major facilities.
- E-31. Formalize all partnerships through written agreements that specify responsibilities, liability, financial and other terms, including provisions for how to transition or end partnerships.
- E-32. Evaluate partnerships to review their effectiveness and to identify areas for improvement.

### **V o l u n t e e r P r o g r a m s**

- E-33. Develop a coordinated volunteer recruitment, training, and recognition program.
- E-34. Consider hiring a coordinator to recruit volunteers for all programs, including youth and senior community service volunteers.
- E-35. Emphasize community involvement and volunteerism to involve individuals, groups, and businesses in the planning, design, maintenance, operation, and programming of parks and recreation facilities.
- E-36. Develop a park adoption program to promote adoption of all significant parks, trails, recreation, and open space facilities.



- E-37. Market volunteerism as a recreation activity.

### Administration

- E-38. Continue developing a work environment that promotes trust, respect, open communication, and teamwork between all levels of staff.
- E-39. Regularly evaluate the employment needs of the District.
- E-40. Implement staff development and training programs on a wide range of topics, such as customer service, volunteer coordination, natural resource stewardship, diversity, inclusion, and youth issues.



### Planning and Design

- E-41. Provide leadership, management, and expertise for the acquisition, planning, design, and implementation of projects involving parks and recreation facility resources District-wide.
- E-42. Coordinate planning efforts with other regional agencies and with regional planning efforts, such as the County General Plan, adopted specific plans, and the County Bicycle Transportation Plan.
- E-43. Improve coordination of long-range planning efforts with local school districts to ensure the availability and accessibility of play areas, athletic fields, open space, and indoor facilities.
- E-44. Adopt the Master Plan design guidelines for park types.
- E-45. Prepare master plans for parkland prior to development, major improvement, or renovation to promote cohesive, quality design and to ensure that plans are consistent with community needs.
- E-46. Periodically evaluate the need to update park master plans for existing parks.
- E-47. Develop and implement an ADA transition plan for facilities and parks.
- E-48. Develop a Trails Master Plan that will link parks and recreation facilities with other community destination points.
- E-49. Work with the California Department of Transportation (Caltrans), El Dorado County, and other agencies to improve access to parks and recreation facilities, including access for persons with disabilities, bicycles, pedestrians, and users of public transportation.

- E-50. Protect, manage, and restore views of scenic resources and from scenic viewpoints.
- E-51. Minimize the impacts of parks and community facilities on biological resources.
- E-52. Incorporate natural resource enhancement into plans for park and facility development where appropriate.
- E-53. Develop a comprehensive sustainability strategy for parks, recreation, and open space management, including:
  - A definition of sustainability as it relates to District services
  - A set of sustainability standards or “best management practices” for District services
  - A series of baseline sustainability indicators and measures which can be used to inventory and assess current practices
- E-54. Use environmentally sustainable park development practices and green building techniques.
- E-55. Incorporate best management practices, such as those for asbestos mitigation, fire management, flood control, erosion control, pollution and discharge elimination, and stormwater runoff, into park planning, design and construction.
- E-56. Enhance opportunities for public art in parks, including performance art and temporary art installations.
- E-57. Implement a consistent park signage program for use throughout the system.
- E-58. Minimize the impacts of parks and community facilities on adjacent development, including impacts of noise, traffic, and lights.
- E-59. Balance long-term, community-wide interest with the interests of neighborhoods and individuals when planning and designing the District’s park and recreation system.
- E-60. Assess community needs and update the Park and Recreation Facility Master Plan every five years to respond to changing trends.



### Public Information and Program Marketing

- E-61. Develop a marketing and public relations plan to continue to inform residents about programs, parks, and facilities and to reach a broader audience, including new residents.

- E-62. Implement benefits-based marketing strategies to increase awareness and participation among targeted groups, such as seniors.
- E-63. Reference the website, [www.edhcsd.org](http://www.edhcsd.org), in all marketing efforts and update the website periodically to maximize marketing opportunities.
- E-64. Strive to incorporate new technologies that enhance community access to information.
- E-65. Emphasize the sources of information for drop-in and self-initiated activities in the Recreation Program Guide.
- E-66. Enhance communication with the public by seeking alternative methods of increasing program awareness, such as community open houses, presentations to neighborhood groups, electronic billboards, and booths at community events.
- E-67. Continue providing information about accessibility for people with disabilities in all marketing materials and provide outreach to inform people with disabilities about recreation opportunities.
- E-68. Strengthen relationships with all local media.
- E-69. Encourage use of parks and natural areas by providing:
  - Printed maps at trail heads and public counters;
  - Interpretive map signage; and
  - Newspaper articles or notices containing information on trail features or parks.
- E-70. Develop outreach materials to communicate evolving trends in parks and open space management to promote stewardship and public understanding.
- E-71. Consider use of temporary on-site interpretive signage as appropriate to clearly identify public benefits of maintenance and development efforts.
- E-72. Provide public information to educate the community about parks maintenance issues and benefits, such as invasive species, vandalism, play area safety, native plants, etc.
- E-73. Support community- and neighborhood-building efforts by continuing to sponsor and participate in events such as grand openings, community service projects, and volunteer recognition events.
- E-74. Track and measure the effectiveness of the public information program on a regular, ongoing basis.

## Public Involvement

- E-75. Continue involving citizens in park design and development, as well as in program development from the earliest possible stage.
- E-76. Develop innovative strategies to improve citizen involvement in parks and open space planning efforts, such as teleconferences, electronic on-line chat rooms, child care at meetings, and partnerships with schools.
- E-77. Develop a term-limited Community Advisory Committee as a strategy for gathering public input.
- E-78. Develop and administer methods to measure performance of public involvement efforts over time on a regular basis.
- E-79. Identify segments of the community that are under-represented in community discussions and develop new tools to increase their involvement.
- E-80. Develop and maintain stakeholder lists and provide targeted outreach relating to key program and service areas, addressing uses such as:
- Active recreation
  - Bicycling
  - Walking/jogging/running paths and hiking trails
  - Natural resource interpretation and protection
  - Accessibility for people with disabilities







## **5. Implementation**

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## **IMPLEMENTATION**

This chapter identifies and prioritizes projects recommended in the *Parks and Recreation Facilities Master Plan*. Anticipated costs for the highest priority projects are presented. The District's funding history is analyzed and potential revenues which may be available to implement the plan are noted.

Based on potential revenues, a six-year implementation strategy for specific improvements is proposed. Two possible approaches are recommended. One uses a wide variety of sources, including General Fund, Quimby fees, park impact fees (PIF), and Landscape and Lighting Assessment District revenue, to fund high priority projects. The other approach relies on PIF income to cover a greater proportion of project costs. Both approaches are designed to allow the District maximum flexibility to respond to changing needs and unanticipated opportunities. In either case, costs and revenues should be continuously monitored by the CSD, and project implementation should be based on both specific needs and actual District revenues. Anticipated maintenance and operations costs associated with the financing options also are identified in this chapter.

### **Project Priorities**

The strategies recommended in Chapter 4 include numerous capital and non-capital projects. Because the anticipated cost for all improvements will exceed the District's financial capabilities, District staff, the Community Advisory Committee, and the Board of Directors prioritized potential projects. The following criteria were considered:

- **Meets Master Plan needs:** Projects were prioritized based on their ability to meet facility needs as identified in the Community Needs Assessment. This includes meeting community needs in unserved areas and satisfying relevant requirements, such as ADA and safety guidelines. In addition, priority was determined based on the projects' capacity to expand the District's recreation opportunities; secure needed parkland; and leverage potential for grant funding, cost-shared partnerships, and/or joint development, especially public/private partnerships.
- **Improves operations and maintenance:** Projects were also prioritized based on their ability to improve District operations. Projects were ranked high priority contingent upon the presence of a dedicated funding source and their ability to recover cost through programming, user fees, rentals, and/or joint use agreements. Priority was also



determined by the ability of the proposed project to maintain or enhance the condition of existing District resources.

- **Strengthens the community:** Lastly, proposed projects were prioritized based on their ability to enhance neighborhood image and strengthen community identity. In addition, projects that would serve a diverse cross-section of the community and projects that have potential for positive economic impact were ranked high in priority.

Based on these criteria, projects were assigned a priority of I through IV, where priority I projects are the highest priority, and priority IV are the lowest.. Detailed lists of all capital and non-capital projects, along with their priorities, are presented in Appendix D. Map 2 shows the proposed locations for new parks and major recreation facilities.

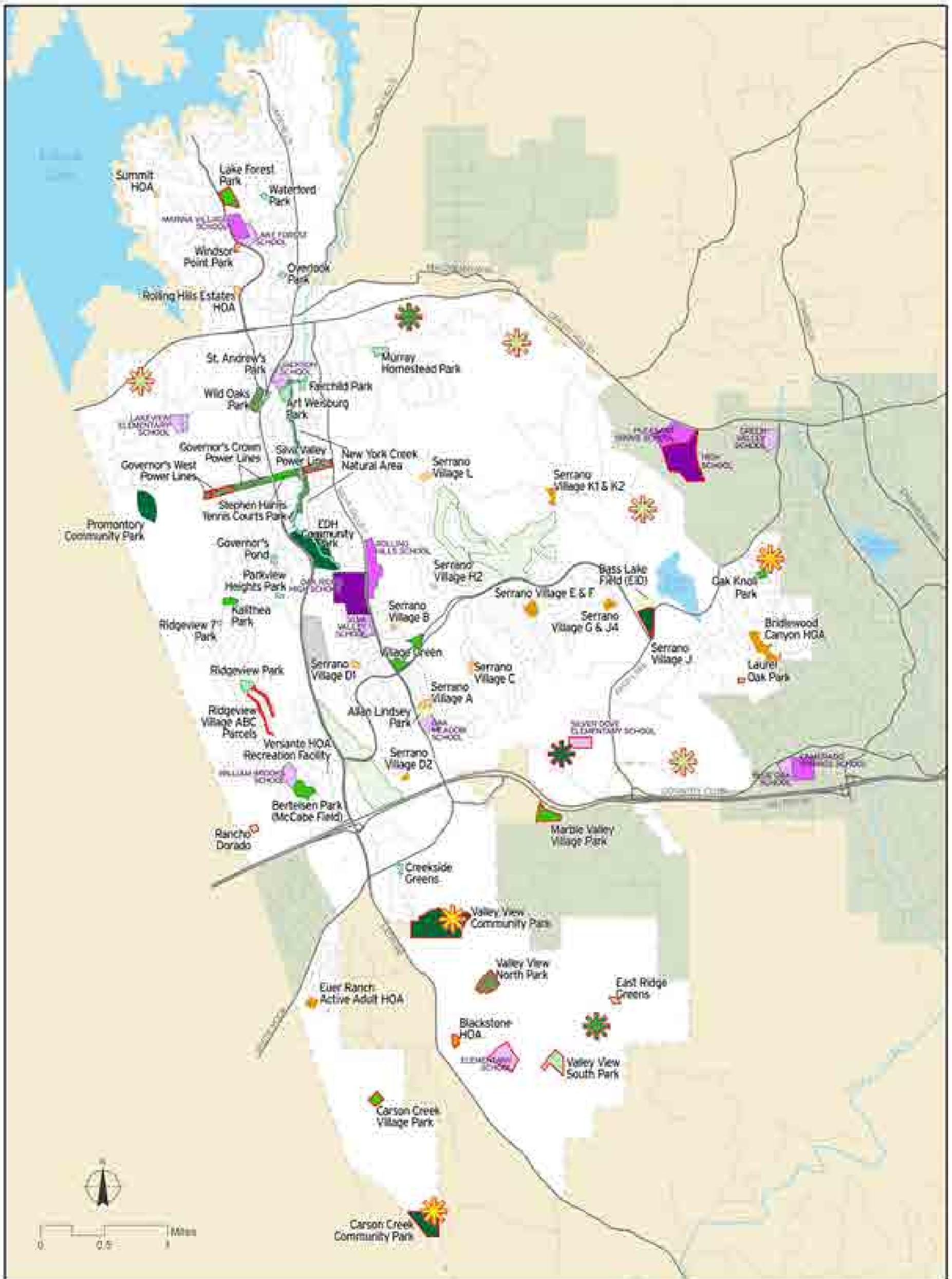
**Capital and Non-Capital Projects**

Once projects were prioritized, cost estimates for all priorities were developed. For projects already identified in the CSD’s annual capital improvement plan, costs from the CIP were incorporated. For new projects, the cost assumptions in Table 1 were used. Tables 2 and 3 summarize final capital and non-capital cost estimates by priority.

**Table 1: Cost Assumptions for Capital and Non-Capital Projects**

<b>Project</b>	<b>Cost/Unit</b>
Land Acquisition	\$215,000/acre
<b>Master Plans</b>	
Neighborhood Park	\$25,000
Village Park	\$30,000
Community Park	\$50,000
Open Space	\$25,000
Trail	\$50,000
<b>Development</b>	
Neighborhood Park	\$300,000/acre
Village Park	\$450,000/acre
Community Park	\$633,000/acre
Open Space	\$25,000/acre
Trail	\$400,000/mile
<b>Additional Costs</b>	
Administration	6% of development costs
Architecture/Engineering	12% of development costs
Contingency	15% of development costs

\* Costs are in 2006 dollars and do not reflect inflation.



Proposed Facility	Neighborhood Park	Elementary School
Proposed NP	Village Park	Middle School
Proposed VP	Community Park	High School
Proposed CP	Open Space	Archery Range
Future Park or School	Private Village Park	El Dorado Hills CSD
Special Use Area	Private Neighborhood Park	Other CSDs
	Golf Courses	Major Roads

**Map 2: Existing, Planned, and Proposed Parks and Recreation Facilities**

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**Table 2: Summary of Proposed Capital Projects by Priority**

Project		Priority I	Priority II	Priority III	Priority IV	Total
<b>Parks</b>						
Development	Neighborhood Parks	\$415,362	\$451,160	\$2,063,000	\$5,419,800	\$8,349,322
	Village Parks	\$3,957,559	\$4,119,800	\$31,800	\$17,719,100	\$25,828,259
	Community Parks	\$18,619,718	\$53,000	\$22,647,474	\$22,901,940	\$64,222,132
	Special Use Areas	\$0	\$0	\$0	\$0	\$0
	<i>Subtotal</i>	\$22,992,639	\$4,623,960	\$24,742,274	\$46,040,840	\$98,399,713
Improvements	Neighborhood Parks	\$202,464	\$1,061,473	\$52,200	\$450,172	\$1,766,308
	Village Parks	\$273,412	\$0	\$0	\$261,577	\$534,989
	Community Parks	\$1,375,107	\$0	\$0	\$1,551,543	\$2,926,650
	Special Use Areas	\$26,080	\$0	\$0	\$86,830	\$112,910
	<i>Subtotal</i>	\$1,877,064	\$1,061,473	\$52,200	\$2,350,121	\$5,340,857
<b>Open Space, Natural Areas, Trails</b>						
<i>Subtotal</i>	\$617,451	\$93,500	\$725,675	\$110,250	\$1,546,876	
<b>Recreation Facilities</b>						
New Facilities	\$2,787,706	\$44,511,800	\$0	\$8,786,400	\$56,085,906	
Improvements	\$1,100,174	\$530,670	\$530,670	\$3,537,800	\$5,699,314	
<i>Subtotal</i>	\$3,887,880	\$45,042,470	\$530,670	\$12,324,200	\$61,785,220	
<b>Organization</b>						
<i>Subtotal</i>	\$149,330	\$0	\$0	\$558,124	\$707,454	
<b>Total</b>	<b>\$29,524,363</b>	<b>\$50,821,403</b>	<b>\$26,050,819</b>	<b>\$61,383,535</b>	<b>\$167,780,120</b>	

**Table 3: Summary of Proposed Non-Capital Projects by Priority**

Project	Priority I	Priority II	Priority III	Priority IV	Total
<b>Open Space, Natural Areas, and Trails</b>					
<i>Subtotal</i>	\$318,000	\$0	\$0	\$0	\$318,000
<b>Recreation Facilities</b>					
<i>Subtotal</i>	\$106,000	\$37,100	\$0	\$0	\$143,100
<b>Recreation Programs</b>					
<i>Subtotal</i>	\$75,000	\$0	\$0	\$0	\$75,000
<b>Organization</b>					
Administration	\$0	\$0	\$0	\$0	\$0
Financial Resources	\$1,465,895	\$1,392,395	\$1,392,395	\$886,300	\$5,136,985
Planning and Design	\$443,600	\$84,000	\$54,000	\$54,000	\$635,600
Marketing	\$0	\$15,900	\$0	\$0	\$15,900
<i>Subtotal</i>	\$1,909,495	\$1,492,295	\$1,446,395	\$940,300	\$5,788,485
<b>Total</b>	<b>\$2,408,495</b>	<b>\$1,529,395</b>	<b>\$1,446,395</b>	<b>\$940,300</b>	<b>\$6,324,585</b>

\* Costs are in 2006 dollars and do not reflect inflation.

## CHAPTER 5

**Table 4: History of Revenue Sources for Capital Projects**

Funding Source	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
General Fund <sup>A</sup>	\$183,708	\$74,298	\$511,494	\$683,672	\$905,357
Park Impact Fees	\$2,050,508	\$2,037,539	\$2,316,617	\$2,626,681	\$2,099,446
Quimby Fees	\$33,147	\$114,484	\$0	\$199,705	\$192,000
Grants	\$0	\$0	\$0	\$48,000	\$64,000
Donations	\$100	\$651	\$0	\$13,074	\$0
<b>Total</b>	<b>\$2,267,463</b>	<b>\$2,226,972</b>	<b>\$2,828,111</b>	<b>\$3,571,132</b>	<b>\$3,260,803</b>

<sup>A</sup> For FY 2004 and 2005, General Fund totals include income for deferred maintenance items.

\* Costs are in 2006 dollars and do not reflect inflation.

### District Revenues

To determine potential revenues for funding plan improvements, the District's funding history was analyzed and future revenues were projected. In the past, the District generally has used several funding sources including park impact fees to pay for capital projects, while nearly all non-capital projects have been funded out of the General Fund. Table 4 shows capital project revenue trends for major sources over the past five fiscal years.

In order to forecast future revenues, several assumptions were made. These assumptions are described below. Projected future funding is summarized in Table 5.

- **General Fund:** Over the past four years, the General Fund allocation for capital projects has ranged from a low of \$74,300 to a high of over \$900,000 (Table 4). While the five year average is approximately \$472,000 annually, the average over the last three years is significantly higher, \$700,000. Part of this variance in expenditures is due to the fact that the CSD Board has allocated additional funding to capital projects from the General Fund when budgets have been exceeded or funds are unavailable. A major recommendation of this plan is that the CSD Board continue to adopt and adhere to a long-term capital spending plan that results in a balanced budget. However, because the national economy is projected to grow in the near term, a future annual General Fund allocation of \$650,000 is assumed. Over a six year period this will amount to \$3.9 million (Table 5).
- **Park Impact Fees (PIF):** For the last five years, the average revenue generated from park impact fees in El Dorado Hills was \$2,226,158 annually (Table 4). However, the District plans to reevaluate its park impact fees and it is assumed that, pending this reevaluation, PIF revenues will increase significantly. The CSD will review and update the park

impact fee Nexus Study in order to identify the precise development impact fees that are needed so that new development funds its fair share of new facilities. A review and update of the Nexus Study should be conducted on a regular basis through the CSD’s buildout to ensure adequate funding from this source. For this funding analysis, two alternative scenarios have been considered. In the first scenario, the PIF rate for senior housing is increased to approximately \$8,300/unit and the single family rate is increased to \$14,000/unit. Assuming that the pace of building in the CSD remains steady, this scenario results in a total PIF income of approximately \$36 million over the next six years. In the second scenario, estimated PIF rates are based on the total cost of eligible projects in the Master Plan CIP. Of the \$174 million required to complete Master Plan capital projects, approximately \$130 million are assumed to be eligible for PIF funding. By dividing the total PIF eligible project costs into the number of remaining unbuilt housing units in the CSD (7,892), approximate fees of \$11,500 for senior housing units and \$20,500 for single family homes can be derived. Assuming a steady building rate over the next six years, these estimated fees will generate revenues totaling approximately \$52 million (Table 5).

