



County of El Dorado

Chief Administrative Office

Parks Division

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Date: August 21, 2025
To: Parks and Recreation Commission
From: Zachary Perras, Parks Manager
Subject: Parks Division Updates

In addition to those specific projects outlined in the project updates section, the Parks Division recently completed and present their Financial Sustainability Project to the Board of Supervisors. In doing so Staff received direction from the board on ten different items pertaining to cost recover, financial sustainability, and funding of capitol improvements. Moving forward Staff will be taking action on the items we received board direction on to pursue and will be providing updates to both the Parks Commission as well as the Board of Supervisors as the work progresses.

Park Rental Summary:

July Rental Summary		
Park	Number of Rentals	Fees Collected
HLP	3	\$901
Pioneer	2	\$618
Forebay	1	\$132
Total Monthly Rental Revenue:		\$1,651

Project Updates:

Diamond Springs Park

The subject property located at 3447 Clemenger Drive was purchased by an anonymous donor through the Marshall Foundation in 2019. In January of 2022, the Board approved a Dedication Agreement and the conditional acceptance of the donation from the Foundation of the property. The proposed project is in an area of the County that is underserved by parks. In addition to the offer of donation, community partners including the Boys and Girls Club, Mother Lode School District, Union Mine High School, and other anonymous donors, have also expressed commitment to help with the development of the proposed project.

Then in March of last year, the Board amended the agreement with Marshall Foundation for Community Health (Foundation), to extend the due date to complete the CEQA process to December 31, 2023, and make changes to the reversion provision as so that if the County does not commence construction of the park within five years of acceptance of the property or if the County ceases to use the property for a park, the property may revert to the Boys & Girls Club of El Dorado County Western Slope.

On December 12, 2023, just under the wire, the Board certified the Final Environmental Impact Report (FEIR) and accepted the property. Then on February 27, 2024, the Board authorized the CAO to enter into negotiations with the Boys and Girls club on this property to work on development of the park. Future financial impacts could include costs associated with vegetation management and park development. Staff is pursuing volunteers, donations, and grant funding to cover any unfunded costs. We are currently working with the Boys and Girls club to move forward with the development of this park. This will be a phased project, so there is no completion date that this time. There is a Board item on the agenda for June 18, 2024 to adopt and authorize the Chair to sign Resolution of Intent 108-2024 to amend Title 130 of the County Zoning Ordinance for the development of the park. Coordination with the Boys and Girls Club and county staff is ongoing. County staff continues to move this project forward in coordination with the Boys and Girls Club and their consultant team comprised of Kimley-Horn and Roach & Campbell. At our most recent July 12th meeting the topics of discussion were focused on park development strategies and the proposed scope of work. Currently County Staff is working on getting the property rezoned as well as executing a professional service agreement with Kimley-Horn to assist with planning and engineering services. Once complete the project will be in a state that is ready for transfer to Boys and Girls Club to take over with site development.

Staff is continuing to work on the rezone for the property as well as finalizing the scope of the agreement with Kimley-Horn. The scope has been finalized and the contract is being assembled by Chief Administrative Office staff for planning and engineering services for the Diamond Springs Community Park. County staff has authored the agreement with Kimley-Horn, currently Kimley-Horn is reviewing said agreement before routing for signatures. As of Wednesday January 8, 2025, the agreement with Kimley Horn and Associates has been fully executed, staff will be meeting with the consultant in the coming weeks to discuss project

schedule and time frame for task deliverables. Staff issued Notice to Proceed to Kimley-Horn January 21, 2025 and are awaiting scheduling of the kickoff meeting. The Planning Commission considered the rezone of the property on January 23, 2024 and recommended the Board of Supervisors approval. The Board hearing will be March 11, 2025. Staff have been meeting on a bi-weekly basis with the project team as well as completed a site visit last month to walk the site and delineate wetlands (determined to be a total of .31 acres) on the project site. Currently environmental permits are being processed, and preliminary grading plans are being designed. Park design continues to make progress, over the last reporting period county staff contacted several natural turf providers to get options and recommendations on the best product to use for our application, climate, and maintenance regimen. Civil improvement plans continue to make progress and discussion around relocation of existing facilities on the property as well as site access were the topics of discussion this month. **Over the last month Parks Staff was able to assist with clarification of access easements for adjacent properties and made sure that these easements were being preserved and not impacted by the proposed improvements to the park. Civil engineering design work continues to progress with the main areas of progress being utility connections, and relocation of the sewer lift station.**

