



MAINTENANCE DIVISION
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

JAMES W. WARE, P.E.
Director of Transportation

Internet Web Site:
<http://co.el-dorado.ca.us/dot>

MAIN OFFICE
2850 Fairlane Court
Placerville CA 95667
Phone: (530) 621-5900
Fax: (530) 626-0387



March 1, 2010

Calif. Dept. of Parks and Recreation
Office of Grants and Local Services
P.O. Box 942896
Sacramento, CA 94296-0001

Attn: Prop. 84 SPP Team:

Enclosed are two application packets from the El Dorado County Department of Transportation for the first round of Statewide Park Development and Community Revitalization Program (Prop 84) funding.

The two proposed projects are:

- 1) El Dorado County Historical Railroad Park & Trail - Requested Grant Amount: \$2,694,600
- 2) El Dorado County Fairgrounds Walker Ball Fields – Requested Grant Amount: \$1,737,000

Thank you for your consideration of these proposed park projects. If you have any questions, please contact Tom Fossum of my staff at (530) 621-5982 or thomas.fossum@edcgov.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "J.W. Ware".

James W. Ware, P.E.
Director of Transportation
El Dorado County Department of Transportation

JWW:an

Enclosures

c: Russ Nygaard, Deputy Director, Facilities Engineering
Tom Fossum, Supervising Civil Engineer
Adam Baughman, Senior Planner
Anne Novotny, Senior Planner



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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

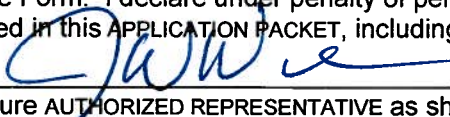
EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS

TABLE OF CONTENTS

ITEM NO. PAGE NO.
1. Application Form.....2
2. Nonprofit Requirements (NOT APPLICABLE).....3
3. Authorizing Resolution.....4 - 6
4. Grant Scope / Cost Estimate.....7 - 9
5. Funding Sources.....10
6. California Environmental Quality Act (CEQA) Compliance.....11 - 24
7. Land Tenure Requirement.....25 - 31
8. Assessor’s Parcel Map, and Willing Seller Letter (NOT APPLICABLE).....32
9. Sub-Leases or Agreements.....33 - 42
10. Concept Level Site Plan.....43 - 44
11. Project Location Map and Community FactFinder.....45 - 51
12. Photos of the Project Site.....52 - 56
13. Project Selection Criteria.....57 - 81

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

**Statewide Park Development and Community Revitalization Program of 2008
Project Application Form**

PROJECT NAME El Dorado County Fairgrounds Walker Ball Fields	Requested GRANT Amount \$ <u>1,737,000</u>
	Other Funding Sources \$ <u>190,000</u>
PROJECT PHYSICAL ADDRESS (including zip code) 100 Placerville Drive Placerville, CA 95667	Estimated TOTAL PROJECT COST \$ <u>1,927,000</u>
	Nearest Cross Street County of Project Location Ray Lawyer Drive El Dorado
GRANT APPLICANT (entity applying for the grant) County of El Dorado Department of Transportation	GRANT APPLICANT'S Mailing Address 2850 Fairlane Court, Bldg C Placerville, CA 95667
AUTHORIZED REPRESENTATIVE AS SHOWN IN RESOLUTION OR CERTIFICATION LETTER	
James W. Ware, P.E., Director of Transportation jim.ware@edcgov.us (530) 621-7533 Name (typed or printed) and Title Email address Phone	
DIRECTOR/PRESIDENT/CEO	
James W. Ware, P.E., Director of Transportation jim.ware@edcgov.us (530) 621-7533 Name (typed or printed) and Title Email address Phone	
DAY-TO-DAY CONTACT for ADMINISTRATION of the GRANT (if different from AUTHORIZED REPRESENTATIVE)	
Thomas A. Fossum, P.E., Supervising Civil Engr. thomas.fossum@edcgov.us (530) 621-5982 Name (typed or printed) and Title Email address Phone	
For ACQUISITION: Total land acquired will be ___ acres ____ Acres to be acquired in fee simple by Applicant ____ Acres to be acquired in other than fee simple (attach explanation)	For DEVELOPMENT: Total acreage of the PARK will be <u>7.14 acres</u> (include land to be acquired if applicable) <u>All</u> Acres owned in fee simple by Applicant ____ Acres available under a _____ year lease or easement.
GRANT SCOPE: I represent and warrant that this APPLICATION PACKET describes the intended use of the requested GRANT to complete the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed in the attached GRANT SCOPE/Cost Estimate Form. I declare under penalty of perjury, under the laws of the State of California, that the information contained in this APPLICATION PACKET, including required attachments, is accurate.	
 Signature AUTHORIZED REPRESENTATIVE as shown in Resolution	<u>2/25/10</u> Date
Print Name <u>James W. Ware, P.E.</u>	
Title <u>Director of Transportation</u>	

COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

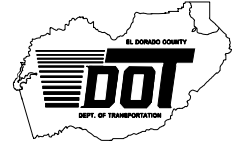


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS

ITEM 2

Nonprofit Requirements

NOT APPLICABLE

*El Dorado County is a government entity,
not a Non-Profit Organization*



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GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 3

Authorizing Resolution

A draft unsigned resolution is included in this application packet. This resolution has been reviewed by County Counsel and is on the County Board of Supervisors agenda for approval on March 2, 2010. A copy of the signed Authorizing Resolution will be provided after March 2, 2010.



RESOLUTION NO. _____

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

APPROVING THE APPLICATION FOR CALIFORNIA STATEWIDE PARK PROGRAM GRANT FUNDS FOR THE FAIRGROUNDS WALKER BALL FIELDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program, setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application(s) before submission of said application(s) to the State; and

WHEREAS, the County of El Dorado will enter into a contract with the State of California to complete the grant scope project;

NOW, THEREFORE, BE IT RESOLVED that the County of El Dorado Board of Supervisors hereby:

1. Approves the filing of an application for the El Dorado County Fairgrounds Walker Ball Fields; and
2. Certifies that the County has or will have available, prior to the commencement of any work on the project included in this application, the sufficient funds to complete the project; and
3. Certifies that the County has or will have sufficient funds to operate and maintain the project(s); and
4. Certifies that the County has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
5. Delegates the authority to the Director of Transportation or the Chief Administrative Officer, as agent of the County of El Dorado, to conduct all negotiations, sign and submit all documents including, but not limited to, applications, agreements, amendments, payment requests, which may be necessary for completion of the grant scope and submission of Statewide Parks funding application(s); and
6. Agrees to comply with all applicable federal, state, and local laws, ordinances, rules, regulations and guidelines.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2010, by the following vote of said Board:

ATTEST
Suzanne Allen de Sanchez
Clerk of the Board of Supervisors

Ayes:

Noes:
Absent:

By _____
Deputy Clerk

Chair, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE _____

ATTEST: **Suzanne Allen de Sanchez**, Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____
Deputy Clerk

DRAFT

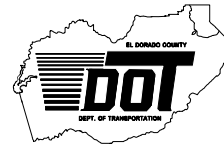


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 4

Grant Scope / Cost Estimate

Item 4: Grant Scope

Background: The County of El Dorado and the Boys and Girls Club were co-applicants for a Roberti-Z'berg-Harris (RZH) Urban Open Space and Recreation Grant (July 2003) for a Ball Field Renovation at the El Dorado County Fairgrounds. The County was awarded \$133,000 (RN-09-008) to renovate some but not all of the existing ball fields located on the Fairgrounds site, which is owned by El Dorado County. The RZH Grant project applied to the smaller ball fields closest to Ray Lawyer Drive and has not yet been constructed at this time.