- **Quimby In Lieu Fees:** Quimby fees are development fees that can be paid in either cash or land. Over the last several years, the annual District revenue in cash or equivalent land value has varied from \$0 to almost \$1 million. Based on anticipated housing starts, it is estimated that the revenue from Quimby fees in either cash or land value will total about \$300,000 annually (Table 5).
- **Grants:** In the past five years, the District has received a total of <sup>A</sup> \$112,000 in park grant revenue from Proposition 12 and 40 (Table 4).

**Table 5: Summary of Future Funding Sources (Six Years)**

<b>Revenue Source</b>	<b>Total</b>
General Fund	\$3,900,000
Park Impact Fees <sup>A</sup>	\$36,000,000 - \$52,000,000
Quimby Fees <sup>B</sup>	\$1,800,000
Grants	\$300,000
Donations	\$120,000
Miscellaneous <sup>C</sup>	\$3,482,000
<b>Total</b>	<b>\$45,602,000 - \$61,602,000</b>

Exact PIF revenue contingent on Nexus Study update.

<sup>B</sup> Includes cash and equivalent land value.

<sup>C</sup> Includes \$3.25 million from Serrano and \$205,000 El Dorado County for earmarked projects.

\* Revenues are in 2006 dollars and do not reflect inflation.

These are non-competitive grants allocated on a per capita basis, which the District is currently using to fund the skate park and teen center projects in the Community Park. While the District has not aggressively sought other grants, they could be pursued as a revenue source. In comparison to other agencies, the District's revenues from grants are low. Contributing factors are the limited staff time available to research and pursue grants and the community's relatively high income level. For this study, it is assumed that over a six year period, the District will receive about \$300,000 of grant funds (Table 5). This includes the dedicated Proposition 40 money as well as other grants.

- **Donations:** The District also receives donations, but in comparison to other agencies revenues from donations are relatively low (Table 4). Over the past several decades, the Lions Club, EDH Vision, the Boy Scouts, and numerous individuals have made significant donations to the CSD. The most substantial gift of the past 10 years has been the Rotary's pledge of more than \$100,000 for the Teen Center at Community Park. It is assumed that annual donations equal approximately \$20,000 in either cash or in-kind services, or \$120,000 over a six year period. (Table 5).
- **Miscellaneous Sources:** Miscellaneous sources are those unanticipated funds that the District receives. For the purposes of the this plan, one-time revenues for specific projects from both Serrano and El Dorado County have been included in the miscellaneous category (Table 5).

Appendix E includes a description of future funding sources.

### **Financing Strategy**

Because of the cost of funding all of the capital and non-capital projects presented in the plan exceeds the District's financial capacity in the short term, two six-year financing strategies are presented. Both options use revenue assumptions to address projects of highest priority. Based on the option selected, a separate short-term Capital Improvement Plan document should be prepared. This will allow an annual update of the CIP without necessitating an update of the entire Master Plan. The actual timing of CIP implementation should be tied to the pace of development in the CSD, the availability of revenue sources, and the real costs of facilities. The District should regularly evaluate the long term funding plan and adjust it accordingly.

Option A

Option A involves the assignment of annual expenditures from the General Fund, park impact fees, a small amount from grants and other sources, and revenue from a District-wide Landscape and Light Assessment District (LLAD). In Option A, it is assumed that PIF fees will generate a total income

**Table 6: Option A - Example Six-Year Expenditures**

<b>Priority I Capital Projects</b>		<b>Cost</b>
<b>Parks</b>		
New Park Development	Build Creekside Greens	\$71,442
	Build Laurel Oak Park	\$280,000
	Develop Conceptual Plan for Valley View parks	\$33,920
	Develop Master Plan for Windsor Point Park	\$30,000
	Develop Master Plan and build Lake Forest Park	\$983,940
	Develop Conceptual Plan for Valley View Elementary	\$30,979
	Build Valley View Elementary	\$2,942,640
	Build Bass Lake Active Sports Park (Phase I)	\$8,924,443
	Build Promontory Community Park (Phase I)	\$5,896,953
	Build Serrano Village J Community Park	\$3,423,322
Develop Master Plan for Valley View Community Park	\$375,000	
Park Improvements	Renovate Governor's Pond	\$32,491
	Renovate Parkview Heights	\$19,978
	Renovate Ridgeview Unit 7	\$20,977
	Develop new Master Plan for St. Andrews Park	\$53,000
	Renovate Waterford Park	\$76,018
	Renovate Kalithea Park	\$39,961
	Develop new Master Plan for Oak Knoll Park	\$31,800
	Renovate Stephen Harris Tennis Courts Park	\$201,651
	Renovate Community Park	\$1,375,107
	Renovate Allan Lindsay Field	\$14,527
Renovate Bass Lake Field	\$11,553	
<b>Open Space, Natural Areas, and Trails</b>		
Build New York Creek Nature Trail	\$411,957	
Develop bike path on Harvard Way	\$205,494	
<b>Recreation Facilities</b>		
Develop infill tennis and basketball courts	\$904,401	
Develop Master Plan for community center #1	\$100,000	
Build skate park in EDH Community Park	\$265,080	
Build Teen Center in EDH Community Park	\$1,518,225	
Renovate Harvard Way parking and entrance	\$569,504	
Upgrade school district fields	\$530,670	
<b>Organization</b>		
Maintain maintenance vehicles and equipment	\$149,330	
Park and facility maintenance <sup>A</sup>	\$2,924,812	

## CHAPTER 5

**Table 6 (cont.): Option A – Example Six-Year Expenditures**

<b>Priority II Capital Projects</b>	<b>Cost</b>
Build community center #1	\$20,100,000
Build office space	\$9,380,000
Build Windsor Point Park	\$451,160
Develop Master Plan for Carson Creek Community Park	\$53,000
Develop new Master Plan for Art Weisberg Park	\$26,500
Develop new Master Plan for Ridgeview Park	\$26,500
Develop Master Plan for Governor’s West Power Lines	\$26,500
Build Governor’s West Power Lines	\$67,000
Upgrade school district fields	\$530,670
<b>Total Capital Projects</b>	<b>\$63,110,505</b>

<b>Priority I Non-Capital Projects</b>	<b>Cost</b>
<b>Open Space, Natural Areas, and Trails</b>	
Develop an integrated Open Space Management Plan	\$212,000
Develop Site Management Plans	\$106,000
<b>Recreation Facilities</b>	
Develop financial feasibility study for community center #1	\$53,000
Develop financial feasibility study for Oak Knoll pool	\$53,000
<b>Recreation Programs</b>	
Conduct survey every 3 years	\$75,000
<b>Organization</b>	
Establish an “Opportunity Fund”	\$481,300
Maintain and enhance CSD scholarship program	\$73,500
Make financing payments	\$506,095
Pay government fees	\$405,000
Complete Nexus Study annually <sup>B</sup>	\$45,000
Develop an ADA Transition Plan	\$63,600
Develop a Trails Master Plan	\$212,000
Develop a comprehensive sustainability strategy	\$53,000
Implement consistent park signage program	\$70,000
<b>Priority II Non-Capital Projects</b>	
Financial Feasibility Study for El Dorado Hills golf course	\$37,100
Develop a Maintenance Management Plan	\$30,000
Provide printed park, recreation facility, and trails maps	\$15,900
<b>Total Non-Capital Projects</b>	<b>\$2,491,495</b>

<b>Total All Projects</b>	<b>\$65,602,000</b>
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<sup>A</sup> Amount shown is significantly less than actual projected maintenance costs.

<sup>B</sup> Includes Nexus Study for five additional years at \$9,000 per year.

\* Cost are in 2006 dollars and do not reflect inflation.

of \$36 million. The LLAD revenue available for projects could vary. For example, if the District chose to pursue a LLAD for \$20 million, it could fund all Priority I capital and non-capital projects (Table 6). In addition, the District could add several Priority II capital and non-capital projects, including

**Table 7: Option A – Bond Amounts and Annual Cost by Housing Unit**

Option A Sources without LLAD		Total Project Cost	Annual Debt Service	Cost per Housing Unit*
	Bond Amount			
\$45,602,000	\$5,000,000	\$50,602,000	\$409,761	\$34.15
\$45,602,000	\$10,000,000	\$55,602,000	\$819,523	\$68.29
\$45,602,000	\$15,000,000	\$60,602,000	\$1,229,284	\$102.44
\$45,602,000	\$20,000,000	\$65,602,000	\$1,639,046	\$136.59

\* Based on 12,000 units

the construction of a new community center and the development of office space. Additional funding could be used towards projected maintenance expenses (Table 6). Project costs would total \$65,602,000. Table 7 shows the average annual cost per housing unit for four levels of LLAD funding - \$5 million to \$20 million. The cost per housing unit ranges from \$34 to \$137 per year.

If the Board elects to move forward with Option A, a specific capital improvement program should be developed based on an LLAD amount that community members are likely to support. Further, a scientific survey should be conducted to test public opinion regarding this funding strategy prior to beginning a Landscape and Lighting Assessment District campaign.

**Option B**

Option B relies more heavily on PIF funding to cover project costs, and therefore the range of projects is restricted. Option B assumes that PIF rates are updated based on the cost of eligible projects in the Master Plan CIP and that PIF revenue totals \$52 million. In Option B, most Priority I capital

**Table 8: Option B – Six-Year Expenditures**

Priority I Capital Projects		Cost
<b>Parks</b>		
New Park Development	Build Creekside Greens	\$71,442
	Build Laurel Oak Park	\$280,000
	Develop Conceptual Plan for Valley View parks	\$33,920
	Develop Master Plan for Windsor Point Park	\$30,000
	Develop Master Plan and build Lake Forest Park	\$983,940
	Develop Conceptual Plan for Valley View Elementary	30,979
	Build Valley View Elementary	2,942,640
	Build Bass Lake Active Sports Park (Phase I)	\$8,924,443
	Build Promontory Community Park (Phase I)	\$5,896,953
	Build Serrano Village J Community Park	\$3,423,322
	Develop Master Plan for Valley View Community Park	\$375,000

## CHAPTER 5

**Table 8 (cont.): Option B – Six-Year Expenditures**

<b>Priority I Capital Projects</b>		<b>Cost</b>
<b>Parks</b>		
Park Improvements	Renovate Governor's Pond	\$32,491
	Renovate Parkview Heights	\$19,978
	Renovate Ridgeview Unit 7	\$20,977
	Develop new Master Plan for St. Andrews Park	\$53,000
	Renovate Waterford Park	\$76,018
	Renovate Kalithea Park	\$39,961
	Develop new Master Plan for Oak Knoll Park	\$31,800
	Renovate Stephen Harris Tennis Courts Park	\$201,651
	Renovate Community Park	\$1,375,107
	Renovate Allan Lindsay Field	\$14,527
	Renovate Bass Lake Field	\$11,553
	<b>Open Space, Natural Areas, and Trails</b>	
Develop bike path on Harvard Way	\$205,494	
<b>Recreation Facilities</b>		
Develop infill basketball and tennis courts	\$904,401	
Develop Master Plan for community center #1	\$100,000	
Build skate park in EDH Community Park	\$265,080	
Build Teen Center in EDH Community Park	\$1,518,225	
<b>Organization</b>		
Maintain maintenance vehicles and equipment	\$149,330	
<b>Priority II Capital Projects</b>		<b>Cost</b>
Build community center #1	\$20,100,000	
Build office space	\$9,380,000	
Build Windsor Point Park	\$451,160	
Develop Master Plan for Carson Creek Village Park	\$31,800	
Build Carson Creek Village Park	\$1,809,000	
Develop Master Plan for Carson Creek Community Park	\$53,000	
Develop Master Plan for gymnasium	\$31,800	
Miscellaneous PIF-eligible projects	\$617,913	
<b>Total Capital Projects</b>	<b>\$60,486,905</b>	
<b>Priority I Non-Capital Projects</b>		<b>Cost</b>
<b>Open Space, Natural Areas, and Trails</b>		
Develop Site Management Plans for open space preserves	\$106,000	
<b>Recreation Facilities</b>		
Develop financial feasibility study for community center #1	\$53,000	
<b>Organization</b>		
Make interest payments	\$506,095	
Pay government fees	\$405,000	
Complete Nexus Study annually <sup>A</sup>	\$45,000	
<b>Total Non-Capital Projects</b>	<b>\$1,115,095</b>	
<b>Total All Projects</b>	<b>\$61,602,000</b>	

<sup>A</sup> Includes Nexus Study for five additional years at \$9,000 per year.

\* Costs are in 2006 dollars and do not reflect inflation.

projects and several PIF-eligible non-capital projects are funded. In addition, Option B funds construction of a new community center, office space, and several other PIF-eligible Priority II capital projects. The total cost for Option B projects, which are listed in Table 8, is \$61,602,000.

**Maintenance and Operations Costs**

When completed, the capital projects listed above will increase the District’s total maintenance cost by a significant margin. In order to prepare for such increases, the District should consider estimated parks and facilities maintenance costs prior to individual project approval. This will ensure that appropriate maintenance is both planned for and budgeted.

Table 9 includes estimated annual maintenance costs for CSD parks and recreation facilities. These figures are based on the CSD’s current budget and reflect the District’s actual costs. It should be noted that many of these costs exceed averages for comparable agencies in California and the West.

This plan suggests that the District increase its maintenance allocation for undeveloped parkland and open space. Maintenance tasks in these areas may include the removal of health and safety hazards, water quality enhancement, natural resource maintenance, habitat restoration, and the restoration of trails and trail-related facilities.

Table 10 illustrates the anticipated total annual cost for maintaining the park and recreation system as proposed in Tables 6 and 8. It is suggested that the District pursue one of several strategies to provide adequate funding for the maintenance of future facilities:

- Pursue further LLADs to generate necessary revenue
- Estimate the amount of General Fund available for additional facility maintenance
- Secure grant funding

**Table 9: Annual Park and Facility Maintenance Costs per Acre**

<b>Park or Facility</b>	<b>Recommended Average Maintenance Cost</b>
Neighborhood Parks	\$12,500 per acre
Village Parks	\$16,000 per acre
Community Parks	\$19,000 per acre
Open Space	\$3,500 per acre
Scheduled Outlying Sports Fields	\$18,000 per field
Community Buildings	\$18.50 per s.f.

\* Costs are in 2006 dollars and do not reflect inflation.

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**Table 10: Existing and Anticipated Annual Maintenance Costs at Project Completion**

Parks and Facilities	Existing System			Option A		Option B	
	Cost/unit	Units	Existing Cost	Developed Units	Additional Cost	Developed Units	Additional Cost
Neighborhood Parks	\$12,500	28.92	\$361,500	6.16	\$77,000	6.16	\$77,000
Village Parks	\$16,000	32.89	\$526,240	2.0	\$32,000	5.0	\$80,000
Community Parks	\$19,000	39.5	\$750,500	28.7	\$545,300	28.7	\$545,300
Open Space	\$3,500	61.38	\$214,830	2.0	\$7,000	2.0	\$7,000
Outlying Sports Fields	\$18,000	11	\$198,000	9	\$162,000	9	\$162,000
Community Buildings	\$18.50	22,300	\$412,550	74,000	\$1,369,000	74,000	\$1,369,000
<b>Total</b>	--	--	<b>\$2,463,620</b>	--	<b>\$2,192,300</b>	--	<b>\$2,240,300</b>

\* Costs are in 2006 dollars and do not reflect inflation

- Review and, where feasible, reduce annual maintenance allocations to levels comparable with other agencies in California and the West

The CSD should review each of these strategies and formulate a financial plan for the additional maintenance impacts of new parks and facilities. The plan should be regularly reviewed and updated as necessary.

In addition, as major subdivisions are approved for development, the CSD should consider requiring annexation into either a LLAD or maintenance Community Facilities District (CFD) in order to provide a dedicated funding source for public infrastructure maintenance related to the development. This will ensure that maintenance for new parks and facilities made necessary by new developments is adequately paid for.

It should be noted that the projected maintenance costs above include neither HOA nor school facilities. Maintenance of these facilities is provided by these entities.

Developing new capital projects will also have a significant effect on the District's staffing needs, especially with the addition of new recreation facilities, such as the teen center and community center. Table 11 shows

**Table 11: Anticipated Annual Personnel Costs**

Facilities	Option A		Option B	
	FTEs	Additional Cost	FTEs	Additional Cost
Community center #1	5	\$215,000	5	\$215,000
Office space	4	\$172,000	4	\$172,000
Teen Center	1.5	\$42,500	1.5	\$42,500
<b>Total</b>	<b>10.5</b>	<b>\$429,500</b>	<b>10.5</b>	<b>\$429,500</b>

\* Costs are in 2006 dollars and do not reflect inflation

anticipated personnel costs associated with the major capital projects in Option A and Option B. It is assumed that staffing costs can be covered through revenues from programs and the General Fund, as most CSD programs are currently 86% self-supporting.





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## **Appendix A: Park and Recreation Facility Inventories**

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**Table A-1: EDHCS D Park and Recreation Facility Inventory**

Park Name	Total Site Acreage	Outdoor Facilities											Amenities				Indoor Facilities					
		Multi-Use Field	Soccer Field	Softball Field	Baseball Field	Basketball Court	Tennis Court	Pool	Tot Lot/ Playground	Sprayground	Horse-shoes	Trail (in miles)	Skate Park	Picnic Areas	Bathroom	Drinking Fountain	Parking	Gym	Teen Center	Community Center	Senior Center	Rec Center/ Meeting Rooms
<b>Neighborhood Parks</b>																						
Art Weisberg Park	4.27										1			1		1						
Bass Lake Hills (miscellaneous parks) <sup>A</sup>	3.60																					
Creekside Greens	1.71							1						1		1						
East Ridge Greens <sup>A</sup>	2.00																					
Fairchild Park	3.84							1						1		1						
Governor's Ponds	1.90													1								
Laurel Oak Park <sup>B</sup>	1.66							1						1		1						
Murray Homestead Park	4.00							1								1						
Overlook Park	1.18							1						1		1						
Parkview Heights Park	1.18							1			1			1		1						
Rancho Dorado <sup>A</sup>	3.00																					
Ridgeview Park	4.35													1		1						
Ridgeview 7 Park	0.60							1						1		1						
St. Andrews Park	4.74							1						1		1						
Valley View South <sup>A</sup>	13.66																					
Waterford Park	1.15							1						1		1						
Windsor Point Park <sup>C</sup>	1.14																					
Subtotal	53.98	0	0	0	0	2	0	0	9	0	2	0	0	11	0	11	0	0	0	0	0	
<b>Village Parks</b>																						
Bertelsen Park & McCabe Field	10.76	1			1			1	1	1				1	1	1	1					
Carson Creek <sup>A</sup>	3.00																					
Kalitheia Park	3.82	1						1						1		1	1					
Lake Forest Park <sup>C</sup>	9.76																					
Marble Valley <sup>A</sup>	11.00																					
Stephen Harris Tennis Courts Park	5.71		1				2	4	1			0.25		1		1	1					
Oak Knoll Park <sup>D</sup>	2.60								1	1				1	1	1	1				1	
Village Green	10.00								1					1		1	1					
Subtotal	56.65	2	1	0	1	2	4	1	5	1	1	0.25	0	5	2	5	5	0	0	0	0	1
<b>Community Parks</b>																						
Bass Lake Active Sports Park <sup>A</sup>	18.70																					
Carson Creek Community Park <sup>C</sup>	30.00																					
EDH Community Park	39.50	3						1	2		1	1.5	1 <sup>B</sup>	1	4	6	1	1	1 <sup>B</sup>	1	1	2
Promontory Community Park <sup>B</sup>	18.72		2	2			3	2	3					1	2	5	1					
Serrano Village J Community Park <sup>A</sup>	12.50																					
Valley View Community Park <sup>A</sup>	51.30																					
Subtotal	170.72	3	2	2	0	3	2	1	5	0	1	1.5	1	2	6	11	2	1	1	1	1	2
<b>Open Space</b>																						
Creekside Greens	2.98																					
Governor's West Power Lines <sup>C</sup>	7.30																					
Governor's Crown Power Lines	18.22																					
New York Creek Natural Area	27.91											1.5										
Ridgeview Village ABC Parcels <sup>C</sup>	6.93																					
Silva Valley Road Power Lines <sup>C</sup>	10.25																					
Valley View North <sup>A</sup>	13.00																					
Wild Oaks Park	8.20																					
Subtotal	94.79	0	0	0	0	0	0	0	0	0	0	1.5	0	0	0	0	0	0	0	0	0	
<b>Special Use Areas</b>																						
Allan Lindsey Park	5.50	2												1								
Bass Lake Field <sup>E</sup>	3.00	1																				
Subtotal	8.50	3	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	
<b>Total</b>	<b>384.64</b>	<b>8</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>6</b>	<b>2</b>	<b>19</b>	<b>1</b>	<b>4</b>	<b>3.25</b>	<b>1</b>	<b>19</b>	<b>8</b>	<b>27</b>	<b>7</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>3</b>	

<sup>A</sup> Planned (future park acquisition by CSD)

<sup>B</sup> Under construction

<sup>C</sup> Undeveloped (CSD owned but not yet built)

<sup>D</sup> The pool at Oak Knoll has not been included in the planning area's total inventory due to its relatively small size.