Discretionary Transient Occupancy Tax (TOT): \$1,000,000

Bass Lake Property proceeds: \$250,000

Forebay Park Renovation

The Forebay Reservoir, located in Pollock Pines on Forebay Road, is owned and operated by EID. The County acquired Forebay Community Park on December 16, 2014, Legistar #14-0132 from EID. The park features a little league ball field, batting cage, bleachers, a scorer's booth, snack shack, championship horseshoe pits, and a recreation center.

In its current state, the Park is in need of several improvements. Parks staff applied for a Prop 68 grant for improvements in 2019 and 2020, but the grant application was unsuccessful (Legistar #19-0687 and 20-1141). The County has since allocated substantial funding for park renovation (see below). The community has also been working to fundraise for improvements at the park, including a senior exercise area. On January 23, 2024 (Legistar Item #23-1967) the Board approved an agreement with Nichols Consulting Engineers (NCE) to provide schematic planning and civil engineering design services for Phase 1 of the Forebay Community Park renovations, which will include the parking lot, access roads and entry gates, major grading, fuels management, utilities, and the playground. Parks and Facilities staff will be working together with NCE to complete this phase of the project in 2024, with the intention to commence construction in 2025. From now until March of 2025 NCE and staff will be working towards 100% Plans, Specifications, and estimates, completing environmental requirements with the goal to be out to bid on the first phase of the park by the end of March 2025. Once awarded construction on the site is slated to begin June of 2025. On August 21th, 2024 County Staff hosted a community meeting to update the public regarding the status of the Forebay Park Renovation Project. Staff received positive feedback from the constituents in attendance and was able to make contact with community leaders that have been involved in the project and closed the loop on a few outstanding coordination items (location and phase of installation for the senior exercise equipment and location and placement of interpretive signage at the

park). Staff also received the second submittal of 35% plans for the park and will be reviewing and providing any additional comments back to the design engineer (NCE). NCE completed the resubmittal of their 35% plans which staff subsequently approved. They are currently working on 65% plans as well as doing some addition site analysis including coring samples and inspections of the electrical system. NCE continues to make progress on 65% Plans specific areas of progress this month were around verifying fire access and turnaround requirements, restroom standard and configuration, grading of play areas, and assessment of the existing electrical panels capacity. In this reporting period facilities staff was able to disassemble and photograph the electrical panel to provide design engineer (NCE) with the panel capacity and specifications. Staff hosted a meeting with both Design Engineer NCE and Geotechnical Engineer. Staff received 65% PS&E 2.14.2025, areas of design progress since the last report was orientation of restrooms and associated utility location. Parks and Facilities Staff will be reviewing plans over the next week and provide plan check comments back to NCE to incorporate into the 100% plan. Staff have received and subsequently had to revise 100% plans for this project due to changes to available project funds pursuant to El Dorado County Board of Supervisors' action at the April 22nd, 2025, Board of Supervisors (BOS) meeting. At that time, the board provided direction to staff to include \$1 million (ARPA) in the recommended budget for Forebay Park and to return to the board with a plan for an initial phase of the park to include restrooms, parking, and options for installation of senior exercise equipment and a dog park. Staff should be receiving revised plans reflecting the direction of the County BOS the week of May 19th. Staff received revised plans, bid specs, and add alternates for the project. We had some minor revisions to the specs and add alternate items for the project that are in the process of being updated. Once the updates are complete, we will start the bid process for the project. Staff is currently in the process of assembling the bid package and strategizing to maximize the limited funding we have for the project. This month we received the revised specs and add alternatives. We will be going to the board of supervisors July 22nd to get authorization to apply for several grants that could, if funded, allow the County to construct a larger portion of the proposed improvements for this project. Future updates will include status of our grant application and ultimately the determination as to if we will be awarded funds for improvements. **Staff received board approval on July 22nd to apply for two grants to help fund this project. One being through Sierra Nevada Conservancy in the amount of \$500,00 and the other being a Land and Water Conservation Fund Grant in the amount of 1.4 million (excluding funding for future phase 4 of the project). If successful, these two additional funding sources should fund the completion of phases 1-3 of Forebay Park. We are also nearing final approval on our AQMD grant that if funded will provide \$420,000 to pave the proposed upper parking lot at the park. The Procurement and Contrast Division continues to make progress on assembling the bid package for the phase 1 improvements.**