The main reasons the project has not been constructed to date is a lack of adequate parking facilities in close proximity to the ball fields and conflicts with the Fairgrounds usage of the fields as a staging area. The Fairgrounds use the fields periodically for parking of vehicles and equipment during events such as the annual County Fair and the Speedway races. The County will be working with the Fairgrounds Board to resolve the conflicts and move to an improved usage of the facilities.

Grant Scope: The County proposes to re-construct and configure the Historic Dub Walker/ American Legion Ball Field to provide not only an American Legion regulation baseball field but a new recreational league regulation soccer field with an adjacent asphalt-paved parking lot.

The proposed new ball field will be constructed in phases. The scope of this grant will include the planning, design and construction of the following **Recreation Features:**

- **Ball Field facility** – Historic Dub Walker/ American Legion Ball Field will be an approximately 2.5 acre American Legion regulation baseball field that is configured so that a 54,000 square foot soccer field can be laid out in the outfield area of the ball field. The facility will include ADA compliant spectator seating, concession /score keeper/ announcer building, ADA compliant restrooms, dugouts, field lighting for after dusk events and irrigation system. The project also contemplates providing field lighting for the smaller fields that are to be renovated with the RZH grant.


The scope of this grant will also include the planning, design and construction of the following **Major Support Amenities:**

- **Parking lot and Internal Roadways** – Approximately 135,000 square-feet of asphalt-paved areas will be constructed that will provide access roadways on the Fairgrounds around the Race Track and approximately 100 spaces for vehicles that use the ball field and the events that occur at the Fairgrounds. Ten of the parking spaces will be ADA spaces. Lighting in the parking area and on the access roadways will also be installed with the current generation of high efficiency LED lights. The parking lot and access roadways will be a joint-use with the adjacent Fairground facilities.

Item 4: GRANT SCOPE / Cost Estimate Form

GRANT SCOPE ITEMS:	Estimated Cost
ACQUISITIONS: List each parcel number, acreage, estimated date of purchase, cost	
DEVELOPMENT: List each RECREATION FEATURE and MAJOR SUPPORT AMENITY (If item is less than \$50,000, it is considered a Minor Support Facility and should NOT be listed below but rather folded into the cost of the Recreation Feature)	
(Note if each is local, state, federal or other sources) Please See Item 5 Funding Sources for this information	\$ -
Acquisitions (None for this project)	\$ -
(Recreational Feature) Refurbishment of Dub Walker / American Legion Ball Field on the El Dorado County Fair Grounds	\$ 894,000
(Major Support Amenity) Development of Parking Areas and Internal Roadways	\$ 744,000
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES	\$ 1,638,000
Total Estimated PRE-CONSTRUCTION COST (not to exceed 25% of grant amount)	\$ 289,000
Total PROJECT Cost	\$ 1,927,000
Requested GRANT Amount	\$ 1,737,000

The APPLICANT understands that this form will be used to establish the expected GRANT deliverables, and that all of the RECREATION FEATURES and MAJOR SUPPORT AMENITIES listed on this form must be completed and open to the public before final GRANT payment is processed as specified in the "Grant Process - End of GRANT PERFORMANCE PERIOD" section found in the GRANT ADMINISTRATION GUIDE. The APPLICANT also understands that no more than 25% of the GRANT amount may be spent on PRE-CONSTRUCTION costs. See the ELIGIBLE COSTS charts before creating a cost estimate.


 APPLICANT'S AUTHORIZED REPRESENTATIVE

2/29/10
 Signature Date

Item 5: Funding Sources Form

Funding Source	Date COMMITTED	Amount
Statewide Park Program Grant Request	TBD	\$ 1,737,000
RZH Grant (RN-09-008) <i>(State Funds)</i>	November 28, 2005	\$ 133,000
Local Match to RZH Grant <i>(Local Funds)</i>	November 28, 2005	\$ 57,000
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Grand Total All Funding Sources (Estimated TOTAL PROJECT COST)		\$ 1,927,000

The APPLICANT understands that the PROJECT cannot be funded unless the requested GRANT equals the estimated cost needed to complete the PROJECT, or, the requested GRANT plus the total amount of additional COMMITTED FUNDS equals the estimated cost of the PROJECT. The PROJECT must be completed and open to the public before final GRANT payment is processed.


