



*Cameron Park
Community Services District*

Agenda Transmittal

DATE: November 18, 2020

FROM: Jill Ritzman, General Manager

AGENDA ITEM #8: **PARK DEVELOPMENT IMPACT FEES TO FUND CAMERON PARK LAKE SPLASH & SPRAY PLAYGROUND**

RECOMMENDED ACTION: **APPROVE RESOLUTION 2020-26; FORWARD TO THE BOARD OF SUPERVISORS**

Background

On December 16, 2020, the Board of Directors approved the Park Improvement Plan (Plan). This Plan proposes the construction of a Splash & Spray Playground at the old Swimming Lagoon site.

Parks and Recreation Committee

The Parks and Recreation Committee reviewed staff's recommendation and supported forwarding the item to the Board of Directors for consideration.

Discussion

Staff is recommending the use of Park Development Impact Fees to pay for up to 75% of the Splash & Spray Playground project costs. This request meets the purpose of Park Development Impact Fees by expanding park services as follows:

- ✓ Splash Playground is accessible for children and adults of all abilities; amenity meets and exceeds Americans with Disabilities Act requirements.
- ✓ Operates for more months of the year, May 1 to September 30 or longer, weather permitting.
- ✓ Daily hours are longer, consistent with park operating hours of 7:00am to dusk.

Operates More Months of the Year, More Hours in a Day

Due to the nature of the facility, the Swimming Lagoon, required lifeguards for operating. Thus, the Swimming Lagoon had limited hours, primarily afternoons and weekends, Memorial Day through Labor Day. The new Splash & Spray Playground will be open when warm weather permits, beginning May 1 through September 30 or later. Staffing is not required; therefore, the Playground operating hours will be consistent with the park’s operating hours, 7:00am to dusk.

The following chart compares the operational hours of the Swimming Lagoon and Splash & Spray Playground.

	Lagoon	Playground
Hours per week <i>(6 hours/day weekdays + 8 hours/day weekends)</i>	46	84
Weeks per year	15	22
Total Annual Operational Hours <i>(estimated)</i>	690	1,848

The Splash Playground will be available 2½ times more than the Swimming Lagoon, expanding park and recreation services in the District.

Accessible for all Ages and Abilities

The Swimming Lagoon is not available to people with mobility impairments. Due to engineering and design, fully meeting all ADA requirements is impossible. Current ADA guidelines require a chair lift that lowers people with mobility impairments into the water. There is no ability to meet this requirement due to the engineering and design of the Swimming Lagoon’s sloping sand sides, sand bottom, large rocks, and earthen levee that separates the Lagoon from the Lake. The chair must be mounted in an area with 3 to 5 feet of water depth. Placing the chair and its foundation on the levee would jeopardize the levee’s integrity, and construction on the levee would require extensive engineering and permitting.

Deep sand surrounds the water and is soft. There are no hard pathways leading to the water. Users enter by stepping over the cement barrier and walking through soft sand to access the water.

It is important to the District to provide park and recreation services to all residents of Cameron Park. Due to the Swimming Lagoon’s design and structure, people with mobility impairments are unable to use this water-featured facility, and constructing improvements at the Lagoon to address the deficiency is nearly impossible. Splash playgrounds would expand park services to people of all abilities, including people with mobility impairments.

Financial Impacts

Staff is recommending that Park Development Impact Fees fund up to 75% of total project costs, which are estimated in the chart below. The costs below are **preliminary** and will not be finalized until a landscape architect develops the plans and specifications.

Splash Pad	\$500,000
Bonding, mobilization, staking	\$54,475
Storm water pollution prevention	\$20,000
Environmental and County permits	\$10,000
Parking lot and pathway improvements/accessibility	\$25,000
Landscape architect plans & specifications, project oversight <i>(16% of total project costs)</i>	\$115,500
Total estimated project costs	\$724,975
<i>Proposed funding from Park Dev Impact Fees, up to</i>	<i>\$543,731</i>

Staff is working with the District grant writer to identify the best possible competitive grant to provide additional funding. If successful with competitive grants, the amount needed from the Park Development Impact Fees will be less, and can be used for additional park improvement projects. Also, if the District is unsuccessful in securing grants, additional Park Development Impact Fees may be approved by the County.

Status of the Park Development Impact Fee Fund, Fund 04

Fund Balance as of June 30, 2020	\$828,394
Pending Reimbursement Request to County*	-\$26,151
Available Fund Balance	\$802,245
Less Splash Pad 75% of Construction Costs	-\$543,731

Remaining Fund Balance	\$258,514
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**Request to the County for Christa McAuliffe T-Ball Field, Disc Golf Fence, and Pickleball courts re-striping is approved, but funds not yet transferred.*

Decommissioning Swimming Lagoon

Costs to decommission the Lagoon infrastructure are not included in the above project budget. With approval of Park Improvement Plan and funding request for the Splash & Spray Playground, staff will begin investigating necessary steps to decommission the equipment and mechanisms related to the Swimming Lagoon. Decommissioning costs can be included in the competitive grant application.

Next Steps

If approved by the Board of Directors, staff will forward this request and justification to the County Board of Supervisors for consideration.

Attachment:

8A – Resolution 2020-26

RESOLUTION No. 2020-26
of the Board of Directors
of the Cameron Park Community Services District
November 18, 2020

**RESOLUTION TO REQUEST PARK DEVELOPMENT IMPACT FEES TO FUND
IMPROVEMENTS AT CAMERON PARK LAKE**

WHEREAS, Cameron Park Community Services District (District) Board of Directors approved the Park Improvement Plan (Plan) which expands park services District-wide; and

WHEREAS, this Plan proposes the construction of a Splash & Spray Playground at the old Swimming Lagoon at Cameron Park Lake; and

WHEREAS, this project meets the purpose of Park Development Impact Fees by expanding park services because the Splash and Spray Playground: 1) is accessible for children and adults of all abilities, which meets and exceeds Americans with Disabilities Act requirements; 2) operates for more months of the year and more hours during the day.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Cameron Park Community Services District request use of the Park Development Impact Fees to fund up to 75% of the cost for a new Splash and Spray Playground at Cameron Park Lake to expand park services to residents of Cameron Park.

PASSED AND ADOPTED by the Board of Directors of the Cameron Park Community Services District, at a regularly scheduled meeting, held on the 18th day of November 2020, by the following vote of said Board:

AYES: MS, EA, FC, EW

NOES: HM

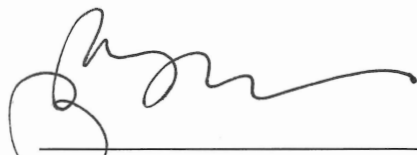
ABSENT: None

ABSTAIN: None

ATTEST:



Director Monique Scobey, President
Board of Directors



Jill Ritzman, General Manager
Secretary to the Board