General Fund: \$100,000

Accumulative Capital Outlay Fund: \$43,000

Prop 68 Per Capita: \$300,000

American Rescue Plan Act Funds (ARPA): \$1,000,000

(Plus donations from the community!)

SPTC Natural Trail

In 1991, the Sacramento-Placerville Transportation Corridor (SPTC) Joint Power Authority (JPA) was established to purchase the Sacramento-Placerville railroad corridor from the Southern Pacific Railway Corporation. Members of the JPA include the counties of El Dorado and Sacramento, the City of Folsom, and the Sacramento Regional Transit District. The Sacramento-Placerville Transportation Corridor Master Plan was developed under direction from the El Dorado County Board of Supervisors in order to identify alternative uses of the portion of the SPTC in El Dorado County. The SPTC Master Plan and associated programmatic Environmental Impact Report (EIR) allowed consideration of all trail uses throughout the entire corridor. The 19-mile natural trail segment, beginning west of Latrobe Road and east of Old Station Lane in the community of Latrobe extending north-northeast to Missouri Flat Road in the City of Placerville, is known as the SPTC Natural Trail. The project includes establishing a non-paved trail for walking, biking, and equestrians within the historic railroad corridor, following the trail established by users, with strategic re-routing to avoid sensitive areas. We have completed the bio survey for the portion of the natural trail between Latrobe and Missouri Flat Road and worked with the County Surveyors office to have maps created showing the location of sensitive species as well as protected habitat. Staff will be reaching out to trail user groups in the coming weeks to poll what area might be a good starting point based on their proposed uses and willingness to volunteer their time to assist in the construction of the Natural Trail. Staff will be hosting a meeting later this month (either the 19th or 21st) to discuss scheduling workdays for the natural trail as well as game plan for ongoing maintenance needs (weed removal). Other topics of discussion will include review of updated County volunteer requirements, and volunteer waiver forms. County Staff hosted a meeting Friday December 6, with volunteer groups interested in improving sections of the SPTC Natural Trail. Three sections were discussed with one seeming like the most probably location to start (section west of El Dorado Road), staff will be working with grounds maintenance to coordinate vegetation management measures at this location to facilitate the future trail improvements. County Grounds Maintenance Staff in conjunction with CalFire Growlersburg Camp continue to make progress with vegetation management on the trail. They recently completed treatment of the area surrounding Smith Flat School Road and are currently working from the Webber Creek Bridge to Forni Road. County staff met with Mother Lode Trail Stewardship to identify sections of the Natural Trail they would like to help construct. Three sections were identified (west of El Dorado Road, east of Shingle Springs Drive, and east of Greenstone Road). We are currently coordinating dates to get the proposed alignment staked to prepare for future volunteer workdays. Volunteers and Staff have continued to make progress on the Natural Trail section between El Dorado Road and Mother Load Drive including the required footbridge to cross existing drainage structures. The last piece needed for this section to be complete is the crossing of the tracks about halfway through this section, this should be completed by the ends of the week of May 19th, 2025. The rail crossing has been installed as of June 4th, this section of natural trail is substantially complete, staff will be reaching out to volunteer groups to gauge interest in selection the next section of trail to be improved. Staff has been engaging with local volunteer groups around continuing improvement to the natural trail. The main organization that we have worked with in the past has experienced some turnover in their officials and we are in the process of aligning with their new staff and starting to coordinate projects that are in alignment with the Parks and Trails Divisions goals as well as the mission of our local volunteer groups. **Staff has been working on the lower section (White Rock Road to Latrobe Road) of the trail over the last month to generate a cost estimate to install the necessary water crossing along this section of the trail. Staff will**