 APPLICANT'S AUTHORIZED REPRESENTATIVE

2/25/10
 Signature Date

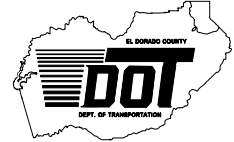


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 6

**California Environmental Quality Act (CEQA)
Compliance**

- **CEQA Compliance Certification Form**
- **CEQA initial study document**
- **Plan for CEQA compliance**

Item 6: CEQA Compliance Certification Form

Applicant/Grantee: County of El Dorado Project Name: El Dorado County Fairgrounds
Walker Ball Fields

Project Address: 100 Placerville Drive, Placerville, CA 95667

When was CEQA analysis completed for this project? Date: Not Completed – if this project is awarded a Statewide Parks Development grant, the CEQA analysis will be completed within one year of the grant award date.

What documents were filed for this project's CEQA analysis: (check all that apply)

- Initial Study Notice of Exemption Negative Declaration
 Mitigated Negative Declaration Environmental Impact Report
 Other

Please attach the Notice of Exemption or the Notice of Determination as appropriate.

If these forms were not completed please attach a letter from the Lead Agency explaining why, certifying the project has complied with CEQA and noting the date that the project was approved by the Lead Agency.

Lead Agency Contact Information:

Agency Name: County of El Dorado, Department of Transportation

Contact Person: Janet Postlewait

Mailing Address: 2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5993

Email: janet.postlewait@edcgov.us

Certification:

I hereby certify that the Lead Agency listed above has determined that it has complied with the California Environmental Quality Act (CEQA) for the project identified above and that the project is described in adequate and sufficient detail to allow the project's construction or acquisition. I certify that the CEQA analysis for this project encompasses all aspects of the work to be completed with grant funds.



2/25/10

AUTHORIZED REPRESENTATIVE
(Signature)

Date

James W. Ware, P.E., Director of Transportation

AUTHORIZED REPRESENTATIVE
(Printed Name and Title)

Appendix G Environmental Checklist Form

1. **Project title:** El Dorado County Fairgrounds Walker Ball Fields.
2. **Lead agency name and address:**
El Dorado County Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
3. **Contact person and phone number:**
Janet Postlewait phone: (530) 621-5993; email address: janet.postlewait@edcgov.us
4. **Project location:** The project is located within the El Dorado Fairgrounds located on the east side of Placerville Drive and south of Ray Lawyer Drive, just north of US Highway 50 in the City of Placerville, California.
5. **Project sponsor's name and address:**
El Dorado County Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
6. **General plan designation:** Commercial
7. **Zoning:** C (Commercial)
8. **Description of project:** The County proposes to re-construct and configure the Historic Dub Walker/ American Legion Ball Field to provide not only an American Legion regulation baseball field but a new recreational league regulation soccer field with an adjacent asphalt-paved parking lot.

The proposed new ball field will be constructed in phases. The scope of this grant will include the planning, design and construction of the following **Recreation Features:**

- **Ball Field facility** – Historic Dub Walker/ American Legion Ball Field will be an approximately 2.5 acre American Legion regulation baseball field that is configured so that a 54,000 square foot soccer field can be laid out in the outfield area of the ball field. The facility will include ADA compliant spectator seating, concession /score keeper/ announcer building, ADA compliant restrooms, dugouts, field lighting for after dusk events and irrigation system. The project also contemplates providing field lighting for the smaller fields that are to be renovated with the RZH grant.