<sup>E</sup> Bass Lake Field is used through a joint use agreement with the El Dorado Irrigation District.

**Table A-2: Private Homeowners Associations' Park and Recreation Facility Inventory**

Park Name	Specific Plan Area	Total Site Acreage	Outdoor Facilities										Amenities				Indoor Facilities				
			Soccer Field	Softball Field	Baseball Field	Basketball Court	Tennis Court	Pool <sup>A</sup>	Tot Lot/Playground	Horse-shoes	Trail (in miles)	Skate Park	Picnic Areas	Bathroom	Drinking Fountain	Parking	Gym	Teen Center	Senior Center	Fitness Center	Private Clubhouse
<b>Neighborhood Parks</b>																					
Copper Hill Apartments	N/A	0.10						1													
El Dorado Village Apartments	N/A	0.10						1												1	1
Lake Forest Apartments	Lake Forest	0.25					1	1					1	1						1	1
Rolling Hills Estates HOA	Lake Forest	2.44							1												
Serrano Village A	Serrano	2.80																			
Serrano Village B	Serrano	1.00							1				1								
Serrano Village C	Serrano	2.20							1												
Serrano Village D1	Serrano	1.60							1				1								
Serrano Village H2	Serrano	0.90																			
Serrano Village L	Serrano	2.20							1				1								
Summit HOA	Lake Forest	4.00					1		1				1								
Versante Active Adult HOA	N/A	0.50							1											1	1
White Rock Village Apartments	Valley View	0.10								2			1								1
Subtotal		18.19	0	0	0	0	2	4	8	0	0	0	6	1	7	0	0	0	0	3	4
<b>Village Parks</b>																					
Blackstone HOA	Valley View	2.07																			
Bridlewood Canyon HOA	N/A	15.27				1	2	1	1				1		2	1					1
Euer Ranch Active Adult HOA	Carson Creek	4.00					2	1		1	1.5		11		1	1				1	1
Serrano Village D2	Serrano	1.70				1			1						1						
Serrano Village E & F	Serrano	6.10				1			1				1		1						
Serrano Village G & J4	Serrano	3.90				1			1				1		1						
Serrano Village K1 & K2	Serrano	4.30				1			1	1			1		1						
Subtotal		37.34	0	0	0	5	4	2	5	2	1.5	0	15	0	7	2	0	0	0	1	2
<b>Community Parks</b>																					
Subtotal		0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Open Space</b>																					
Bass Lake Hills HOA	Bass Lake	151.15																			
Bridlewood Canyon HOA	N/A	2.50																			
Carson Creek HOA	Carson Creek	198.90																			
Creekside GreensB	Creekside Greens	11.13																			
Highland View	N/A	0.88																			
Promontory HOA	Promontory	286.10																			
Serrano HOA	Serrano	933.00									16.6										
Sterlingshire	N/A	0.50									0.5										
Valley View HOA	Valley View	617.00																			
Woodbridge	N/A	29.20																			
Subtotal		2,230.36	0	0	0	0	0	0	0	0	17.1	0	0	0	0	0	0	0	0	0	0
<b>Special Use Areas</b>																					
Archery Range	Serrano	45.00																			
Subtotal		45.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>2,330.89</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>13</b>	<b>2</b>	<b>18.6</b>	<b>0</b>	<b>21</b>	<b>1</b>	<b>14</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>

<sup>A</sup> All HOA pools are small and private, and in some cases gated.

<sup>B</sup> The Creekside Greens HOA currently contracts with the CSD to maintain this open space preserve.

**Table A-3: School Recreation Facility Inventory**

School	Total Site Acreage	Outdoor Facilities									Indoor Facilities		
		Soccer Field	Softball Field	Baseball Field	Basketball Court	Tennis Court	Pool	Tot Lot/ Playground	Trail (in miles)	Running Track	Sport Field Football	Gym	Multi-Purpose Room
<b>Elementary Schools</b>													
Jackson Elementary School	10.75	1		2				1				1	1
Lake Forest Elementary School	8.34	1		1				1					1
Lakeview Elementary School	10.11							1					1
Oak Meadow Elementary School	8.70				2			2				1	1
Silva Valley Elementary School	10.00	1	2	1	3			2				1	1
William Brooks Elementary School <sup>A</sup>	10.30	1			1			1				1	1
Subtotal	58.20	4	2	4	6	0	0	8	0	0	0	4	6
<b>Middle Schools</b>													
Marina Village Middle School	14.57	1		2								1	1
Rolling Hills Middle School <sup>B</sup>	22.93	1	2		6							1	1
Subtotal	37.50	2	2	2	6	0	0	0	0	0	0	2	2
<b>High Schools</b>													
Oak Ridge High School <sup>C</sup>	48.39	1.5	2	2	4	4				1	1	2	1
Subtotal	48.39	2	2	2	4	4	0	0	0	1	1	2	1
<b>Total</b>	<b>144.09</b>	<b>7.5</b>	<b>6</b>	<b>8</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>9</b>

<sup>A</sup>The soccer field at Brooks School is smaller than regulation size.

<sup>B</sup>The football and soccer fields at Rolling Hills overlay.

<sup>C</sup>The facilities of Oak Ridge High School have not been included in the planning area's total inventory due to lack of access.

**Table A-4: Park and Recreation Facility Condition Ratings<sup>A</sup>**

Park Name	Paths/ Trails	Signage	Landscaping	Turf	Play Equipment	Paved Courts	Sports Fields	Site Amenities	Restrooms/ Structures	Parking Areas	Site Average	# Items Rated
<b>Neighborhood Parks</b>												
Art Weisberg Park	N/A	2	2	2	N/A	N/A	N/A	1	N/A	N/A	1.8	4
Creekside Greens	<i>under development</i>											
Fairchild Park <sup>B</sup>	3	3	2	3	3	N/A	N/A	3	N/A	N/A	2.8	6
Governor's Ponds	1	3	2	N/A	N/A	N/A	N/A	1	N/A	N/A	1.8	4
Laurel Oak Park	<i>under development</i>											
Murray Homestead Park	3	3	2	3	3	N/A	N/A	3	N/A	N/A	2.8	6
Overlook Park	3	3	2	2	3	N/A	N/A	2	N/A	N/A	2.5	6
Parkview Heights Park	3	3	3	3	3	2	N/A	2	N/A	N/A	2.7	7
Ridgeview Park	N/A	3	3	2	N/A	N/A	N/A	3	N/A	N/A	2.8	4
Ridgeview Unit 7	3	N/A	3	3	3	N/A	N/A	1	N/A	N/A	2.6	5
St. Andrews Park	2	2	2	2	2	N/A	N/A	2	N/A	N/A	2.0	6
Waterford Park	2	2	2	2	2	N/A	N/A	2	N/A	N/A	2.0	6
Neighborhood Park Average	2.5	2.8	2.3	2.5	2.7	2.0	N/A	2.1	N/A	N/A	2.4	5.4
<b>Village Parks</b>												
Bertelsen Park	3	3	3	3	2	N/A	N/A	3	3	2	2.8	8
Kalitheia Park	3	3	3	3	3	N/A	3	3	3	3	3.0	9
Stephen Harris Tennis Park	1	2	1	1	1	1	2	1	N/A	1	1.2	9
Village Green	3	3	3	3	3	N/A	N/A	3	3	3	3.0	8
Oak Knoll Park	2	3	2	2	3	N/A	N/A	2	3	3	2.5	8
Village Park Average	2.4	2.8	2.4	2.4	2.4	1.0	2.5	2.4	3.0	2.4	2.5	8.4
<b>Community Parks</b>												
EDH Community Park	3	3	3	3	3	N/A	3	3	3	3	3.0	9
Promontory Community Park	<i>under development</i>											
Community Park Average	3	3	3	3	3	N/A	3	3	3	3	3.0	9
<b>Open Space</b>												
Governor's West Park	2	3	2	N/A	N/A	N/A	N/A	1	N/A	N/A	2.0	4
Wild Oaks Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
Open Space Average	N/A	3	2	N/A	N/A	N/A	N/A	1	N/A	N/A	2.0	2
<b>Special Use Areas</b>												
Al Lindsey Field	N/A	N/A	N/A	3	N/A	N/A	3	N/A	N/A	N/A	3.0	2
Bass Lake Field	N/A	N/A	N/A	3	N/A	N/A	3	1	N/A	1	2.0	4
Special Use Area Average	N/A	N/A	2	3	N/A	N/A	3	1	N/A	1	2.5	3
<b>Overall Average</b>	<b>2.5</b>	<b>2.8</b>	<b>2.4</b>	<b>2.6</b>	<b>2.6</b>	<b>1.5</b>	<b>2.8</b>	<b>2.1</b>	<b>3.0</b>	<b>2.3</b>	<b>2.5</b>	<b>5.6</b>

<sup>A</sup> The following scale was used to rate facility conditions: 3 = good condition; 2 = fair condition; 1 = poor condition.

<sup>B</sup> Includes ratings for items which will be installed in June 2006.

**Table A-5: Park Classifications**

Type of Park	Definition	Size	May Include	Typically Does Not Include
Neighborhood Parks	<p>Neighborhood parks are small parks designed primarily for non-supervised, non-organized recreation activities. Located within walking and bicycling distance of most users, the parks serve people living within approximately ½-mile from the park.</p> <p>Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve open space.</p>	1 to 3 acres	<p>Playground equipment                      Tot lots                      Turf areas                      Trees/Landscaping                      Paved courts                      Multi-use fields                      Picnic areas                      Pathways                      Community gardens                      Natural areas                      Interpretive signage                      Portable restrooms</p>	<p>Permanent restrooms                      Lighted sport fields                      Dedicated sport fields                      Recreation buildings                      Community centers</p>
Village Parks	<p>Village parks provide active and passive recreational opportunities for a larger and more diverse user group. Usually moderate in size, village parks serve residents in a ½-mile to mile radius, or residents within both walking and driving distances. Village parks can accommodate large group as well as individual activities.</p>	3 to 15 acres	<p>Playground equipment                      Tot lots                      Turf areas                      Trees/Landscaping                      Paved courts                      Multi-use fields                      Sport fields (lighted or unlighted)                      Small scale sporting facilities (e.g. horseshoe pits, bocce courts)                      Picnic areas with shelters                      Reservable picnic shelters                      Pathways                      Water playgrounds                      Swimming pools                      Natural areas                      Interpretive signage                      Restrooms                      Recreation buildings                      Off-street parking</p>	Regional scale facilities

**Table A-5: Park Classifications (continued)**

<b>Type of Park</b>	<b>Definition</b>	<b>Size</b>	<b>May Include</b>	<b>Typically Does Not Include</b>
Community Parks	Community parks provide a focal point and gathering place for a broader community. As larger parks in size, community parks are used by all sectors of the community, serving residents community-wide. Community parks often include recreation facilities for organized sports and community activities, as well as passive recreation space. Because of their larger service area, community parks require more support facilities such as parking and restrooms.	15 to 100 acres	Playground equipment Tot lots Turf areas Trees/Landscaping Paved courts Multi-use fields Sport fields (lighted or unlighted) Small scale sporting facilities (horseshoe pits, bocce courts, lawn bowling, etc.) Picnic areas with shelters Reservable picnic shelters Large group picnic areas Pathways Water playgrounds Swimming pools Natural areas Interpretive signage Restrooms Recreation buildings Community centers Outdoor community gathering and event space Performance space (band shell, amphitheater) Off-street parking Restaurant or food concessions	Depends on site
Open Space	Open space preserves are permanent, undeveloped green or open spaces which are managed for both their natural value as well as for recreational use. They can range in size from small to very large, and may include wetlands, wildlife habitats, or stream corridors. They provide opportunities for nature-based recreation, such as bird-watching and environmental education.	1 to 1,000 acres	Trails Pathways Viewing blinds Overlooks Interpretive facilities Nature centers Trailhead amenities Off-street parking Restrooms Picnic shelters	Active use facilities (sport fields, small scale sporting facilities, paved courts, etc.) Turf areas Ornamental plantings

**Table A-5: Park Classifications (continued)**

<b>Type of Park</b>	<b>Definition</b>	<b>Size</b>	<b>May Include</b>	<b>Typically Does Not Include</b>
Special Use Areas	Special use parks are freestanding specialized use facilities such as community centers, aquatic centers, sports complexes, skate parks, arts and cultural facilities, etc.	Sufficient size to accommodate activities	Sports fields or complexes Interpretive facilities Recreation center Arboretum Viewpoint Community gardens Living history farm Water access Neighborhood park amenities Picnic shelter Natural areas Picnic facilities	Conflicting or competing uses that do not contribute to or support the specialized facility.
Undeveloped Parkland	Undeveloped parkland is land acquired by the District for future recreational use. Currently, these sites have not been developed, nor have they been designated for a specific park use. Undeveloped parkland will be designated as another classification when it is planned and designed.			





**Appendix B:  
Park Definitions, Design,  
and Development Guidelines**

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## **APPENDIX B: PARK DEFINITIONS, DESIGN AND DEVELOPMENT GUIDELINES**

The El Dorado Hills Park and Recreation Facilities Master Plan includes a set of general park system design and development guidelines which address District-wide planning and development issues. In addition, the Plan establishes design and development guidelines for all park classifications:

- Neighborhood Parks
- Village Parks
- Community Parks
- Open Spaces
- Special Use Areas

These park type design guidelines provide information regarding recommended size, layout, amenities, facilities, and other park planning and development concerns.

It should be noted that every site and neighborhood is unique, and that these guidelines are not intended to override site specific concerns. In some cases, exceptions that address neighborhood preferences or site specific concerns may take precedence if consistent with the park function and the goals of the Master Plan.

### **General Park System Guidelines**

Each park within the District will be designed in a context-specific manner and in ways that enhance connections between community members and their environment. All parks within El Dorado Hills should be designed to:

1. Engage community members of all ages in meaningful participation in the park planning and design process
2. Respond to local conditions, including topography and site context
3. Reflect specific uses and activities that help define the park and create an identity
4. Incorporate flexible space which responds to potential change in community needs



### A m e n i t i e s

- In all parks, provide:
  - Standard EDHCSD signage.
- Preserve and enhance the area’s characteristic landscape by emphasizing native tree and plant species.
- Landscaping will blend ecologically and visually with the existing native vegetation. When appropriate, non-native trees and plants, fully adaptable to the area’s environmental conditions, may be provided when they add visual compatibility, beauty, and avert losses caused by overdependence on a single species.
- Emphasize drought-tolerant species in landscape plans.
- Provide turf only where it contributes to recreation opportunities. Evaluate the need for mowed and irrigated turf when designing new parks or renovating existing ones to efficiently use maintenance resources.
- Preserve and enhance existing viewscales of surrounding hills.
- Locate park amenities which will generate noise or light in context-sensitive locations. For example, locate fields and courts away from neighboring homes.
- Locate amenities such as playground equipment, skate parks, and basketball courts proximate to adjacent streets in order to improve visibility, promote use, and enhance user safety.
- Consider lighting and coverings, such as shade structures, to extend the use of outdoor facilities such as skate parks, basketball courts, and children’s play areas.
- Design lighting systems and select fixtures to minimize light pollution.
- Integrate “placemaking” elements, including water features, art, or special facilities which reflect local culture and history, into parks.
- Use design to capitalize on existing environmental conditions, re-create past environmental features, and teach visitors about the local or regional environment.
- Locate permanent restrooms in highly visible areas with high visitation in order to reduce the risk of vandalism.

### **A c c e s s i b i l i t y**

- Connect parks with a circulation system of trails, streets, and bikeways.
- Consider parking and lighting when reviewing park accessibility.
- Design parks using universal access principles to facilitate use by people of all ages and abilities.

### **S a f e t y**

- Design parks to enhance the safety of both park users and the surrounding neighborhood.
- Consider lighting in parks as a means of increasing safety.

### **M a i n t e n a n c e**

- Involve maintenance staff at all levels of park design to ensure that creative design is also efficient and sustainable.
- Account for maintenance requirements in the design of parks and the selection of amenities or develop a maintenance management plan as part of the design process.
- Identify maintenance costs and funding sources.
- Incorporate labor-saving design elements, such as mow strips, in park design.
- Incorporate innovative technologies, such as computer-controlled irrigation or deduct water meters, into park designs.



### **Guidelines for Specific Park Classifications**

The following guidelines for specific park classifications reflect the District's commitment to providing a diversified and well-designed park system. The guidelines include:

- **Definition:** A definition of the park classification.
- **Size:** typical park size.
- **Site Selection:** Criteria, including location, site size, and access, to consider when selecting sites for park development.
- **Amenities to Provide:** Elements which should be provided in every park within this classification.
- **Amenities to Consider:** Elements which should be considered during the master planning and design process.
- **Amenities to Avoid:** Elements not compatible with the park classification.

## **Neighborhood Parks**

### **Definition**

Neighborhood parks are small parks designed primarily for non-supervised, non-organized recreation activities. Located within walking and bicycling distance of most users, the parks serve people living within approximately ½-mile from the park. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve open space.

### **Size**

- 1 to 3 acres

### **Site Selection**

- Site should be a minimum of 1 acre and a maximum of 3 acres in size.
- At least 50% of site should be relatively level and usable.
- Site should have at least 200 feet of public street frontage.
- Access to site should be provided via local street with sidewalks, not an arterial, and by non-motorized trails.
- If residential uses abut the site, additional access points of at least 25 feet in width should be provided from the neighborhood.
- Site should be reasonably central to the neighborhood it is intended to serve.
- Walking or bicycling distance should not exceed one-half mile for the park service area. Access routes should minimize physical barriers, such as steep slopes and major arterials.

### **Amenities to Provide**

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- Open turf area for unstructured play
- General landscape improvements (including tree planting)
- Playground equipment or comparable structure
- Accessible pathway connecting park elements
- Basketball (full or half court)



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### Amenities to Consider

- Small picnic shelter and barbecues
- Skate features
- Volleyball court
- Community gardens
- Interpretive signage
- Natural area/greenspace
- Portable restrooms if necessary
- Public art

### Amenities to Avoid

- Sports fields
- Off-street parking
- Permanent restrooms
- High maintenance facilities or plantings

### Examples

- Art Weisberg Park
- Overlook Park
- Ridgeview Park
- St. Andrews Park
- Waterford Park

## Village Parks

### Definition

Village parks provide active and passive recreational opportunities for a larger and more diverse user group. Usually moderate in size, village parks serve residents in a ½-mile to mile radius, or residents within both walking and driving distances. Village parks can accommodate large group as well as individual activities.