be presenting their findings and cost estimates to the SPTC-JPA Board at their November meeting to get direction from the Board on how they would like to see the project delivered. Staff also met with the new executive management team of local nonprofit, Mother Lode Trail Stewardship, to see if they have interest in assisting with the construction of the trail and what their involvement might be. More discussions around their participation on the project will take place in the future as Staff receives direction from the Board on how to proceed.

General Fund: \$0

Chili Bar

Chili Bar is a rafting/kayaking put-in downstream of the Highway 193 Bridge over the South Fork of the American River. The site is approximately 16 acres and is owned by El Dorado County. The lower area of the property, located adjacent to the river, is operated for rafting activities by the American River Conservancy (ARC) under the terms of a conservation easement. The upper level includes parking, structures, and the site of a previously existing mobile home park. Chili Bar is a heavily used access point for the South Fork of the American River.

Following the review of the Chili Bar Feasibility Study (Legistar Item #21-1199), the Board of Supervisors directed staff to explore a concessionaire model for management of the site, explore grant and revenue-generating opportunities, and coordinate with the American River Conservancy, who holds a conservation easement for the lower portion of the site and manages and operates the park. As a result of site investigations and review of old plans and documents, it was also determined that an in-depth site assessment would be needed to determine the infrastructure needs (including wastewater, water, and electrical), site layout, and costs. On February 6, 2024, the Board approved an agreement for Lebeck Engineering to evaluate the site and provide four feasible, preliminary development options, with deliverables to include site plans and cost estimates (Legistar Item #24-0198). The site assessment being conducted by Lebeck Engineering is ongoing. Staff is also continuing to work with the American River Conservancy to identify possible grant funding, especially for a permanent restroom at the site. The store building will not be completed for occupancy until the installation of septic, water lines, and a new electrical panel, which will occur following the completion of engineering and design work by Lebeck Engineering and her subconsultants. Staff is currently working to sort out electrical services at this location and reconciling utility billing. Facilities Project Manager, Madeline Kolsky, and Parks Manager, Zachary Perras, will be meeting with project Engineer (Bobbie Lebeck of Lebeck Engineering) September 19th to review and discuss preliminary utility plans as well as septic system location and capacity. Staff received and conducted a preliminary review of a draft concept design for one of the layout options of the site. The existing powerline corridor is a significant site constraint and is creating challenges in design options. Staff will be providing comments back to the designer to have incorporated into the subsequent layout options. Staff provided comments to Lebeck Engineering on their initial concept design and based on that feedback, Lebeck produced three subsequent designs for the county to review. County staff will be routing comments back to Lebeck on the three alternatives they providing to insure consistency with board direction on this project. Staff submitted the first round of comments on all four layout options back to Lebeck who is now

working on getting the revisions incorporated. Staff is also in the process of providing additional information to the septic designer regarding number of fixtures and location of infrastructure. Comments on concept designs have been routed to Lebeck and they are currently working on incorporating the comments into the concept design before resubmitting back to parks staff. Parks Staff also recently submitted a joint grant application with American River Conservancy (ARC) for the site. If funded the grant would provide for a 2-stall restroom, minor repairs to ARC infrastructure that was damaged from the last flood event at the park, and a hydrological report that would include flow modeling, topographic mapping of the site, and mapping of the floodplain. Parks Staff expects responses on the application in early 2025 with funds being dispersed in June – July of 2025. Nothing to report on this project over the last reporting period. Staff has received concept designs and cost estimates from the engineer. We will be looking to schedule it to go to the Board sometime in July or August. **Staff will be presenting the 4 alternatives for this project to the Board of Supervisors September 23rd.**