### Size

- 3 to 15 acres

### Site Selection

- Site should be a minimum of 3 acres and a maximum of 15 acres in size.
- At least 80% of site should be relatively level (2% slope maximum) and usable.
- Site should front a public street.
- Access to site should be provided via collector or arterial street with sidewalks and bicycle lanes.
- Walking or bicycling distance should not exceed ½ to 1 mile for the park service area.

### Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- Tot and youth playground equipment
- Open turf area for unstructured play
- Sport fields
- General landscape improvements (including tree planting)
- Looped pathway system connecting park elements
- Picnic shelters, including one for groups of up to 100 people
- Active recreation facilities appropriate for the size, scale, and topography of the park (options listed below)
- Permanent restrooms



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- On or off-street parking at approximately 5 spaces per acre of developed park area



### Amenities to Consider

- Volleyball courts
- Skate features
- Tennis courts
- Horseshoe pits
- Other sports facilities (disc golf, bocce, etc.)
- Field lighting
- Skate park
- Water playground
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area/greenspace
- Off-street parking at 50 spaces per field or 5 spaces per developed park acre

### Amenities to Avoid

- Regional-scale facilities
- Large indoor facilities

### Examples

- Bertelsen Park
- Kalithea Park
- Stephen Harris Tennis Courts Park

## **Community Parks**

### **Description**

Community parks provide a focal point and gathering place for a broader community. As larger parks in size, community parks are used by all sectors of the community, serving residents community-wide. Community parks often include recreation facilities for organized sports and community activities, as well as passive recreation space. Because of their large service area, community parks require support facilities, such as parking and restrooms.

### **Size**

- 15 to 100 acres

### **Site Selection**

- Site should be a minimum of 15 acres.
- At least 80% of site should be relatively level (2% slope max.) and usable.
- Access to site should be provided via collector or arterial street with Walking or bicycling distance should not exceed ½ to 1 mile.

### **Amenities to Provide**

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- Tot lot and playground equipment
- Open turf area for unstructured play
- Sport fields
- General landscape improvements (including tree planting)
- Looped pathway system connecting park elements
- Picnic shelters, for groups of up to 100 people
- Active recreation facilities appropriate for the size, scale, and topography of the park (options listed below)
- Community gathering and event space
- Expanded utility service to support events
- Permanent restrooms



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## APPENDIX B



- On or off-street parking at approximately 5 spaces per acre of developed park area

### Amenities to Consider

- Volleyball courts
- Tennis courts
- Horseshoe pits
- Other sports facilities (disc golf, bocce, etc.)
- Field lighting
- Skate park or major skate features
- Water playground
- Custom-designed play environment
- Off-leash dog area
- Community gardens
- Concession or vendor space
- Interpretive signage
- Natural area/greenspace
- Public art
- Performance space, such as a stage area or bandshell
- Special facilities such as an indoor recreation center or swimming pool
- Storage or maintenance buildings
- Off-street parking at 50 spaces per field or 5 spaces per developed park acre

### Amenities to Avoid

- Varies according to site

### Examples

- EDH Community Park
- Promontory Community Park

## **Open Space**

### **Definition**

Open space is permanent, undeveloped green space that is managed for both its natural value and for recreational use. Open spaces can range in size from small to very large, and may include wetlands, wildlife habitats, or stream corridors. They provide opportunities for nature-based recreation, such as bird-watching and environmental education.



### **Size**

- Varies

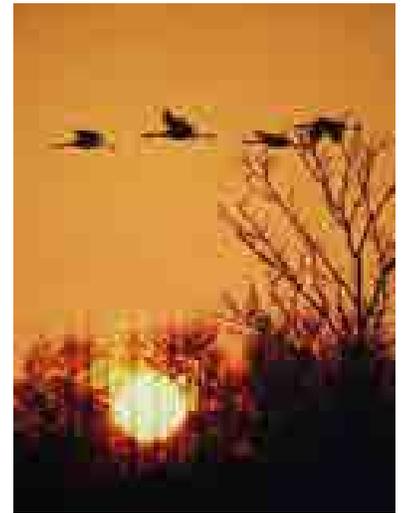
### **Site Selection**

- Site size should be based on natural resource needs, with acreage based on area needed to preserve or protect the resource



### **Amenities to Provide**

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- Interpretive signage
- On-street or off-street parking



### **Amenities to Consider**

- Shelters
- Picnic areas
- Trail and pathway system
- Trailhead or entry kiosk
- Viewpoints or viewing blinds
- Seasonal or permanent restrooms
- Indoor or outdoor interpretive or educational facilities (e.g. classrooms)
- Restoration of natural resources

### **Amenities to Avoid**

- Turf areas
- Ornamental plantings
- Active use facilities (e.g. courts, fields)



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### Examples

- New York Creek Natural Area
- Wild Oaks Park

## **Special Use Areas**

### **Description**

Special use parks are freestanding specialized use facilities such as community centers, aquatic centers, sports complexes, teen centers, archery ranges, skate parks, arts and cultural facilities, etc.

### **Size**

- Varies

### **Site Selection**

- Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- Access should be provided via collector or arterial street.

### **Amenities to Provide**

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- General landscape improvements (including tree planting)
- Special use facility
- Permanent restrooms
- On-street or off-street parking to accommodate the planned use

### **Amenities to Consider**

- Amenities compatible with or that support the primary special use, including:
  - Playground equipment or comparable creative play area
  - Open turf area for unstructured play
  - Courts for basketball, volleyball, or tennis (if compatible and if space permits)
  - Sports facilities (disc golf, bocce, horseshoe pits, etc.)
  - Picnic shelters
  - Looped pathway system
- Water features
- Concessions or vendor space



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- Public art
- Storage or maintenance buildings

### Amenities to Avoid

- Uses that conflict with the special use on the site

### Examples

- Allen Lindsey Park
- Bass Lake Field
- Archery Range



**Appendix C:  
Park and Recreation Facility  
Needs Analysis**

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## **APPENDIX C: PARK AND RECREATION FACILITY NEEDS ANALYSIS**

The Park and Recreation Facility Needs Analysis provides a comprehensive assessment of current and future park and recreation facility needs within the El Dorado Hills Community Services District. This report:

- Documents the type, number, and condition of parks and recreation facilities available to District residents today;
- Analyzes the ratio of parks and facilities to population;
- Assesses community need and preferences for parks and recreation facilities, along with trends affecting facility use;
- Presents a systematic assessment of park and facility need; and
- Provides a basis for the development of strategies and actions for the *Parks and Recreation Facilities Master Plan*.



### **Planning Area**

The El Dorado Hills Community Services District serves as the primary park and recreation provider for the community of El Dorado Hills. The community has a current population of approximately 33,250 residents and covers 28 square miles of land in the rolling foothills of the Sierra Nevada Mountains.

The El Dorado Hills Community Services District is responsible for the management of 384.6 acres of existing, undeveloped, and planned parkland within this planning area. The CSD also provides a number of recreation facilities, including two pools, tennis courts, playgrounds, picnic shelters, trails, basketball courts, sports fields, a gymnasium, and a senior center. A teen center and skate park are currently under construction.

### **Terminology**

#### **Level of Service**

Level of service (LOS) describes the number of parks and recreation facilities provided within the planning area as a ratio of acres or facilities per population. Current level of service describes existing parks and facilities with respect to the existing population. Projected level of service describes parks and facilities with respect to the future population.

### Adopted Standards

The Park and Recreation Facility Analysis proposes minimum parkland standards that could be adopted to serve as a guide for the development of a future park system. These standards are expressed in terms of acres per 1,000 population. The goal of these standards is to provide adequate acreage for both active and passive park recreation in accordance with community values.

### Guidelines

This report also recommends guidelines for specific recreation facilities within the planning area. These guidelines are expressed as ratios of facilities to residents. Because new recreation trends are always emerging, these guidelines are meant to serve as general guides, and not as formal standards.



### Methodology

A variety of tools were used to assess current and future need for parks and recreation facilities:

- **Public Involvement:** All results of the Master Plan community involvement efforts were used in the development of this report, including:
  - **Community Survey:** The Parks and Facilities Master Plan survey included data on current recreation participation in the District, satisfaction with current levels of service, and preferences for future parks, recreation facilities, and District programs.
  - **Youth Questionnaire:** Much like the Community Survey, the Youth Questionnaire elicited data on the current participation and future preferences of El Dorado Hills youth between the ages of 10 and 16.
  - **Saturday in the Park Community Outreach:** The Saturday in the Park Community Outreach results included information regarding the community's needs and priorities for future parks, recreation facilities, and recreation programs.
  - **Survey of Organized Sport Groups:** Representatives from 16 different organized sports groups supplied data regarding their use of existing El Dorado Hills Community Service District facilities, as well as their anticipated future recreation facility needs.
  - **Community Advisory Committee Meetings and Stakeholder Interviews:** Meetings and interviews with members of the Community Advisory Committee as well as representatives of

stakeholder groups provided data regarding current community park and recreation priorities, needs, and opportunities.

- **Review of Trends:** The following sources were consulted to in order to identify local, state, and national trends in sports and recreation:
  - **National Sporting Goods Association (NSGA):** The NSGA serves as the national association for sporting goods retailers. NSGA conducts an annual nationwide study in order to determine trends in recreation participation.
  - **California Outdoor Recreation Plan (CORP):** The CORP is a five-year statewide recreation plan published by the California Department of Parks and Recreation. The CORP is designed to determine outdoor recreation issues and opportunities and to explore state and local response strategies. It includes valuable data on current California trends in recreation participation and demand.
  - **Parks and Recreation Trends in California:** As part of the California Outdoor Recreation Plan, the *Parks and Recreation Trends* report reviews major demographic trends within the state of California. In addition, it reports on trends within parks and recreation in California and the implications of those trends for park and recreation providers.
  - **Public Opinions and Attitudes on Outdoor Recreation in California:** The California Department of Parks and Recreation publishes the results of outdoor recreation surveys in the *Public Opinions and Attitudes on Outdoor Recreation in California*. The report details key areas of park and recreation interest as well as public participation rates and latent demand.
- **Parks and Recreation Facility Inventory:** District staff compiled an inventory of parks and recreation facilities owned and operated by the El Dorado Hills CSD. In addition, the staff developed an inventory of private and school-affiliated park and recreation facilities. This inventory is provided in Tables A-1, A-2, and A-3.
- **Parkland and Recreation Facility Evaluation:** As part of the Master Planning process, MIG staff evaluated the condition of parks and recreation facilities within the District system. The results of the evaluation are summarized in Table A-4.
- **Standards Analysis:** To help determine the need for park and recreation facilities within the CSD, the District's current level of service was

compared to three parkland standards, which are also expressed in acres/1,000. The sources for these standards were:

- **EDHCSD 2000 Master Plan:** The District set standards for each major park classification and recreation facility as part of the 2000 master planning process.
- **Comparable California Agencies:** Comparable cities including Auburn, CA; Folsom, CA; Grass Valley, CA; Rancho Santa Margarita, CA; and Rocklin, CA reported their current level of service and standards for park types and recreation facilities.
- **National Recreation and Park Association (NRPA):** For more than 30 years, the NRPA has recommended standards for parks and recreation facilities that have been modified and adapted by agencies across the country.
- **Geographic Analysis:** In addition, geographic analysis was considered in determining need for parks and recreation facilities within the planning area. Standards and guidelines were developed based on preferred park and facility distributions, and existing and projected level of service was compared with these adjusted standards.
- **Demand Analysis:** Community demand, as indicated by program participation and public involvement, was also used for inform the analysis of need for parks and recreation facilities. For example, in the cases of some recreation facilities, data from existing sports groups was used to develop facility guidelines, which were then compared directly to facility supply.



### Key Findings

Key findings from the Parks and Recreation Facilities Analysis include the following:

- At the present time, the District owns 252.88 acres of parkland at 31 sites. Of this total acreage, 187.5 acres are developed and 65.38 acres are undeveloped.
- At buildout, the CSD's planned system will include 384.64 acres of parkland at more than 40 sites.
- Altogether, these parks provide a combined projected level of service of 6.54 acres/1,000 residents for the population in 2020.
- Over 2,000 acres of private parks and open spaced owned by Homeowners Associations brings the combined projected level of service

to 46.16 acres/1,000. As important parkland resources, these private parks will be critical to effective service delivery in the future.

- In terms of neighborhood, village, and community parks, no changes to the existing District standards are proposed.
- Given the current neighborhood park standard, the District's supply of existing and planned neighborhood park acreage, and the CSD's 2020 population projection, the community must add 16.08 acres of neighborhood parkland by the year 2020. These 16 acres should be distributed in four residential areas in El Dorado Hills that are currently unserved.
- Based on a geographic analysis of village park service areas, there are currently two residential areas in the community unserved by village parks. An additional 20 acres of village parkland in two sites will be needed to meet the needs of these unserved areas.
- Given the four community parks currently planned by the CSD, no new community parks are necessary to meet the community's needs in 2020.
- A guideline for other parkland is proposed rather than a formal standard. This guideline, 40.5 acres/1,000, includes both open space preserves and special use areas. Given this guideline, an additional four acres of other parkland will be needed in order to accommodate the projected population in 2020.
- New indoor and outdoor recreation facilities are needed, and still more will be needed to meet community need in 2020. At the present time, the District lacks sufficient sports fields, outdoor basketball courts, tennis courts, playgrounds, gymnasiums, and multi-purpose recreation centers. By 2020, the District will also need a pool.



## **PARKLAND NEEDS ASSESSMENT**

According to the Community Survey, 72% of District residents surveyed lived in a household which had visited parks or recreation facilities in the CSD in the previous year, and over 70% of respondents reported that their household had participated in “outdoor activities in open space areas or parks.” Youth in El Dorado Hills also have a strong interest in parks. According to an open ended question on the Youth Questionnaire, 19.1% of El Dorado Hills youth mentioned parks as one of the “best places to play, hang out, or have fun in El Dorado Hills, ranking them fourth on a list of 15 popular youth hangouts. A slightly higher percentage, 21.4%, of Youth Questionnaire respondents identified the CSD as one of the community’s “best places to hang out,” ranking it third.

However, District residents also expressed a series of unmet needs with respect to parks in their community. For example, of those El Dorado Hills Community Survey respondents who had traveled outside of the CSD in order to meet recreation needs, 13.2% had done so to visit another park.

This section of the Park and Recreation Facility Analysis discusses the community’s need for each of the five types of parks within the CSD planning area:

- Neighborhood Parks
- Village Parks
- Community Parks
- Open Space
- Special Use Areas

The community’s existing parks are shown on Map 1 in Chapter 1 of this document. Table A-1 includes a complete inventory of all District parks, and Tables A-2 and A-3 present the inventories of private providers and schools within the planning area. For complete definitions of each park type in the District’s classification system, see Appendix B.

Table C-1 includes a summary of existing standards, level of service, and anticipated need for each of the five park classifications within the CSD.

Standards noted in Table C-1 include those from the District's 2000 Master Plan, comparable California agencies, and the National Recreation and Park Association (NRPA 1983). These standards, generally expressed as ratios of acres per 1,000 persons, are meant to serve as minimum goals for service.

In order to assess the need for parks within the CSD planning area, several methods are used in this analysis. For each park type, public involvement findings and important trends are noted. Where applicable, a geographic service analysis is considered. The District's projected level of service is discussed and compared with relevant standards for each park type. In some cases, community demand for each of the various park types is considered in developing new standards, which are expressed in acres per 1,000 people. Based on existing and proposed standards and guidelines, future need for each park type is calculated.

## **Neighborhood Parks**

Neighborhood parks are those designed primarily for unsupervised, non-organized recreation. Located within walking and bicycling distance of most users, they are generally one to three acres in size and serve people within a ½-mile radius. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity, and preserve neighborhood open space. Neighborhood parks often include amenities such as playgrounds, turf areas, picnic tables, and benches.



### **Service Overview**

The El Dorado Hills CSD currently provides its residents with 12 developed neighborhood parks, ranging in size from .60 to 4.74 acres. One additional neighborhood park is currently undeveloped, and four neighborhood parks are planned. When all of these neighborhood parks are completed, the District will have 53.98 acres of neighborhood parkland in its inventory. The 18.19 acres of private neighborhood parks provided by HOAs improve the total acreage to 72.17 (Table C-1).

Overall, the District's neighborhood parks have fair to good condition ratings, ranging from 1.8 to 2.8 on a three point scale (Table A-4). Most contain accessible paths/trails, turf in good condition, high quality accessible play equipment, and adequate site amenities. However, improvements to landscaping, site amenities, and accessibility would benefit many of the District's neighborhood parks.

**Table C-1: Parkland Level of Service and Proposed Standards or Guidelines**

Park Type		Acreage Standard for Comparable Agencies <sup>A,B</sup>	Historic NRPA Standard <sup>B</sup>	EDHCSD Existing Standard <sup>B,C</sup>	EDH CSD Acres	Other Local Agencies <sup>D</sup> Acres	Total Acres	EDHCSD Projected Level of Service (2020) <sup>B,E</sup>	Projected Level of Service Including Other Local Agencies <sup>B</sup>	Proposed Standard or Guideline <sup>B</sup>	Additional Acres Needed to Meet Standard Projected Population (2020) 58,831
Neighborhood Parks		1 to 2	2.0	1.5	53.98	18.19	72.17	0.92	1.23	1.5	16.08
Village Parks		N/A	N/A	1.5	56.65	37.34	93.99	0.96	1.60	1.5	20.00 <sup>F</sup>
Community Parks		5 to 8	8.0	2.0	170.72	0.00	170.72	2.90	2.90	2.0	-53.06
Other Parkland	Open Space	N/A	N/A	5.0	94.79	2,230.36	2,325.15	1.61	39.52	40.50 <sup>G</sup>	4.00
	Special Use Areas	.25 to .5	N/A		8.50	45.00	53.50	0.14	0.91		
<b>Total</b>		<b>5</b>	<b>10.0</b>	<b>10.0</b>	<b>384.64</b>	<b>2,330.89</b>	<b>2,715.53</b>	<b>6.54</b>	<b>46.16</b>	<b>45.5</b>	<b>40.08</b>

<sup>A</sup> Comparable agencies include the City of Grass Valley, City of Folsom, and City of Rocklin, California.

<sup>B</sup> Standards, level of service, and guidelines are expressed in acres per 1,000 population.

<sup>C</sup> Existing Standards are defined in *El Dorado Hills CSD Recreation Facilities Master Plan (2000)*.

<sup>D</sup> Includes private Homeowners' Associations.

<sup>E</sup> Projected level of service calculations include planned future park acquisitions.

<sup>F</sup> This figure includes the two village parks required to meet the needs of unserved areas.

<sup>G</sup> A guideline is proposed for other parkland rather than a formal standard.

### Public Involvement Findings/Trends

- Neighborhood parks provide opportunities to enjoy nature and connect people together, the top two most important benefits of parks and recreation as identified by Community Survey respondents.
- According to the Community Survey, 55% of respondents considered small parks in neighborhoods” a high priority park project, ranking them second on a list of priority park projects. The only park project with greater community support was natural areas.
- Community Survey respondents aged 50 to 59 years were more likely than any other age group to choose “small parks in neighborhoods” as a high priority.
- On a list of “specific activities one can do outside in open space areas,” 40% of Community Survey respondents reported that they or a member of their household visit playgrounds more than once a month.
- Over 50% of youth responding to the Youth Questionnaire indicated that they had visited or played on playgrounds in the prior year.
- In addition, over 22% of Community Survey respondents indicated that they or a member of their household participate in picnicking more than once a month.

### Potential Partners

Private HOAs own and maintain a number of small neighborhood parks, making them a valuable partner in serving neighborhood park need. The District could partner with HOAs for the use of these parks, and create community-wide design guidelines to ensure the appropriate development of neighborhood parks in the future. The District could also consider closing service gaps by partnering with local schools to develop shared neighborhood park facilities.

### Level of Service Analysis

Given future population projections, the CSD’s projected level of service for neighborhood parks in 2020 is .92 acres per 1,000 persons (Table C-1). This level of service includes acreage that the CSD has planned but not yet built. When private neighborhood parks in the El Dorado Hills community are added to the District’s total, the projected level of service for neighborhood parks improves to 1.23 acres/1,000 persons. Neither level of service meets the 2000 Master Plan standard of 1.5 acres/1,000. Nor do they meet the historic NRPA standard of 2.0 acres/1,000.

Map C-1 shows both CSD and private neighborhood parks and their service areas. In addition, it identifies areas within the District not served by neighborhood parks. Service areas have been defined as points within a half-mile safe walking distance from each park. In cases where major, high volume roads fall within a park's half-mile radius, these roads have been treated as service barriers, as they are difficult for pedestrians to safely cross.

Based on Map C-1, there are a number of residential areas not within a half-mile safe walking distance from a neighborhood park. Some of these areas, however, do fall within walking distance of either a village or community park, and in these instances, it is assumed that those parks serve neighborhood park need. In addition, some residential areas unserved by neighborhood parks represent small geographic entities and do not warrant new park development. When the remaining areas are tallied, there are four El Dorado Hills neighborhoods that are currently unserved by neighborhood parks.

At this time, no change in the neighborhood park standard of 1.5 acres/1,000 is proposed. Given this standard, the District's supply of existing and planned neighborhood park acreage, and the CSD's 2020 population projection, the community must add 16.08 acres of neighborhood parkland by the year 2020. These 16 acres should be distributed in the four residential areas in El Dorado Hills that are currently unserved. A summary of this analysis appears in Table C-1.

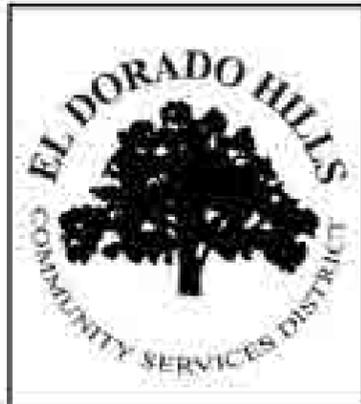
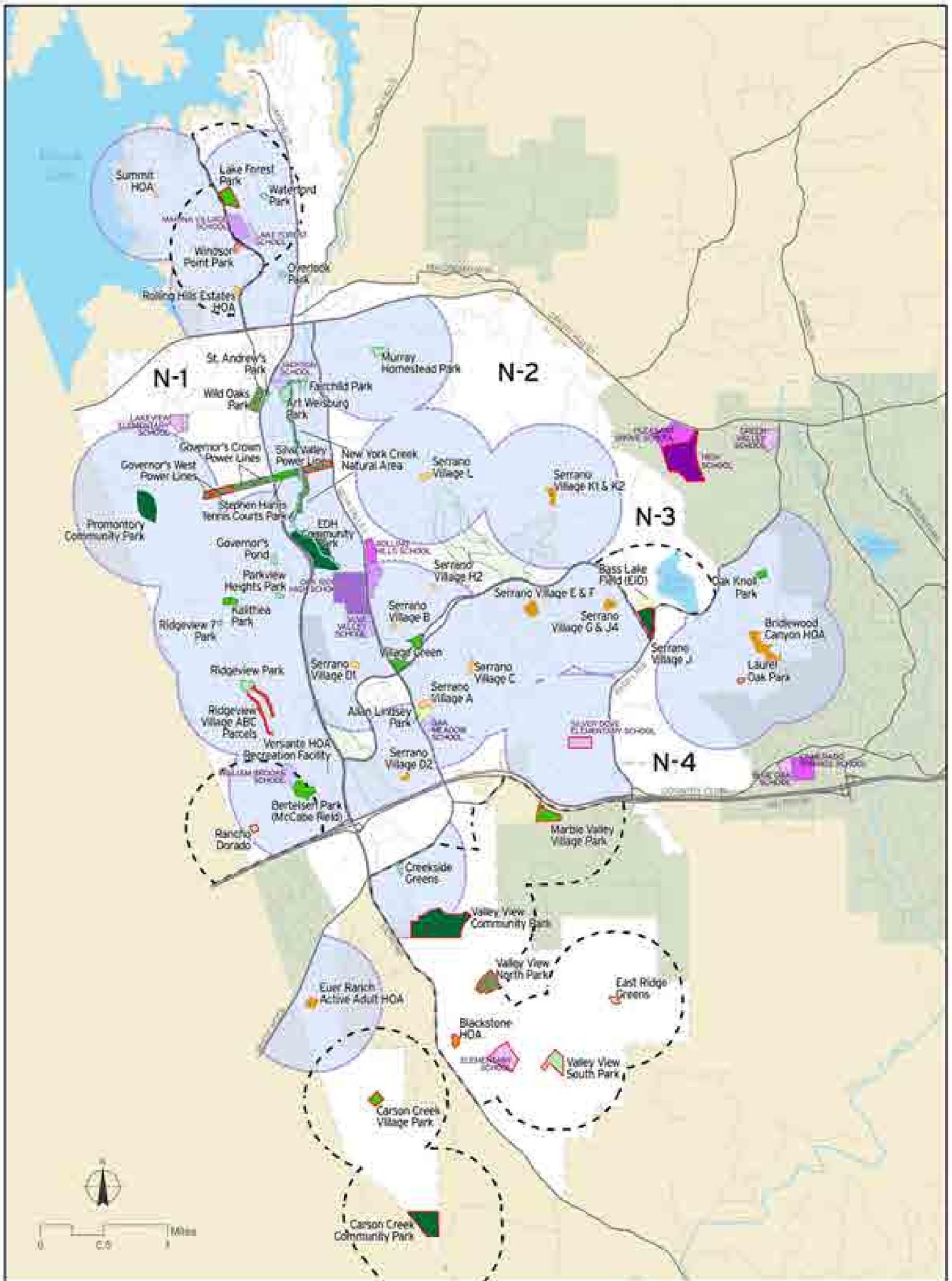


## **Village Parks**

Village parks have unique features that cater to the entire community, and thus provide active and passive recreational opportunities for a larger and more diverse user group. Usually three to fifteen acres in size, village parks serve residents in a ½-mile to 1-mile radius, or residents within both walking and driving ranges. Village parks typically include space for organized sports: soccer fields, softball/baseball fields, basketball courts, and tennis courts. In addition, village parks often include amenities such as bathrooms, off-street parking, field lighting, and areas for individual and family use, including picnic areas, playgrounds, and trails.

### **Service Overview**

Currently, the District owns five developed village parks, with one more undeveloped and two planned. These parks range in size from 2.60 to 10.76 acres, and house various facilities, including soccer fields, basketball courts, playgrounds, horseshoe pits, picnic tables, bathrooms, and parking areas.



Future Park or School	Neighborhood Park	Elementary School
Future Neighborhood Park Service Area	Village Park	Middle School
Existing Neighborhood Park Service Area	Community Park	High School
Private Village Park	Open Space	Archery Range
Private Neighborhood Park	Special Use Area	El Dorado Hills CSD
	Golf Courses	Other CSDs
		Major Roads

### C-1: Neighborhood Park Service Areas



When all planned village parks in El Dorado Hills are completed, village parks will total 56.65 acres, or 14.7% of the District's total inventory. Private Homeowners Associations add 37.34 acres of village parks to the District inventory, bringing the area's total to 93.99 (Table C-1).

Much like the CSD's neighborhood parks, the village parks in El Dorado Hills are in fairly good condition, with condition ratings from fair to good (Table A-4). Most have successfully incorporated accessibility requirements, and most have high quality landscaping, amenities, and structures. The Stephen Harris Tennis Courts Park on El Dorado Hills Boulevard, which had an average condition rating of 1.2 at the time of inspection, was upgraded this year.

#### **P u b l i c I n v o l v e m e n t F i n d i n g s / T r e n d s**

- Community Survey respondents reported high levels of participation in activities associated with village parks, including soccer and basketball. Almost one-third (29.0%) of Community Survey respondents played basketball and 23.1% of respondents played soccer at least once a month.
- In addition, Youth Questionnaire respondents indicated high levels of participation in activities associated with village parks, basketball, soccer, and baseball among them.

#### **P o t e n t i a l P a r t n e r s**

As with neighborhood parks, Homeowners Associations often manage private village parks within their developments. The District could partner with HOAs for the use of these parks. Partnering with local middle and high schools could also help to provide facilities traditionally found in village parks, such as sports fields.

#### **L e v e l o f S e r v i c e A n a l y s i s**

The projected level of service for CSD village parks in 2020 is .96 acres per 1,000 persons. This level of service includes the acreage of both existing and planned village parks in the CSD. When private Homeowners Associations' village parks are added to the District total, the area's projected level of service improves to 1.60 acres/1,000. This level of service meets the existing 2000 Master Plan standard of 1.5 acres/1,000.

Map C-2 shows District and private village parks and their service areas, as well as all areas unserved by village parks. For the purposes of this map, service areas have been defined as points within a mile from each park. Since

residents both walk and drive to village parks, physical barriers, such as major roads, are not factored into the analysis. Based on Map C-2, there are two residential areas not currently served by a village park. If ten acres of village parkland were added to each of these areas, an additional 20 acres would be supplied.

At this time, no change in the existing village park standard is proposed. Given the District's existing and planned village park acreage, the community will exceed its adopted village park standard of 1.5 acres/1,000 in 2020. However, in order to meet the needs of unserved areas, an additional 20 acres of parkland should be acquired. A summary of this analysis appears in Table C-1.



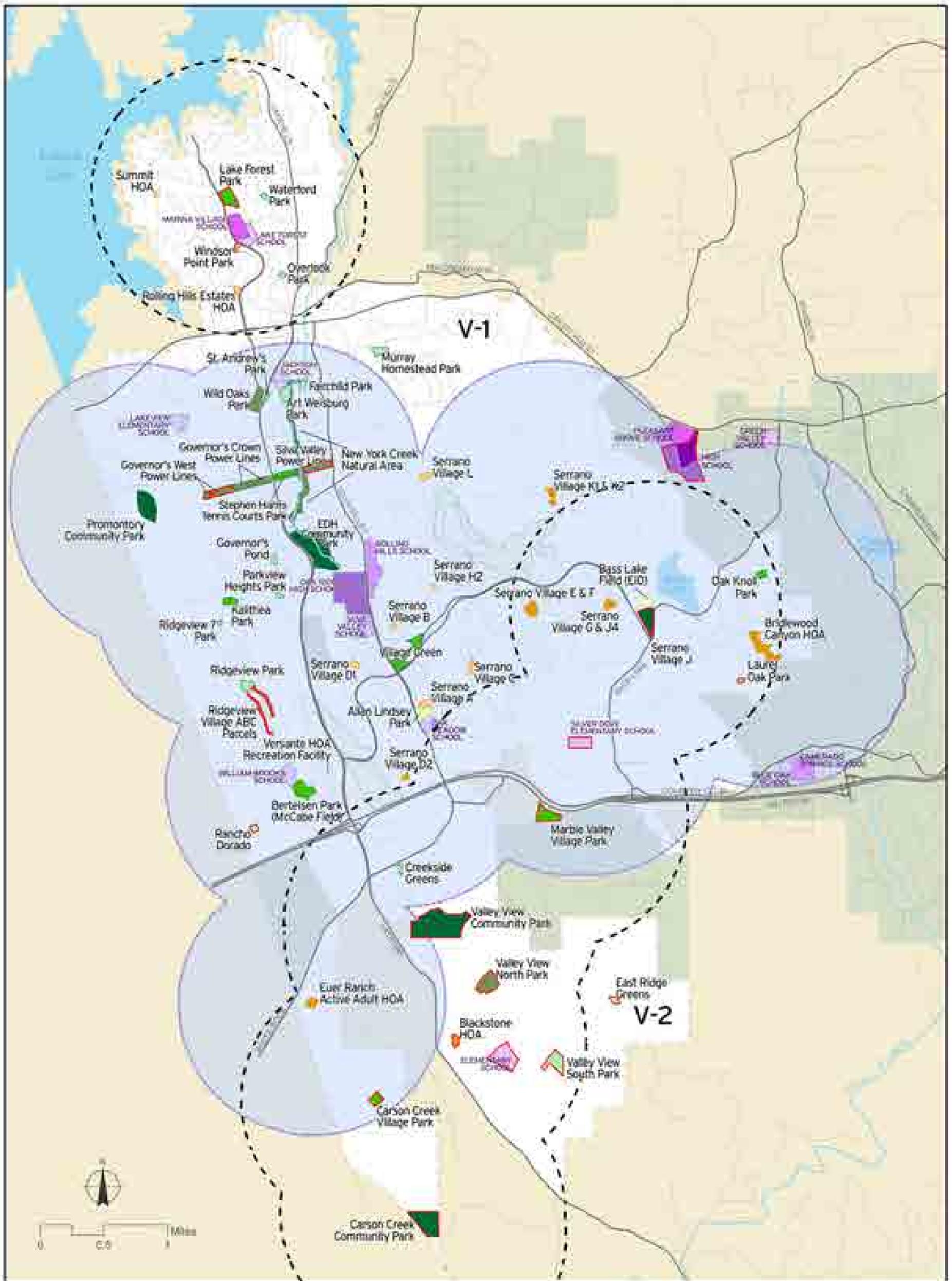
## **Community Parks**

Community parks provide a focal point and gathering place for a still broader community. As parks of fifteen to 100 acres in size, community parks are used by all sectors of the population, serving residents community-wide. As in village parks, community parks often include recreation facilities for organized sports, such as pools, lighted fields, and courts. Community parks may also incorporate passive recreation space and community facilities, such as a community or senior center. Because of their larger service area, community parks require more support facilities, including parking and restrooms.

### **S e r v i c e   O v e r v i e w**

The District has one existing community park, the El Dorado Hills Community Park, which functions as the centerpiece of the El Dorado Hills park system. El Dorado Hills Community Park is both the largest park in El Dorado Hills and the park richest in recreation facilities. The CSD is currently building an additional community park at Promontory, and four more community parks are planned. When all of these parks are completed, community parks in El Dorado Hills will total 170.72 acres (Table C-1).

In general, the District's one existing community park is in very good condition (Table A-4). El Dorado Hills Community Park has an average condition rating of 3.0, and includes paths, landscaping, turf, playgrounds, amenities, and buildings in good condition. Some minor improvements could be made to the park, including the expansion of turf areas and the replacement of various amenities.



	Future Park or School		Neighborhood Park		Elementary School
	Future Village Park Service Area		Village Park		Middle School
	Existing Village Park Service Area		Community Park		High School
	Private Village Park		Open Space		Archery Range
	Private Neighborhood Park		Special Use Area		EJ Dorado Hills CSD
			Golf Courses		Other CSDs
					Major Roads

### C-2: Village Park Service Areas



### Public Involvement Findings/Trends

- Over 30% of Community Survey respondents identified “connecting people together,” an important function of community parks, as the most important benefit of parks and recreation services, ranking it second on a list of four potential parks and recreation benefits.
- On the Community Survey, respondents ranked “large multi-use parks that serve the whole community” as third on a list of five potential District park priorities, giving it a mean score of 2.38 on a scale from 1 (low priority) to 3 (high priority).
- While not the top choice on the Community Survey, almost 50% of respondents still chose “large multi-use parks that serve the whole community” as a high priority.
- Community Survey respondents between ages 16 and 19 were more likely to choose “large multi-use parks that serve the whole community” as a priority than any other age group.
- In interviews, numerous stakeholders identified community parks as an area of potential improvement, noting that more community parks are needed within the El Dorado Hills community.

### Potential Partners

Community parks serve as large district-wide gathering spaces, and often include recreation facilities. Typically, these parks include sports fields, courts, playgrounds, trails, and amenities. However, the CSD is currently the only provider of community parks within El Dorado Hills. While village parks fulfill some of the community’s need for sports facilities, the District could also benefit from enhanced collaboration with local schools, most of which include sports facilities. Design guidelines should be developed to ensure that future community parks adequately meet community needs. All future community parks should be accessible to the public.

### Level of Service Analysis

The projected level of service for CSD community parks in 2020 is 2.90 acres per 1,000 persons. This level of service calculation includes community park acreage that is planned but not yet built. No change in the existing standard of 2.0 acres/1,000 is proposed. Given the projected level of service, no additional community park acreage will be needed to accommodate the future population at buildout. A summary of this analysis appears in Table C-1.

## **Other Parkland**

In addition to neighborhood parks, village parks, and community parks, the El Dorado Hills Community Services District provide two other park types.

These include the following:

- Open Space
- Special Use Areas

In the case of open space, acquisition is generally based on land availability.

The development of special use areas is usually driven by the sitting requirements of specific facilities that cannot be located within existing parks.

To allow the District the flexibility that the acquisition and development of these two park types requires, a combined guideline of 40.5 acres is proposed for all other parkland. No formal standard is proposed.



## **Open Space**

Open space is permanent, undeveloped green or open space which is managed for both its natural value as well as for recreational use. Open spaces can range in size from 1 to 1,000 acres or more, and may include wetlands, wildlife habitats, or stream corridors. Open space preserves provide opportunities for nature-based recreation, such as bird-watching and environmental education.

## **Service Overview**

The District owns seven developed and undeveloped open spaces, in sites which vary in size from 2.9 to 27.9 acres in size. One more open space is currently planned. The largest of the District's open space areas is the New York Creek Natural Area, which covers over 25 acres and includes a 1½-mile nature trail. In total, 94.79 acres of CSD parkland, or 24.6%, falls into the open space category. In addition, the El Dorado County General Plan requires all El Dorado Hills specific plan areas to dedicate 30% of their total area to open space. When combined, these private natural areas, all of which meet the District's definition for open space, add 2,230.36 acres to the area's open space total (Table C-1).

In those few District open spaces evaluated, improvement is possible. In general, the open spaces maintained by the District have poor to fair average conditions ratings, with poor quality amenities and fair signage. There is potential for habitat restoration.

### Public Involvement Findings/Trends

- More than any other benefit, Community Survey respondents noted “opportunities to enjoy nature” as most important. Over 40% of respondents identified providing “opportunities to enjoy nature” as the most important benefit of parks, recreation services, and open space.
- According to the Community Survey, on a list of fourteen CSD programs and services, respondents ranked “amount of open, undeveloped space” last in terms of satisfaction.
- On a list of five potential park projects, Community Survey respondents ranked natural areas first in terms of priority. Respondents gave natural areas a mean score of 2.53 on a scale from 1 (low priority) to 3 (high priority).
- Over 60% of Community Survey respondents chose natural areas as a high priority.
- The only Community Survey age group that did not choose natural area’s as the highest priority was that between ages 16 to 19.
- Almost 40% of Community Survey respondents indicated that they participated in nature walks at least once a month.
- During interviews, stakeholders recurrently mentioned the need for more and improved natural areas.

### Potential Partners

HOAs are the most significant provider of open space in El Dorado Hills. In addition, the county, state, and federal governments provide large natural areas within the region, such as Folsom Lake State Recreation Area. These agencies, in addition to private or non-profit organizations like the American River Conservancy, provide a natural opportunity for partnership around habitat and natural area preservation.

### Level of Service Analysis

Including planned and undeveloped natural areas, the District’s projected level of service with regard to open space in 2020 is 1.61 acres/1,000 persons, which falls short of the existing Master Plan standard of 5 acres/1,000. However, local subdivision regulations have ensured that specific plan areas in El Dorado Hills add significant undeveloped open space to the community’s

**Table C-2: Accessibility of Existing Open Space**

	Total Acres	Accessible	Inaccessible	% Accessible
		Acres	Acres	
CSD	94.79	93.31	1.48	98.4%
HOA (Private)	2,230.36	1,511.48	716.38	67.8%
<b>Total</b>	<b>2,325.15</b>	<b>1,604.79</b>	<b>717.86</b>	<b>69.0%</b>

total. When this private inventory is added to the District’s open space holdings, the projected level of service improves to 39.52 acres/1,000. This level of service exceeds all applicable standards. A summary of this analysis appears in Table C-1.

El Dorado Hills has an unusually high inventory of natural open space, which greatly contributes to the community’s desirability as a place to live and work. At this time, additional open spaces that might be preserved in the community have been noted in completed specific plans. The District is relying on these HOA open space areas to meet the community’s need, and does not anticipate acquiring any additional natural areas over the next 15 years.