Transient Occupancy Tax: \$250,000

River Trust Fund: \$100,000

General Fund: \$0

Rubicon Parking Lot Expansion

The Rubicon Trail is a 22-mile trail that traverses through El Dorado County, in the Eldorado National Forest, and through Placer County within the Tahoe National Forest and Lake Tahoe Basin Management Unit. 23-2156. On January 9, 2024, the Board approved Resolution 008-2024 accepting grant funds in the amount of \$357,586 from the State of California, Department of Parks and Recreation, Off-Highway Vehicle (OHV) Division, with a portion for the planning phase of a parking lot expansion project at the Tahoma Staging area on the Tahoe side of the trail along McKinney Springs Road. When current parking lot is full, parking on the road can cause overcrowding and resource damage to the adjacent lands. This project will provide expanded parking to alleviate parking issues on the road. Staff will be returning to the Board with an agreement for biological studies, aquatic studies, cultural studies, and environmental review for this project in the near future. This project is part of our ongoing maintenance of the Rubicon, improvements to user experience, and reduction of impacts to the environment. County staff participated in a kickoff meeting Monday, April 29th. In attendance were representatives from the US Forest Service Lake Tahoe Basin Management Unit, County of El Dorado Department of Transportation, County of El Dorado Parks and Trails Division, and Project engineers from NCE (the County's design firm for the project).

Conceptual designs are complete and NCE will be coordinating a site visit with the agencies involved (Placer County, El Dorado County, and the US Forest Service Lake Tahoe Basin Unit) shortly after Labor Day. NCE will also be responsible for public outreach in conjunction with Placer County for the project and is slated to start in early 2025. Parks Staff has a site visit scheduled for Tuesday, September 24th to review the site design with USNF Tahoe Basin Unit, and Placer County. Staff attended the site visit for the Tahoma Parking lot project September 26th to meet with partner agencies on the project. In attendance were staff from El Dorado County Parks and Trails, El Dorado County DOT, Placer County Public Works, and USNF Tahoe Basin Management Unit. Key points of discussion we site access, layout, and project delivery. Project Consultant

NCE was also in attendance and plans to continue public outreach efforts for the project in springs of 2025. Nothing to report on this project over the last reporting period. Planning consultant (NCE) will be hosting a public meeting for this project May 28th, 2025 at the Granlibakken Lodge in Tahoe City to solicit community feedback on the proposed project and to answer any potential questions the public may have. The meeting will be from 5 PM – 7 PM, there is also a survey for the project available on the County Parks webpage and can be found and the following link ([Rubicon Trail Parking Expansion Project Survey V02](#)). The public meeting was well attended (30-40 people) and was comprised of trail users and residents located near the trailhead. General feedback we received was around traffic impacted to the adjacent neighborhood and mitigating impacts of people parking off the road and on road shoulders. As of June 11th, we have received 500 survey responses with most respondents being residents of the Tahoe Basin. The consultant, NCE, is in the process of compiling and analyzing the survey results and will be providing a report to county staff in the coming weeks. Staff received a presentation from the consultant highlighting the results of the survey. Over 800 responses were received with most people who reside near the trail head opposing the proposed expansion of the parking lot while the majority of responses coming from outside the project area were in favor of the expansion. The project consultant is analyzing potential alternatives before they begin any environmental review for proposed parking area improvements. **Staff has been working to reassemble to project team on this project. With recent staff retirements at both Placer County and the Lake Tahoe Basin Management Unit of the US Forrest Service we have had to get new team members up to speed with the project, what phase it is currently in, and what each jurisdiction's role is in the project. All new contacts and project team members have been established, and we are looking forward to continuing to make progress on this project now that all necessary roles have been backfilled.**

OHV Division Grant Funds: \$278,909

FEMA Projects (Latrobe Washout, Bridge damage)

This issue originally arose in 2017 during a severe storm event where the site experienced significant erosion due to high flows and sustained significant damage to the tracks and rail bed. At that time County Staff began working with FEMA and the El Dorado County Department of Transportation to prepare a Hydrology Report for the area which assisted in the development of plans to correctly address the needed repair. At that time FEMA made the decision to have the area repaired in-kind and not follow the recommendation of the report and provide an adequate repair for the area based on current hydrologic factors. This resulted in a repair that was undersized for the projected flows identified in the hydrology report that was created.