In choosing to rely heavily on private natural areas, however, public access becomes a potential issue. Table C-2 shows the current distribution of accessible and inaccessible open space within the CSD. While the majority of the community’s public and private open space is currently accessible, ratios of accessible to inaccessible open space could be improved. This will be essential in the future, especially as the District pursues strategies to develop integrated open space management and trails plans, which could greatly enhance the community’s valuable natural areas.



**Special Use Areas**

Special use areas are freestanding specialized use facilities such as community centers, aquatic centers, sports complexes, or skate parks.

**Service Overview**

The El Dorado Hills Community Service District currently operates two special use areas, both of which are designated for field sports. Allan Lindsey Park and Bass Lake Field are the product of joint use agreements with the Buckeye Union School District and the El Dorado Irrigation District respectively. Together they add 8.50 acres to the District’s total inventory. Private Homeowners Associations add one major special use area, a 45 acre archery range, to the District’s special use area total. The archery range improves the area’s total special use acreage to 53.50 (Table C-1).

In general, the CSD's special use areas are in fair to good condition, with ratings from 2 at the lowest to 3 at the highest (Table A-4). Fields and courts within special use areas have high average conditions ratings, although some paths, amenities, and parking areas could be improved.

### **P u b l i c I n v o l v e m e n t F i n d i n g s / T r e n d s**

- Local sports organizations completing the Sports Group Survey indicated that participation in organized sports is growing, and there is a need for more athletic facilities to meet the demand.
- However, according to the Community Survey, 30% of respondents ranked “a park consisting primarily of sports fields” a high priority, making it last on a list of priority park developments.
- Community Survey respondents aged 16 to 19 years were most likely to rate “parks consisting primarily of sports fields” as high priorities within the District.
- Building “new major facilities” ranked last on a list of potential District priorities on the Community Survey.
- Arts complex, sports complex, and skate park ranked 5th, 6th, and 10th respectively on a list of ten potential recreation facility projects included in the Community Survey.

### **P o t e n t i a l P a r t n e r s**

Both of the District's existing special use facilities are the product of joint use agreements with other providers. Schools serve as a natural special use area partner, as do the private HOAs.

### **L e v e l o f S e r v i c e A n a l y s i s**

The District's projected level of service for special use areas in 2020 is .14 acres/1,000 persons. When the special use areas of private HOAs are included in the analysis, the projected level of service improves to .91 acres/1,000. This level of service exceeds the average level of service of comparable agencies.

The need for special use areas is reflected in the combined other parkland guideline of 40.5 acres/1,000. The precise need is typically based on the number of facilities that cannot be incorporated into existing or future parks and must therefore be located independently. Within the District, there are currently a number of needed facilities. It is assumed that many of these facilities can be accommodated within the current inventory of planned village

and community parks. However, based on the combined guideline, an additional four acres are available for any additional unforeseen facility needs. A summary of this analysis appears in Table C-1.



### **RECREATION FACILITY NEEDS ASSESSMENT**

Many residents of El Dorado Hills use the District’s recreation facilities. According to the Community Survey, 54.7% of District households had participated in “water activities in a pool” during the prior year, 52.9% had participated in “outdoor sports activities on a playing field or court,” and 52.4% had engaged in “indoor activities including gyms, classes, hobbies, and events.”

Residents of El Dorado Hills also appear to be fairly satisfied with the District’s existing recreation facilities. On the Community Survey, respondents rated “building new major facilities” last on a list of six potential District priorities. Only 21% of Community Survey respondents ranked “building new major facilities” as a high priority, placing it behind “maintaining existing parks and facilities,” “providing recreation programs,” and all park development projects.

However, the District promises to grow substantially in the next fifteen years, and in anticipation of this growth, residents also recognized a need for new and improved recreation facilities. The desire for additional gymnasiums, sports fields, and pools was repeated throughout public involvement activities.

This section of the Park and Facility Analysis discusses the need for recreation facilities in El Dorado Hills, including:

- Sports fields
- Tennis courts
- Pools
- Playgrounds
- Pedestrian/Multi-use trails
- Skate parks
- Gymnasiums
- Community, teen, and senior centers
- Support facilities

The District inventory contained in Table A-1 was used as the basis for determining the current level of service with regard to existing recreation facilities within the District. In addition, Tables A-2 and A-3 provide detailed summaries of facilities provided by private HOAs and school districts in the El Dorado Hills area. These facilities contribute to the area's total inventory of recreation facilities and, to varying degrees, are available to El Dorado Hills residents.

Table C-3 includes a summary of existing standards, guidelines, and recreation facilities in the CSD. Standards and guidelines noted in Table C-3 include those from the District's 2000 Master Plan and the National Recreation and Park Association. These standards and guidelines are meant to serve as minimum goals for service.

In order to assess the need for recreation facilities in the CSD planning area, new guidelines were developed. These guidelines were based on the 2000 Master Plan, average levels of service of comparable agencies, and historic NRPA standards. Community demand and relevant trends were considered. In some cases, such as sports facilities, mathematical models provided guidance in developing guidelines as well.

In some cases, private HOA facilities have not been included in need calculations for facilities, including those for pools. This is due to the difficulty of establishing a clear equivalent between District facilities, which are accessible to the entire community, and school and private facilities, which may provide a lower level of service due to size, issues of accessibility and condition, and scheduling conflicts. However, for each facility type, both school and private facility inventories are discussed as a tool for estimating both the supply and need of existing resources.

While community need for recreation facilities is discussed, it is not assumed that the District alone will meet these needs. Recreation facility needs could be met by private organizations, school districts, or other partners as well.

## **Sports Fields**

Soccer fields can be developed in a variety of different sizes and can be modified to accommodate limited space. In addition to providing space for youth and adult soccer, soccer fields can be adapted to house football, ultimate frisbee, rugby, field hockey, and lacrosse, as well as unprogrammed play. In order to adequately support soccer activity, a field must be at least 50 yards x 80 yards for youth and 60-75 yards x 110-120 yards for adults. Portable goals



may be used. Fields must be level without holes or mounds. Like soccer fields, softball fields can be developed in different dimensions to accommodate different sports and varying age groups. However, softball fields must have a backstop, skinned infield, and a dugout or player benches. The minimum outfield dimension is 275 feet. An outfield fence is not required, but all fields must be level without holes or mounds.

Baseball fields also may vary in size according to age group and league. However, all baseball fields must have a backstop and dugouts, and may have a grass infield. Outfield dimensions vary according to intended age group and league. An outfield fence, although desirable, is not required. Fields must be level without holes.

Football fields must be 120 yards long and 160 feet wide with marked lines, end zones, and goal posts. Fields must be level without holes or mounds.

### **S e r v i c e   O v e r v i e w**

Currently, the District has three designated soccer fields, existing or under construction, distributed predominantly throughout the area between Highway 50 and Green Valley Road. The existing youth-sized designated soccer field is located at Stephen Harris Tennis Courts Park, and the planned designated fields, designed to accommodate both youth and adult play, are under construction at Promontory Community Park.

The District currently has no designated softball fields in its inventory. However, there are two designated softball fields planned for Promontory Park, one adult and one youth. While the CSD owns and manages one youth-sized designated baseball field, it is currently used for a variety of sports, including soccer and softball play. The District currently owns no designated football fields.

At the present time, the CSD has one designated baseball field located at Bertelsen Park. There are no additional baseball fields currently planned.

The District also uses its eight multi-use fields to support organized sport groups. For example, at present most soccer games and practices are hosted at the CSD fields at Community and Bertelsen Park, where the multi-use fields are in very good condition. The District uses multi-use fields with backstops at Bertelsen, Kalithea, Community, and Allan Lindsey Park to accommodate little league play. The CSD's eight multi-use fields allow the District to meet multiple sports field needs during any given season.

**Table C-3: Recreation Facility Level of Service and Proposed Guidelines**

Facility		Average Level of Service for Comparable Agencies <sup>A</sup>	Historic NRPA Guidelines	EDHCSD Existing Standard <sup>B</sup>	EDH CSD	Other Agencies <sup>C</sup>	Total	Existing Level of Service (LOS)	Existing LOS Including Other Public Agencies	Proposed Guideline	Facilities Needed to Meet Guideline <sup>D</sup>	
											33,247	58,831
<b>OUTDOOR</b>												
Sports Fields	Multi-Use	N/A	N/A	N/A	8	0	8	1/4,156	1/4,156	1/1,200	7	28
	Soccer <sup>E</sup>	1/4,698	1 / 10,000	1/2,000	3	6 <sup>F</sup>	9	1/11,082	1/3,694			
	Softball <sup>E</sup>	1/9,171	N/A	1/10,000	2	4 <sup>F</sup>	6	1/16,624	1/5,541			
	Baseball	1/4,720	N/A	1/12,000	1	6 <sup>F</sup>	7	1/33,247	1/4,750			
	Football	N/A	N/A	1/20,000	0	0 <sup>F</sup>	0	0	0			
Basketball Courts <sup>E, G</sup>		N/A	1 / 5,000	1/5,000	7	21	28	1/4,750	1/1,187	1/1,000	5	31
Tennis Courts <sup>E</sup>		N/A	1 / 2,000	1/2,000	6	10	16	1/5,541	1/2,078	1/1,500	6	23
Pools <sup>H</sup>		1/17,944	1/20,000	1/15,000	1	0	1	1/33,247	1/33,247	1/30,000	0	1
Playgrounds <sup>E</sup>		1/2,305	N/A	N/A	19	21	40	1/1,750	1/831	1/1,000	0	19
Trails (in miles)		1/8,152	N/A	N/A	3.25	18.6	21.9	1/10,230	1/1,522	N/A		
Skate Parks <sup>E</sup>		1/43,894	N/A	N/A	1	0	1	1/33,247	1/33,247	N/A		
<b>INDOOR</b>												
Gymnasiums		1/26,623	N/A	1/20,000	1	6 <sup>F</sup>	7	1/33,247	1/4,750	1/2,700	7	17
Rec. Center	Community Centers	1/45,118	N/A	N/A	1	0	1	1/33,247	1/33,247	1/20,000	1	2
	Teen Centers <sup>E</sup>	1/38,250	N/A	N/A	1	0	1	1/33,247	1/33,247			
	Senior Centers	1/46,107	N/A	1/20,000	1	0	1	1/33,247	1/33,247			

<sup>A</sup> Comparable agencies include the City of Grass Valley, City of Folsom, and City of Rocklin, California.

<sup>B</sup> Existing standards are defined in *El Dorado Hills CSD Recreation Facilities Master Plan (2000)*.

<sup>C</sup> Includes private Homeowners Associations and local school districts; see Tables A-2 and A-3 for relevant inventories.

<sup>D</sup> In the case of sports fields and gymnasiums, need calculations incorporate a discount on the total number of facilities.

<sup>E</sup> Includes facilities under construction.

<sup>F</sup> School facilities only. Does not include facilities at Oak Ridge High School due to lack of access.

<sup>G</sup> The basketball standard listed is the full court standard; EDHCSD basketball facilities include both ½ and full-sized courts.

<sup>H</sup> Does not include Oak Knoll Pool, which is not a full-sized pool.

Altogether, the CSD owns and operates 14 sports fields. Currently, the largest collection of sports fields is located at the Community Park, which can host three youth baseball games or two youth soccer games simultaneously. The lack of a larger sports field complex limits the District's ability to host regional soccer, softball, or baseball tournaments.

### **P u b l i c I n v o l v e m e n t F i n d i n g s / T r e n d s**

- On a list of major recreation facility projects, Community Survey respondents ranked sports fields second. Almost half (41.0%) of respondents ranked sports fields a high priority.
- Stakeholders identified a need to develop fields which accommodate other field sports with latent demand, including flag football, lacrosse, and rugby.
- When interviewed, numerous stakeholders stressed the need for more and better fields.
- However, on a list of five possible priority park projects, Community Survey respondents ranked “a park consisting primarily of sports fields” as last, with only 30% of respondents indicating that the District should consider parks of this type a high priority.

#### *Soccer*

- Almost one-third (29.3%) of El Dorado Hills households completing the Community Survey indicated that they had played soccer within the prior year, and 43.6% of respondents whose households participated in outdoor sports activities played soccer at least once a month.
- In addition, of those Community Survey households participating in outdoor sports, 25.2% played soccer more than once a week, making soccer the El Dorado Hills sporting activity with most frequent household participation.
- The most likely age group to report household participation in soccer activities was that aged 30 to 39 years old.
- When asked in what recreation activities they would participate if facilities were available, 9.5% of Community Survey respondents chose soccer, making it 9<sup>th</sup> on a list of 24 possible activities. On the Youth Questionnaire, 16.0% of respondents indicated that they would like to play soccer more often if more facilities were available.

*Softball*

- Almost one-fifth (17%) of Community Survey households indicated that they had played softball within the prior year.
- Of those Community Survey households who participated in outdoor sports on a playing field or court, 18.4% had played softball at least once a month, and 5% had played more than once a week, making softball the outdoor field sport with lowest frequency participation.
- Community Survey respondents age 30 to 39 were most likely to participate in softball activities.
- Only 2.0% of Community Survey respondents indicated that they would like to participate more often in softball if facilities were available. In terms of preference, softball scored next to last.

*Baseball*

- Over one-fourth (26.0%) of El Dorado Hills households completing the Community Survey indicated that they had played baseball within the prior year.
- One third of Community Survey households (33.6%) who reported participating in outdoor activities indicated that they play baseball at least once a month.
- The age group most likely to report household participation in baseball was that aged 20 to 29.
- In terms of preference, 3.6% of Community Survey respondents reported interest in playing baseball more often given facility availability, making it 17<sup>th</sup> on a list of 24 possible activities.
- According to the Youth Questionnaire, 13.0% of respondents indicated an interest in playing baseball more often if facilities were available, ranking it 13<sup>th</sup> on a list of 43 possible activities.

*Football*

- Almost 60% of Youth Questionnaire respondents indicated that they had played football in the prior year.
- When asked in what activities they would like to participate more often, 13.7% of Youth Questionnaire respondents chose football, ranking it 12<sup>th</sup> on a list of 43 possible activities.

**P o t e n t i a l   P a r t n e r s**

Schools may serve as the most obvious partner in terms of providing playing fields within the District. In total, schools within the planning area contribute

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## APPENDIX C

six designated soccer fields, four softball fields, six baseball fields, and a total of 16 sports fields to the area's inventory. While the fields of all middle and elementary schools in the CSD have been considered available for league play, many of these fields are not currently used by the District for maintenance reasons. With better maintenance, school fields could support a more significant number of games and practices.

Currently, HOAs do not provide sports fields. However, design guidelines which foster the development of fields within private parks could be created. This would help reduce the heavy use of CSD and school fields.

### Level of Service Analysis

Including the planned soccer fields at Pronontory, the existing level of service for the District's designated soccer fields is 1 field/11,082 residents. When the soccer fields of school districts in El Dorado Hills are included in the community's overall count, the level of service improves to 1/3,694 residents. This level of service falls short of the 2000 Master Plan standard of 1/2,000 residents, but exceeds the average existing level of service for comparable communities and the NRPA guidelines as well.

Including the two softball fields at Promontory, the District provides a level of service for softball fields of 1/16,624 residents. When the softball fields of school districts in the area are added, the level of service improves to 1 field per 5,541 residents, a figure which exceeds the existing District standard and average existing level of service for comparable agencies.

The current level of service for the District's designated baseball field is 1 field per 33,247. The area's six school fields improve the level of service for District residents to 1/4,750. This level of service exceeds the current District standard as well as average level of service for comparable agencies.

At the present time, the District offers no designated football fields. The District does not meet the 2000 Master Plan standard of 1/20,000.

In order to gain a more precise understanding of sports field need in El Dorado Hills, this analysis includes an examination of current supply and demand. This examination began with an assessment of existing field supply in the District. Since all fields must be taken off line occasionally for maintenance reasons, discounts were applied to both CSD and school district fields. CSD fields were discounted by 20%, allowing three of the District's fields to be renovated in any given year. Since school facilities have historically required

**Table C-4: Existing Sports Field Supply**

	<b>Total Fields</b>	<b>20% CSD Discount</b>	<b>35% School Discount</b>	<b>Discounted Field Supply</b>
CSD <sup>1</sup>	14	3	N/A	11
School Districts <sup>2</sup>	16	N/A	6	10
<b>Total</b>	<b>30</b>	<b>3</b>	<b>6</b>	<b>21</b>

<sup>1</sup> Includes fields under construction at Promontory Community Park.

<sup>2</sup> Not including Oak Ridge High School.

more maintenance than those of the CSD, school district fields were discounted at a slightly higher rate, 35%. When both of these discounts are applied, the usable field supply in El Dorado Hills is reduced to 11 CSD fields, ten school fields, and a total of 21 sports fields. Table C-4 includes a summary of existing field supply.

In order to determine the weekly capacity of these 21 fields, current field use data was used to calculate an average number of playable hours per field per week:

- Typical CSD fields can be used for four hours on weekdays, twelve hours on Saturday, and ten hours on Sunday, for a total of 42 hours per week during peak season.
- Due to conflicting uses, it is assumed that school fields in the CSD can be used for three hours on weekdays, ten hours on Saturday, and no hours on Sunday, for a total of 25 hours per week during peak season.
- When these available hours are averaged over the total field supply, a typical field in the District can supply a total of 33 hours per week.

To quantify field demand, the actual number of games and practices reported by sports organizations in the Survey of Organized Sport Groups were totaled. When these figures are tallied, sports organizations within the District generate the following demands:

- The three soccer organizations responding to the Survey of Organized Sport Groups include 185 teams and approximately 2,300 players, and create a total demand of 358 practices and 110 games per week. At an average of one hour per practice and 1.5 hours per game, the total field hour demand for soccer within the community equals approximately 523 hours.
- The two softball leagues include 47 teams and approximately 700 players, and create a demand of 25 practices and 35 games per week. Given an

**Table C-5: Existing Sports Field Demand**

	<b>Existing Demand</b> (in field hours/week)	<b>10% Growth Factor</b>	<b>Total Demand</b> (including Growth Factor)	<b>Total Field Demand</b> (at 33 hours/field)
Soccer	523	52	575	17
Softball	78	8	86	3
Baseball	218	22	240	7
Football	28	3	31	1
<b>Total</b>	<b>847</b>	<b>85</b>	<b>932</b>	<b>28</b>

average of one hour per practice and 1.5 hours per game, softball generates a total demand of approximately 78 field hours per week.

- The one baseball league responding to the Survey of Organized Sport Groups includes 67 teams and approximately 900 players, and generates a demand of 107 practices and 74 games per week. Given an average of one hour per practice and 1.5 hours per game, baseball generates a total demand of approximately 218 field hours per week.
- The one football league responding to the survey includes five teams and 170 players, and creates a demand of approximately 20 practices and 5 games per week. At one hour per practice and 1.5 hours per game, football demands approximately 28 hours of field time per week.

Table C-5 shows a summary of existing field demand in El Dorado Hills. Altogether, demand for soccer, softball, baseball, and football fields totals approximately 847 field hours per week. After adjusting for 10% growth in each of these sports over the course of the planning horizon, the total demand increases to approximately 932 field hours per week. Given an average field capacity of 33 hours per week, this demand is equivalent to 28 fields.

This demand figure can be used to derive a new guideline for sports field provision in the CSD. By dividing the current population by the total current demand for 28 fields, a proposed guideline of one playing field/1,200 persons results. At the present time, the discounted existing supply of 21 multi-use, soccer, softball, and baseball fields provides a level of service of 1/1,583, falling short of the proposed guideline. Seven additional fields are currently needed, and 28 fields will be needed to satisfy the population in 2020. A summary of this analysis appears in Table C-3.

This analysis is based on a combined supply of soccer, softball, baseball, and football fields, and, accordingly, current and future needs have not been expressed in terms of designated sports. As these fields are planned, the

District will have to decide whether to build multi-use or designated fields. Both types have advantages. Multi-use fields can accommodate different sports and user groups depending on need. Designated fields have scheduling and maintenance advantages. In order to assist the CSD in the development of any future designated fields, the following guidelines are provided:

- Since soccer currently generates 62% of field demand in the District, approximately 62% of the District’s designated fields should be soccer fields.
- Approximately 9% of designated fields should be for softball.
- Approximately 26% of designated fields should be for baseball.
- Approximately 3% of designated fields should be for football.

It is important to note that the guidelines above are also based on combined quantities of adult- and youth-sized fields, which the District currently uses to support organized athletic activity for residents ages six to adult. In deciding whether future sports fields should be adult or youth-sized, field allocation should reflect demand, and fields should be designated as follows:

- Since 22% (118 hours/week) of soccer demand is currently comprised of organizations that need adult-sized fields, approximately 22% of designated soccer fields should be adult sized.
- Since 51% (40 hours/week) of softball demand is comprised of organizations that need adult-sized fields, approximately 51% of designated softball fields should be adult-sized.
- Since 15% (31.5 hours/week) of baseball demand is comprised of organizations that need adult-sized fields, approximately 15% of designated baseball fields built by 2020 should be adult-sized.

All remaining sports fields should be developed to accommodate either youth play or both adult and youth activities.

### **Basketball Courts**

Outdoor basketball courts may be ½ court or full court, and are generally used for informal, pickup games. Basketball courts are usually constructed in pairs at larger parks and schools. Courts must include regulation hoops and lines. The playing area should be covered with asphalt or some other hard surface. No major cracks or irregularities should exist.



### Service Overview

Including existing and planned facilities, the District has six ½-courts and one full basketball court. Two of these are located at Stephen Harris Tennis Courts Park, three are planned for Promontory, and the remaining two are located at smaller neighborhood parks within the District. Private HOAs add five courts to this inventory and local schools add 16.

### Public Involvement Findings/Trends

- Overall, basketball appears to be one of the more popular outdoor activities in El Dorado Hills. Almost 40% of Community Survey households had played basketball within the prior year, making basketball the outdoor activity with the highest participation rate.
- Of those Community Survey households who participated in outdoor sports, 54.6% reported household participation in basketball activities at least once a month.
- In addition, 18.2% of Community Survey households reported playing basketball more than once a week, making it the outdoor sport with second most frequent participation.
- When asked which recreation activities they would like to participate in more often if facilities were available, 10.9% of Community Survey respondents indicated an interest in basketball, ranking it 6<sup>th</sup> on a list of 24 possible activities.
- Basketball served as one of the activities with highest frequency participation amongst El Dorado Hills youth. Almost one-half (48.1%) of Youth Questionnaire respondents reported playing basketball at least 21 times a year.
- In addition, 27.5% of youth completing the Youth Questionnaire indicated that basketball served as an activity that they would like to do more often if facilities were available, making it the top most-preferred activity amongst El Dorado Hills youth.

### Potential Partners

With a large inventory of private and school courts in the area, the District's obvious partners again include the HOAs and local school districts. Although the majority of these agencies' existing courts may be designed for children, they still help accommodate the community's demand for informal basketball play.

### Level of Service Analysis

Including the courts planned at Promontory, the District's existing level of service with respect to basketball courts is 1/4,750 residents. When other agencies' 21 courts are added, the level of service improves to 1/1,187, well above the existing District and NRPA standards.

Given the demand for basketball within the El Dorado Hills community, design standards which encourage the development of basketball courts as basic design elements of neighborhood, village, and community parks could be adopted. Based on the parkland needs analysis, the District needs approximately four additional neighborhood parks and two additional village parks in order to meet the population and distribution standards for its projected population in 2020. In addition, ten of the CSD's existing neighborhood parks do not contain basketball facilities, nor do four of the public village parks, and one of the existing community parks.

If one basketball court were added to each of these existing neighborhood, village, and community park sites, and if one court were built in each of the 12 planned neighborhood, village, and community parks within the District, 33 additional courts would be provided. When this figure is added to the community's existing inventory of 28 courts and divided into the future population, a proposed guideline of one court per 1,000 persons results. Based on this guideline, five additional courts are currently needed within the community and 31 further courts will be needed by the year 2020. A summary of this analysis appears in Table C-3.

### Tennis Courts

Tennis courts are generally constructed in pairs or groupings of four or more. They are usually located at larger parks, such as community parks, or at high and middle schools.

### Service Overview

The CSD currently owns and operates four tennis courts at Stephen Harris Tennis Courts Park. Two more are planned for the new community park at Promontory. The courts at Stephen Harris have recently been renovated. Other providers add 10 tennis courts to the area's inventory.



### Public Involvement Findings/Trends

- Almost one-fourth (24.5%) of all El Dorado Hills households completing the Community Survey indicated that they had played tennis in the prior year.
- Of those Community Survey households who participated in outdoor activities, 25.7% played tennis at least once a month. Fewer of those Community Survey households (7%) reported daily tennis play.
- The age group reporting the highest household tennis participation on the Community Survey was 30 to 39 year olds. Over one-third (36%) of the households of 30 to 39 year olds surveyed had played tennis in the prior year.
- In terms of preference, tennis ranked 5<sup>th</sup> of 24, with 12.9% of Community Survey respondents indicating that they would like to participate more often were facilities available.
- On the Youth Questionnaire, 16.0% of respondents indicated that they would like to play tennis more often if more facilities were available, ranking tennis 9<sup>th</sup> on a list of 43.

### Potential Partners

Private Homeowners Associations within the District own and operate six tennis courts. Also, several private recreation facility providers within the community, including the Serrano Country Club, currently provide tennis courts. Any of these groups could serve as potential partners.

### Level of Service Analysis

The District's current level of service for tennis courts is 1/5,541. When private and school tennis courts are added, the existing level of service improves to 1/2,078. This level of service falls just below the CSD's adopted standard of 1 per 2,000 residents. It falls below the NRPA standard of 1 per 2,000 as well.

Given residents' high interest in tennis, a guideline of 1 court/1,500 is proposed for the CSD. This guideline results in a current need for six additional tennis courts. Based on the projected population, a total of 23 tennis courts will be needed by 2020. These additional courts could be accommodated in planned community and village parks, and could be constructed in larger quantities with restrooms and viewing areas in order to accommodate tournament play. A summary of this analysis appears in Table C-3.

## Aquatic Facilities

Pools can vary in size and depth according to intended age group and use, but must have working filtration and chlorination systems.

### Service Overview

The District currently operates two outdoor swimming pools and a small water playground. The main outdoor pool complex is located at Community Park and is open February 1 through October 31. This facility consists of a 25-yard by 25-meter tank with a fan-shaped, zero-depth entry. The pool has two diving boards. A small wading pool is located next to the main pool, and contains one play feature. The District's second outdoor pool is located at Oak Knoll Park. This unheated pool is approximately 20'x40' in size and ranges from 3.5 to 4.5 feet in depth. It is opened for limited hours during the summer months only.



### Public Involvement Findings/Trends

- According to the Community Survey, more than one-half (54.7%) of El Dorado Hills households participated in “water activities in a pool” at least once in the prior year.
- Many fewer Community Survey households reported participation in water aerobics (7.5%), competitive swimming (7.0%), and water polo (2.0%).
- Of those Community Survey households that participated in water activities, the vast majority concentrated their pool time on recreational swimming. In fact, almost one half (48.0%) of household water activity participants took part in recreational swimming more than once a week.
- An additional 33.1% of Community Survey households participated in recreational swimming at least once a month.
- Over three-fourths (80.9%) of Youth Questionnaire respondents indicated that they had participated in swimming activities during the prior year, and 14.5% indicated “pool” as one of the best places to “play, hang out, or have fun in El Dorado Hills.”
- Over 18% of El Dorado Hills Community Survey respondents indicated that they would like to participate more often in swimming or swim class if facilities were available, making swimming the most preferred recreation activity in El Dorado Hills.

- In addition, almost one-fourth (22.9%) of Youth Questionnaire respondents indicated that they would like to participate in swimming activities more often if more facilities were available.
- However, on a list of ten possible District recreation project priorities, Community Survey respondents ranked an aquatics center 7<sup>th</sup> and a competition swimming pool 9<sup>th</sup>, giving them mean scores of 2.11 and 1.89 on a scale from 1 (low priority) to 3 (high priority) respectively.
- Stakeholders have identified a need for another swim team within the District.

### Potential Partners

Private Homeowners Associations often offer their residents small pool facilities. However, HOA pools have limited potential for community-wide recreation use. Nevertheless, HOA pools are a valuable asset within the community, and could be used through partnerships to hold small group or individual lessons.

### Level of Service Analysis

When calculating level of service, only the community pool was considered, since the size of Oak Knoll Pool and the pools of private HOAs preclude their ability to support community-wide recreation activities. The community pool facility provides an existing level of service of 1/33,247 persons, which does not meet the existing standard of 1/15,000 persons. It falls below the historic NRPA standard and the average level of service for comparable communities, 1/17,944, as well.

District residents generate a significant demand for recreational swimming. While the community pool currently functions as both a recreational and competitive swimming facility, the pool is used heavily for competition purposes. Due to this fact, it is assumed that the pool will be unable to meet both the District's competitive and recreational needs through the 15 year planning horizon.

A guideline of 1 pool per 30,000 residents is proposed. This results in a need for two pools at the build out population of 60,000 or less. Given this guideline, a second swimming pool is needed in order to meet the demands of the projected population. This pool should be designed primarily for recreation swimming purposes, but be adaptable for competitive swim as well. The addition of this recreational swimming pool would provide a service level sufficient to meet future needs for both recreational and competitive

swimming. A summary of the level of service analysis for pools appears in Table C-3.

## **Playgrounds**

Playgrounds occur in all shapes and sizes, and may contain multiple design components. Playgrounds can also be designed to incorporate thematic areas that with interpretive and educational elements. Playgrounds can be constructed using a variety of materials, but must include impact-attenuating surfacing and a sufficient barrier to separate preschool and school age areas and keep children safe from traffic and conflicting uses.



### **Service Overview**

The District has nineteen playgrounds distributed throughout all park types. The majority of these are located in neighborhood parks. Each village park includes a playground or tot lot as well. Private providers and schools add 21 playgrounds to this inventory.

Many of the playgrounds within District parks are in good condition or even new, although some, including the ones at Ridgeview Unit 7 and St. Andrews, are fairly small. In addition, some of the District's play areas lack benches and adequate shade.

### **Public Involvement Findings/Trends**

- Over one-half (52.8%) of Community Survey households indicated that they had visited a playground in the prior year.
- Of the Community Survey households that had participated in outdoor activities during the prior year, 40% had visited a playground at least once a month.
- On a list of ten possible District recreation project priorities, Community Survey respondents ranked "a large unique playground" 8<sup>th</sup>, giving it a mean score of 1.95 on a scale from 1 (low priority) to 3 (high priority).

### **Potential Partners**

Each elementary school within the District has at least one play area, and many of the HOAs' neighborhood and village parks have playgrounds as well. Together, schools and HOAs provide District residents with 21 additional playgrounds, making both organizations valuable partners in meeting playground demand.

### Level of Service Analysis

The current level of service for the 19 playgrounds in El Dorado Hills is 1/1,750 persons. If playgrounds provided by other agencies are included, the existing level of services improves to 1/831. No standards currently exist for playgrounds in El Dorado Hills, nor is there an established standard for the National Recreation and Park Association. The mean existing level of service for comparable agencies is 1/2,305.

In general, playgrounds are one of the fundamental design components of all neighborhood, village, and community parks. If playgrounds were added to the four existing neighborhood parks that do not currently have them and all planned or needed parks in the District, there would eventually be 21 additional playgrounds in the community. When this figure is added to the existing inventory and divided into the future population, a proposed guideline of one playground/1,000 persons results. Based on this guideline, no additional playgrounds are currently needed. However, 19 further playgrounds will be needed by the year 2020. These should be included in all future neighborhood, village, and community parks. A summary of this analysis appears in Table C-3.



### Trails

Pedestrian trails should be a minimum of 4 to 6 feet in width and multi-use trails significantly wider, between 8 to 10 feet in width. Soft-surfaced trails support activities, such as running and hiking. Multi-use trails and hard-surfaced trails support activities such as biking, running, or in-line skating. All trails, no matter the use, must be safely separated from vehicular traffic by an open space or barrier.

### Service Overview

The District currently has 3.25 miles of pedestrian trail, much of which runs along New York Creek from the El Dorado Community Park in the south to Art Weisberg Park in the north. Private Homeowners Associations add 18.6 miles to the area's inventory, bringing the total trail mileage in El Dorado Hills to 21.9.

### Public Involvement Findings/Trends

- Community Survey households reported high participation in trail-related activities. Overall, 65.0% of El Dorado Hills households completing the Community Survey reported having walked for pleasure in the prior year.

Only slightly less (56.0%) had taken nature walks. In addition, 53.8% had bicycled for pleasure, 53.8% had hiked, and 42.0% had jogged or ran.

- Further, 35.8% of Community Survey respondents indicated that they or a member of their household walk for pleasure more than once a week. An additional 12.0% do so once a week and 23.3% do so once or twice a month. In total, 59.1% of respondents walk for pleasure at least once a month, making it the El Dorado Hills open space activity with highest participation.
- Of those Community Survey households that had participated in open space activities, 27.2% had run more than once a week. Slightly less (15.4%) had bicycled for pleasure more than once a week.
- Trail-related transportation is also popular with El Dorado Hills youth. A large percentage of El Dorado Hills youth completing the Youth Questionnaire indicated that they either walk (24.7%) or bike (23.3%) in order to reach park and recreation facilities.
- Over 67% of Youth Questionnaire respondents had participated in bicycling for pleasure in the prior year. Over 65% had jogged or ran, and 55.0% had hiked. Over 43% had walked for pleasure and 42.0% had taken a nature walk.
- More than 60% of youth completing the Youth Questionnaire indicated that they participated in jogging or running more than 21 times per year.
- When interviewed, several stakeholders mentioned the need for a more developed trail system.
- According to the Community Survey, 46% of respondents ranked “linear trail corridors that connect trails together throughout the CSD” a high priority.

### P o t e n t i a l P a r t n e r s

The El Dorado County Transportation Commission (EDCTC) has recently completed a bicycle transportation plan for all of El Dorado County. This plan suggests strategies for improving bikeways, including bike paths, lanes, and routes, many of which lie within El Dorado Hills. Partnering with county officials could create opportunities for the construction of an integrated trail network. In developing such a network, HOA trails should be considered as well.

### Level of Service Analysis

The 3.25 miles of District trails translate into a level of service of 1 mile/10,230 residents. When HOA trails are added to this total, the area's trail mileage increases to 21.9, and the level of service improves to 1 mile/1,522. El Dorado Hills has no current standards for pedestrian trails, nor does the NRPA. Comparable communities have an average existing level of service of 1 mile/8,152.

The El Dorado County Transportation Commission county bicycle plan proposes approximately seven additional miles of Class I bike paths for El Dorado Hills. These seven miles will increase the total inventory of multi-use and pedestrian trails to 28.9 miles. However, many other opportunities for trail development exist. It is recommended that the District develop a trails master plan to evaluate the opportunity to develop an integrated public trail system that connects major community facilities and provides access to public and private open spaces. The trails plan should build upon the county bicycle plan.

Because of the popularity of trail-related recreation in the District, the CSD should also maximize trail opportunities within its parks. At a minimum, perimeter pathways should be provided in neighborhood parks. More extensive pathways could be explored in village and community parks.

No specific future LOS guideline for trails is proposed at this time.



### Skate Parks

Skate parks can either function as independent facilities or as part of larger community parks. Smaller neighborhood or village parks may include smaller scale skating facilities. The features of skate parks can vary, from elaborate pipes and pyramids to more simple ramps.

### Service Overview

At present, the District is in the process of developing a skate park on a ½-acre site at the Community Park. When complete, it will incorporate a variety of skate features including rails, ramps, bowls, and decks. At the present time, there are no other providers of skate parks within the planning area.

### Public Involvement Findings/Trends

- According to the Youth Questionnaire, 42.7% of El Dorado Hills youth reported participation in skateboarding during the prior year.

- In addition, 11.5% of Youth Questionnaire respondents either skateboard, rollerblade, or ride scooters in order to reach park and recreation activities.
- According to the Community Survey, 13.5% of El Dorado Hills households reported participation in skateboarding activities during the prior year.
- Of those households reporting participation in open space activities on the Community Survey, 6.0% had members who skated more than once a week.
- On a list of potential District recreation priorities, Community Survey respondents gave a skate park a mean score of 1.75 on a scale from 1 (low priority) to 3 (high priority), ranking it last on a list of ten possible recreation projects. However, most Community Survey respondents were adults, who may tend to associate skate parks with negative activities. Since skateboarders are typically younger in age, youth may have prioritized skate parks differently.
- Community Survey respondents ages 16 to 19 gave skate parks a significantly higher mean priority score, 2.05 on a scale from 1 (low priority) to 3 (high priority).
- When asked what recreation activities they would like to participate in more often if facilities were available, 4.0% of Community Survey respondents chose skateboarding.
- When youth were asked the same question on the Youth Questionnaire, 6.9% indicated that they would like to skateboard more often.
- According to the NSGA, nationwide participation in skateboarding increased by 15.1% from 2003 to 2004, ranking it sixth of 45 in terms of participation increase.

### Potential Partners

In terms of skate parks, the private sector provides an opportunity for partnership. At least one local skate shop currently helps with skate park design, and the private sector could help to fund, construct, or design skate parks in the future. Schools and HOAs could also serve as partners.

### Level of Service Analysis

When the new skate park construction is completed, the level of service for skate parks in El Dorado Hills will be 1/33,247 persons. No standards for

skate parks currently exist in El Dorado Hills or for the NRPA. The average level of service for comparable agencies is 1/43,894.

Several communities in the west have design standards for certain park types that include skate features as a basic element of design. In some cases, design guidelines encourage the development of major skate features within all large community parks. Guidelines also often promote the inclusion of small-scale skate features, such as a bench that supports skateboarding, within all neighborhood and village parks, and in community parks that do not include a major skate facility.

No specific skate park guideline is proposed at this time. However, given the increasing popularity of skating, adopting design guidelines that encourage major skate elements in community parks, and small-scale skate elements in all neighborhood and village parks, is recommended.



## **Gymnasiums**

Gymnasiums can be developed in a variety of sizes to accommodate differing sports and age groups. However, gyms must be of appropriate dimension for the intended use and include adequate space outside the baseline to ensure safe play. The playing surface should consist of resilient flooring materials.

### **Service Overview**

The CSD operates one gymnasium, located in the Community Activities Building at the EDH Community Park. Many of the District's volleyball and basketball activities are held in the CAB gym. In addition, there are six school gyms in the community, excluding those at Oak Ridge High School. The CSD uses three of these gyms through joint use agreements with local school districts. Availability of these facilities varies, depending on the schedules and space needs of individual schools.

### **Public Involvement Findings/Trends**

- In terms of gym-related activities, 27.8% of Community Survey households reported that they had participated in indoor basketball during the prior year, 10.8% reported participation in volleyball, and 9.5% reported participation in gymnastics.
- Of those Community Survey households that had participated in indoor activities during the prior year, 37.8% had played basketball in an indoor gym at least once a month during the prior year. Far fewer had frequently done gymnastics or played volleyball.

- According to the Community Survey, 10.9% of respondents indicated that they would participate more often in basketball if facilities were available. Almost 5% indicated an interest in playing more volleyball.
- On a list of six potential District park and recreation facility projects, Community Survey respondents ranked “building new major facilities” last.

### Potential Partners

Schools serve as the most obvious potential partner for the District in terms of gymnasium space. The District currently partners with the William Brooks Elementary School, the Oak Meadow Elementary School, and the Jackson Elementary School through joint use agreements which allow the CSD significant gym use. However, as each of these gyms is located in an elementary school, they are in some cases quite small. Partnerships with other schools within the District might allow the use of larger gym facilities.