In January 2023, this area again received a substantial amount of precipitation and sustained additional damage that previously experienced in 2017. Once FEMA completes their review, we will receive a clear determination of what repair methodology they would like us to use and the corresponding budget to make said repairs. Staff provided FEMA with an updated erosion damage assessment for the Slate Creek and Latrobe Creek railroad bridges. A damage site removal letter for the Latrobe Washout Project was also submitted to remove the repair of a damaged culvert that had sustained non-storm related damages and

was not included in the damage inventory. Staff is awaiting a response from FEMA on their review of these documents. FEMA has provided a preliminary determination to deny funding of the Slate and Latrobe Creek washouts. Their initial findings stated that the project does not meet the minimum work eligibility criteria. Once provided with a determination letter the County and CalOES has the option to appeal their decision and provide additional documentation further clarifying the need for FEMA funds and the damage incurred by the Winter 2023 storms. Staff submitted an extension on the Latrobe Creek Washout project as it is still awaiting determination from FEMA. The extension would take the project through December 10, 2025. **Nothing to report on this project over the last reporting period.**

FEMA Funding: TBD

Henningsen Lotus Park (HLP)

Henningsen Lotus Park is a 51-acre park located along the south bank of the South Fork American River in Lotus. The park is located within the floodplain which is inundated up to 15+ feet during large floods. Staff is pursuing FEMA funding in the form of mitigation funds to prevent these damages from happening in the future. With additional funds, we hope to be able to clear out the vegetation and repair the swales at the undeveloped part of the property. There is also the possibility of expanding the park to include the currently undeveloped portion of the property, to be funded with a potential California State Parks, Division of Boating and Waterways grant. Staff will return to the Board at a later date with any recommendations for grant applications for funding this project.

Parks and Facilities staff conducted a site visit of HLP to define the scope for several ADA improvements at the park both on the ball field side and the river side. Some of the improvements slated for install are handrails on staircases, striping ADA paths of travel and sidewalk modifications. Facilities will be managing the installation of these improvements, and I will bring future updates on progress around this work to the Commission through these updates. ADA compliant handrails have been placed on order from the Facilities Division with installation slated to be scheduled early spring of 2025. The Facilities Division was able to squeeze our project into their schedule and started the installation of the handrail the week of December 9, 2024. Also, EL Dorado County Department of Transportation (DOT) completed the installation of the crosswalk, beacons, and signs on December 10th, helping address traffic safety and pedestrian concerns for people crossing Lotus Road. **Nothing to report on this project over the last reporting period.**

Cronan Ranch County Parcel

El Dorado County owns a 62.2-acre parcel of land (APN #104-530-10-100) in the Coloma area south of Highway 49, surrounded by the Cronan Ranch Regional Trails. The U.S. Department of Interior Bureau of Land Management (BLM) owns the surrounding land which includes a parking area off Pedro Hill Rd and 12-miles of ranching roads which are maintained non-motorized multi-use trails. The County purchased the land on May 11, 2004 via a contribution of \$280,000 from Proposition 40 funding to be used for the acquisition and development of a Regional Trails Park. The Parks & Recreation Commission moved to

recommend the Board of Supervisors explore BLM acquisition of the subject parcel at Cronan Ranch on December 21, 2023 (Legistar Item 23-2236) and specified that any proceeds from the sale of the property be used for County Parks. On June 25, 2024, the Board considered options for the subject parcel and directed staff to bring forward a resolution declaring the property exempt surplus and appoint a negotiator (Legistar Item 24-0593). Staff is currently working with BLM to assemble an application for Federal Land Transaction Facilitation Act (FLTFA) funding, which would allow BLM to purchase the land from the County. Parks Staff met with representatives from the BLM Tuesday, January 7th to receive an update on the status of the acquisition of the property. BLM staff advised that they will be receiving the application to purchase the property in March – April of 2025 and will be in contact with County staff once they being working on the application. **Nothing to report on this project over the last reporting period.**