### Level of Service Analysis

The District’s one gym allows for a current level of service of 1/33,247 residents. When the six gyms of local schools are added to the District total, the level of service improves to 1/4,750, far exceeding the 2000 Master Plan Standard. The NRPA has no adopted standard, but comparable communities have an average existing level of service of 1/26,632.

In order to gain a more accurate picture of gym needs in El Dorado Hills, this analysis includes an examination of existing supply and demand. This examination began with an assessment of current gym supply. As with sports fields, the total gym supply was discounted by 20% to reflect routine scheduling conflicts. When the discount is applied, the usable gym supply in El Dorado Hills is reduced to five. A summary of the discounted supply is included in Table C-6.

In order to determine the weekly capacity of these gyms, current data was used to calculate the average number of hours available for organized sports groups per gym per week:

- It is assumed that the CSD gym can be used by organized sports groups for four hours on weekdays, 12 hours on Saturday, and ten hours on Sunday for a total of 42 hours per week.
- Typical school district gyms have less available gym time, approximately 15 hours per week.

**Table C-6: Existing Gymnasium Supply**

	<b>Gyms</b>	<b>20% Discount</b>	<b>Discounted Gym Supply</b>
Regulation	3	1	2
Non-regulation	4	1	3
<b>Total</b>	<b>7</b>	<b>2</b>	<b>5</b>

**Table C-7: Existing Gymnasium Demand**

	<b>Existing Demand (in gym hours/week)</b>	<b>10% Growth Factor</b>	<b>Total Demand (in gym hours /week including Growth Factor)</b>	<b>Total Gym Demand<sup>1</sup> (in gyms)</b>
Regulation	141	14	155	8
Non-regulation	60	6	66	4
<b>Total</b>	<b>201</b>	<b>20</b>	<b>221</b>	<b>12</b>

<sup>1</sup> At 43 hours per CSD gym & 16 hours per school gym, or an average of 19 hours/gym.

- When these available hours are averaged over total gym supply, a typical gym in El Dorado Hills can supply a total of 19 gym hours per week.

To quantify demand, the weekly games and practices held by existing organized sports groups in the community were totaled. Because of the variability in the size of existing gym facilities in the District, the demands for regulation- and non-regulation-sized gyms were treated separately. When tallied, existing sports groups in the community generate the following gym demand:

- The District’s one organized sports group that requires a non-regulation gym generates a demand for 60 gym hours per week.
- The District’s four sports groups who require regulation gym space generate a demand for 141 hours per week.

Table C-7 shows a summary of existing demand for regulation and non-regulation gymnasiums. Altogether, organized sports groups generate approximately 201 hours of gym time per week. After adjusting this demand by 10% to account for potential future growth, gym demand totals 221 hours. Given that an average gym can be used for 19 hours per week, this demand translates into approximately 12 gyms.

This demand figure can be used to calculate a new CSD guideline for gyms. By dividing the current demand into the CSD’s existing population, a guideline of 1 gym/2,700 can be derived. The discounted supply of five gyms provides a level of service of 1 gym/6,649 people, which falls short of the proposed guideline. At the present time, seven additional gyms are needed to meet the

**Table C-8: Current and Future Gymnasium Need**

	<b>Discounted Gym Supply</b>	<b>Total Current Demand</b>	<b>Total Current Need</b>	<b>Guideline</b>	<b>Total Future Demand<sup>1</sup></b>	<b>Total Future Need</b>
Regulation	2	8	6	1/4,000	15	13
Non-regulation	3	4	1	1/8,000	7	4
<b>Total</b>	<b>5</b>	<b>12</b>	<b>7</b>		<b>22</b>	<b>17</b>

<sup>1</sup> Calculated based on proposed guideline.

guideline, and a total of 17 gyms will be needed to accommodate the projected population in 2020. Table C-3 includes a summary of this analysis.

In order to determine whether needed gyms should be regulation or non-regulation in size, two additional guidelines have been derived. When the current regulation-sized gym demand, eight, is divided into the current population, a regulation-sized gym guideline of 1/4,000 results. By applying the same formula, a non-regulation-sized gym guideline of 1/8,000 can be derived. Given the District’s population figures, these guidelines result in a current need for six regulation sized gyms and one non-regulation sized gym. To meet the needs of the projected population in 2020, a total of 13 regulation and four non-regulation-sized gyms will be needed. A summary of this analysis appears in Table C-8.

**Community, Teen, and Senior Centers**

Community centers are facilities which provide a focus for recreational, social, educational, and cultural activities within a neighborhood or community. Teen centers and senior centers are similar facilities which provide social and recreational activities for specific populations. Frequently, these centers are smaller than community centers. All of these facilities usually employ full time maintenance and program staff.



**Service Overview**

The District has three main indoor facilities. The 15,800 sq. ft. Community Activities Building (CAB) is the District’s largest indoor space, and essentially functions as a community center. However, it is far smaller than most new community centers, which usually include a minimum square footage of 40,000. The CAB contains a gymnasium, commercial kitchen, dance room, additional smaller classrooms/meeting rooms, office/storage space and restrooms.

In addition, Oak Knoll Park contains a 1,500 sq. ft. recreation building that includes a reception area, a small meeting room, and restrooms. However, a lifeguard must be on duty when the building is used, which limits its programming potential. The 3,000 sq. ft. community center planned for Promontory Community Park will presumably contain many similar facilities. However, the small size of these recreation buildings limits the range of program types that can be accommodated.

A 4,000 s.f. teen center is currently under construction at Community Park. The teen center is located adjacent to the planned skate park.

As of now, the District does not have a designated senior center. However, the County has negotiated a five year lease on a county fire facility and is currently housing area senior activities in the building. It is anticipated that use of the CAB for the senior program will be phased out in the future, except for major special events.

#### **P u b l i c I n v o l v e m e n t F i n d i n g s / T r e n d s**

- On a list of potential District recreation facility projects, Community Survey respondents ranked community center fourth out of 10, giving it a mean score of 2.19 on a scale from 1 (low priority) to 3 (high priority).
- Community Survey respondents ages 16 to 19 were more likely to rank community center as a high priority than any other age group.
- On a list of potential District recreation projects, Community Survey respondents gave teen centers a mean score of 2.43 on a scale from 1 (low priority) to 3 (high priority), ranking it first out of ten.
- In fact, over one-half (52%) of all residents surveyed ranked building a teen center as a high district priority.
- Those Community Survey households with children gave teen centers a higher mean priority ranking (2.49) than those without, who gave it a mean score of 2.34.
- Community Survey respondents ranked senior centers as third on a list of 10 potential District recreation facility priorities, giving it a mean score of 2.19 on a scale from 1 (low priority) to 3 (high priority).
- Not surprisingly, residents within the 50 to 59 age group were most likely to rank senior center a top priority.
- On a list of six potential District park and recreation facility projects, Community Survey respondents ranked “building new major facilities” last.

- Many communities are developing large multi-age community centers rather than separate age-specific centers to provide the greatest flexibility in programming.

### Potential Partners

Other private, non-profit, or school providers within the District serve as potential partners in the provision of large, multi-use spaces. For example, the District could potentially work with HOAs for the use of their clubhouse facilities.

### Level of Service Analysis

Together, the District's recreation buildings either provide or will provide the CSD with a level of service of 1/33,247 for community centers, teen centers, and senior centers. Comparable agencies have an average existing level of service of 1/45,118 for community centers, 1/38,250 for teen centers, and 1/46,107 for senior centers.

Except in cases where it is necessary, it is not recommended that the District develop additional age-specific centers, and no LOS guidelines is recommended for these facilities. Instead, the District should develop a larger multi-age facility that provides greater programming flexibility and greater potential for revenue generation.

Based on the existing guideline of 1 center/20,000 persons, there is a current shortage of one multi-purpose recreation building within the community. In addition, the District will need two additional multi-age and multi-purpose community centers in order to adequately serve the projected 2020 population. Table C-3 includes a summary of this analysis.

### Support Facilities

Support facilities include all administrative, maintenance, and storage space.

### Service Overview

Many of the District's administrative and support facilities have been converted from other uses due to general shortage of space. As a result, offices are located among three buildings at Community Park: administrative staff and some recreation staff have offices within the Pavilion; other recreation staff have offices within the CAB; and the maintenance staff is housed in a temporary building located in the north parking lot. Office space is one of the District's main concerns.



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## APPENDIX C

In general, storage space is at a premium in District buildings as well. For example, a former concession stand at the CAB was converted to storage for the District's recreation supplies and equipment. A small pool storage area at Community Park has been converted to lifeguard space to keep the deck space clear and provide a secure area for lifeguard belongings.

### Potential Partners

In terms of administrative space, local public agencies, such as the El Dorado Irrigation District and El Dorado County, serve as obvious partners. Likewise, maintenance and storage space could potentially be shared with local school districts.

### Service Analysis

In order to combat the general shortage of office space, the District is currently constructing a new office and maintenance facility at Community Park. In addition, in the future, any additional community recreation buildings should include office and storage space for general use. Furthermore, plans for all future recreation facilities, including fields, courts, and pools, should incorporate adequate space for support and storage.

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## **Appendix D: Actions**

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**Table D-1: Proposed Capital Projects by Priority**

Project	Priority			
	I	II	III	IV
<b>Parks</b>				
<i>New Parks</i>				
<i>Neighborhood Parks</i>				
Acquire a neighborhood park site to serve area N-1 (3 acres)				
Acquire a neighborhood park site to serve area N-2 (3 acres)				
Acquire a neighborhood park site to serve area N-3 (3 acres)				
Acquire a neighborhood park site to serve area N-4 (3 acres)				
Develop a Master Plan for Bass Lake Hills Neighborhood Park				
Build Bass Lake Hills Neighborhood Park				
Build Creekside Greens				
Develop a Conceptual Plan for Valley View South, North, and East Ridge Greens				
Build East Ridge Greens				
Build Laurel Oak Park				
Develop a Master Plan for Rancho Dorado Park				
Build Rancho Dorado Park				
Build Valley View South Park				
Develop a Master Plan for Windsor Point Park				
Build Windsor Point Park				
<i>Village Parks</i>				
Acquire a village park site to serve area V-1 (10 acres)				
Develop a Master Plan for a village park site to serve area V-1 (10 acres)				
Build a village park to serve area V-1 (10 acres)				
Acquire a village park site to serve area V-2 (10 acres)				
Develop a Master Plan for a village park site to serve area V-2 (10 acres)				
Build a village park to served area V-2 (10 acres)				
Develop a Master Plan for Carson Creek Village Park				
Build Carson Creek Village Park				
Develop a Master Plan and build Marina/Lake Forest Park				
Develop a Master Plan for Marble Valley Village Park				
Build Marble Valley Village Park				
Develop Conceptual Plan for Valley View Elementary				
Build Valley View Elementary				
<i>Community Parks</i>				
Acquire and build Bass Lake Active Sports Park				
Develop a Master Plan for Carson Creek Community Park				
Build Carson Creek Community Park				
Build Promontory Community Park				
Build Serrano Village J Community Park				
Develop Master Plan for Valley View Community Park				
Build Valley View Community Park				

**Table D-1: Proposed Capital Projects by Priority**

Project	Priority			
	I	II	III	IV
<b>Park Improvements</b>				
<i>Neighborhood Parks</i>				
Develop a new Master Plan for Art Weisberg Park				
Develop cultural interpretation potential at Fairchild Park				
Renovate Fairchild Park				
Develop a Water Quality Improvement Plan for Governor's Ponds				
Renovate Governor's Ponds				
Develop cultural interpretation potential at Murray Homestead Park				
Renovate Murray Homestead Park				
Develop a new Master Plan for Overlook Park				
Renovate Parkview Heights				
Develop a new Master Plan for Ridgeview Park				
Renovate Ridgeview Unit 7				
Develop a new Master Plan for St. Andrews Park				
Build St. Andrews reconfigured park site				
Renovate Waterford Park				
<i>Village Parks</i>				
Develop a new Master Plan for Bertelsen Park				
Renovate Kalithea Park				
Renovate Stephen Harris Tennis Courts Park				
Develop a new Master Plan for Oak Knoll Park				
<i>Community Parks</i>				
Renovate Community Park				
<i>Special Use Areas</i>				
Renovate Allan Lindsay Field				
Renovate Bass Lake Field				

**Table D-1: Proposed Capital Projects by Priority**

Project	Priority			
	I	II	III	IV
<b>Open Space, Natural Areas, and Trails</b>				
Develop a Master Plan for Governor's West Power Lines		■		
Build Governor's West Power Lines		■		
Develop a Master Plan for Ridgeview ABC Parcels				■
Develop a Master Plan for Silva Valley Road Power Lines			■	
Build Silva Valley Road Power Lines			■	
Build Valley View North Park			■	
Develop cultural interpretation signs at New York Creek Natural Area				
Develop natural interpretation signs at Wild Oaks Park				
Develop New York Creek Nature Trail as a multi-use path	■			
Sign and stripe existing Class I bike path from Harvard Way to St. Andrews and Governors Drive to Francisco Drive*			■	
Build Class I bike path on Harvard Way from Clermont Road to EDH Boulevard*	■			
Develop construction documents for trail in Silva Valley Power Line corridor			■	
Build trail in Silva Valley Powerline corridor			■	
<b>Recreation Facilities</b>				
New Recreation Facilities				
Build infill tennis and basketball courts in existing neighborhood, village, and community parks	■			
Build additional tennis courts				■
Build additional sports fields				■
Develop a Master Plan for community center #1, aquatic center, and office space at Valley View Community Park	■			
Build community center #1 at Valley View Community Park (50,000 s.f.)		■		
Build office space at Valley View Community Park (20,000 s.f.)		■		
Build aquatic facility at Valley View Community Park				
Develop a Master Plan for gymnasium at Carson Creek Community Park (15,000 s.f.)				
Build gymnasium at Carson Creek Community Park (15,000 s.f.)				■
Develop a Master Plan for community center #2 at Oak Knoll Park				
Renovate community center at Oak Knoll Park				
Build community center at Promontory Community Park				
Build Skate Park in EDH Community Park	■			
Develop Teen Center in EDH Community Park	■			
Recreation Facility Improvements				
Renovate Harvard Way parking and entrance	■			
Upgrade school district fields				■
<b>Organization</b>				
Maintain maintenance vehicles and equipment				■

**Table D-2: Proposed Non-Capital Actions by Priority**

Actions	Priority			
	I	II	III	IV
<b>Open Space, Natural Areas, and Trails</b>				
Develop an integrated Open Space Management Plan in conjunction with HOAs	■			
Develop Site Management Plans for existing open space preserves	■			
<b>Recreation Facilities</b>				
Develop a financial feasibility study for community center #1 at Valley View Community Park	■			
Develop a financial feasibility study for gymnasium at Carson Creek Community Park		■		
Develop a financial feasibility study for operating the El Dorado Hills golf course				
Develop a financial feasibility study for community center #2 at Oak Knoll Park	■			
Develop a financial feasibility study for community arts center		■		
<b>Recreation Programs</b>				
Conduct surveys every 4 years to determine changing recreation program needs and community interests	■			
<b>Organization</b>				
<i>Financial Resources</i>				
Establish an "Opportunity Fund"	■	■	■	■
Maintain and enhance CSD scholarship program		■	■	■
Make interest payments				■
Pay government fees				■
<i>Administration</i>				
Implement staff development and training programs on a wide range of topics	■			
<i>Planning and Design</i>				
Complete Nexus Study Update annually	■	■	■	■
Develop and implement an ADA Transition Plan		■		
Develop a Trails Master Plan, including connections to Folsom Lake				
Develop a comprehensive sustainability strategy, including guidelines for green building				
Review and amend park naming policy				
Implement consistent park signage program				
Develop a maintenance management plan		■		
Assess community needs and update the Master Plan on a 5-year basis				
<i>Public Information and Program Marketing</i>				
Develop a marketing and public relations plan	■			
Provide printed park, recreation facility, and trails maps		■		



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## **Appendix E: Funding Sources**



## **APPENDIX E: FUNDING SOURCES**

The following funding sources could be used to finance park and facility improvements and associated maintenance.

- **General Fund:** This is the District's primary source for operating revenue and comes primarily from taxes levied on property within the District boundary. Since parks and recreation must compete with other District operations such as waste management for these funds, this can be an unstable source.
- **Quimby In Lieu Fees:** These are development fees for the acquisition of parkland paid by the developer in either cash or the value of dedicated land. The dedication of land or the payment of fees or both cannot exceed the proportionate amount necessary to provide five acres of park area per 1,000 persons living in the subdivision.
- **Park Impact Fees:** This is a fee imposed on the development of park land, parks or related facilities. Currently the rate per single family in El Dorado Hills, is \$7,073.
- **Landscaping and Lighting Assessment District:** This funding mechanism permits a public agency to assess housing units or land parcels. The assessment revenues can be used for park land acquisition, development, and/or maintenance. The agency can choose to use the revenue generated on a pay as you go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment. Establishment of a district or revision to an assessment district requires a vote of property owners. The majority of returned votes must be in favor of establishing the district.
- **General Obligation Bond:** These are voter-approved bonds with the assessment placed on real property for a specified period of time (usually 15-20 years). Passage of a General Obligation bond requires a two-thirds voter majority. The money can only be used for capital improvements, not maintenance. Major disadvantages of this funding option are the high approval requirement and the high interest costs.
- **Revenue Bonds:** These bonds are sold and paid from the revenue produced from the operation of a facility.
- **Donations:** The donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise money for specific projects.

- **Exchange of Property:** If the District has an excess piece of property with some development value it could be traded for a private piece of property more suitable for park use.
- **Joint Public/Private Partnership:** This concept has become increasingly popular for park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
- **Joint Interagency Partnerships:** Partnerships between agencies are useful both in terms of providing facilities and programs.
- **Exactions:** Costs of necessary public improvements that are passed on to the adjacent landowners.
- **Public Land Trusts:** Private land trusts such as the Trust for Public Land, Inc. and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
- **Government Grant Programs:** There are a number of government grant programs for park and recreation projects. Key programs are:
  - **Safe, Accountable, Flexible, Efficient Transportation Equity Act - a Legacy for Users (SAFETEA-LU):** Originally known as the Intermodal Surface Transportation Efficiency Act (ISTEA), this program funds a wide variety of transportation related projects. In 1998, it was reauthorized under the name Transportation Equity Act for the 21st Century (TEA-21). The act was authorized again in 2005 as SAFETEA-LU, with similar provisions to ISTEA and TEA-21. In addition to bicycle, pedestrian, and trail-related capital projects, SAFETEA-LU funds can generally be used for landscape and amenity improvements related to trails and transportation. The money can also be used for maintenance. SAFETEA-LU funds are primarily focused on regional systems and not local neighborhood trails. Over the years, California has received considerable revenue for trail-related projects from TEA funds.
  - **Land and Water Conservation Funds:** This grant program is funded by the National Park Service and administered by California State Parks. In the past this was one of the major sources of grant

money for local agencies but starting in the 1990's this grant program was severely cut. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.

- **Urban Forestry Grants:** There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.
- **US Fish and Wildlife Service (USFW):** USFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- **California Department of Fish and Wildlife (CDFW):** CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- **State Bicycle Funds:** This is revenue from state gas taxes that is distributed to California cities for the development of bicycle lanes. This can be a good funding source for developing bicycle lanes and off street bicycle trails.
- **Recreation Trails Program:** This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include 1) maintenance and restoration of existing trails, 2) development and rehabilitation of trailhead facilities, 3) construction of new recreation trails, and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.
- **Statewide Park Bond (Proposition 40):** In recent years, California has passed two state-wide bond measures for funding parks and open space projects. The funding program has several elements including a grant based on a per capita allocation, a matching grant and several competitive grant programs.
- **Other State Funds:** Other grant sources from the State of California include: Youth Soccer Recreation Program Grant. Project grants range from \$75,000-\$1,000,000.
- **Private Grants and Foundations:** Grants and foundations provide money for a wide range of projects. They are sometimes difficult to find

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## APPENDIX E

and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.