The scope of this grant will also include the planning, design and construction of the following **Major Support Amenities:**

- **Parking lot and Internal Roadways** – Approximately 135,000 square-feet of asphalt-paved areas will be constructed that will provide access roadways on the Fairgrounds around the Race Track and approximately 100 spaces for vehicles that use the ball field and the events that occur at the Fairgrounds. Ten of the parking spaces will be ADA spaces. Lighting in the parking area and on the access roadways will also be installed and be the current generation of high efficiency LED lights. The parking lot and access roadways will be a joint-use with the adjacent Fairground facilities.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:** The site is located entirely within the County Fairgrounds site. The proposed ball fields are bordered by County Government offices to the east, Ray Lawyer Drive to the North, the Fairgrounds Speedway to the south and American Legion buildings to the west.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/
Water Quality | <input type="checkbox"/> Land Use Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Services | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation: (choose appropriate one)

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including both on and off site, cumulative and project-level; indirect and direct; construction and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impacts" when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation " applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope and adequately analyzed in an earlier document pursuant to applicable legal standards, and if effects were addressed by mitigation measures from the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant

CEQA Environmental Checklist

El Dorado County Fairgrounds Walker Ball Fields

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: This project is located within the El Dorado County Fairgrounds on a site where ball fields were previously located. As a result, no visual changes will occur except to improve the current run down appearance. Although lighting currently exists within the Fairgrounds site, any new ball field lighting will be shielded away from surrounding properties.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No agricultural farmland exists in the project area.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create greenhouse gas emissions and contribute to global climate change | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The project would result in short-term air pollutant emissions from ground disturbance and construction vehicle operation. All activities and equipment will comply with applicable rules and regulations for minimizing construction emissions.

IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The majority of this project consists of a maintenance and upgrade of existing facilities. If any new grading occurs, appropriate surveys will be conducted preparation of the CEQA document to determine the level of impact upon biological resources, including a wetland delineation and identification of riparian or special species habitat to determine if any significant impacts exist.

V. CULTURAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion: The majority of this project is a maintenance and upgrade of existing facilities. If any new grading occurs, appropriate surveys will be conducted in preparation of the CEQA document to determine the level of impact cultural resources.

VI. GEOLOGY AND SOILS: Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion: Given that the majority of this project is a maintenance and upgrade of existing facilities, the project would require minimal earth moving and trenching and would not result substantial soil erosion or loss of topsoil. All earth moving is subject to the uniform Building Code and the County of El Dorado Design and Improvement Standards Manual, as well as the Grading Ordinance.

VII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion: The project would not result in the use of significant amounts of hazardous substances or materials and would not pose a reasonably foreseeable risk of upset or accident conditions. All standards and government codes will be identified and adhered to with preparation of the CEQA Negative Declaration.

VIII. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow

Discussion: All standards and government codes will be identified and adhered to with preparation of the CEQA Negative Declaration. The project would not result in the use or degradation of surface or groundwater supplies. Best management practices for controlling stormwater runoff from disturbed areas during construction would be utilized.

IX. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: The project is consistent with the El Dorado County General Plan as well as the City of Placerville General Plan.

X. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion: No known mineral resources are available on the site.

XI. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: Project construction would result in short-term noise generation from equipment and vehicles which are not anticipated to adversely affect sensitive groups. Additionally, a noise study will be conducted to determine if any noise level standards are exceeded beyond existing levels.

XII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion: This project will not induce population growth, nor will it displace any existing population.

XIII. PUBLIC SERVICES:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

Discussion: All standards regarding public services will be adhered to. This project will provide a recreational facility in an area of the county that is underserved with relation to recreation amenities.

XIV. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion: This project will create a new park in an area of the county that is under served in recreational facilities.

XV. TRANSPORTATION/TRAFFIC: Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in substantial increase in either the number of vehicle trips, volume to capacity ratio, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including increase in traffic levels or change in location resulting in safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion: All standards and policies relative to traffic congestions, safety and parking will be analyzed and adhered to with preparation of the MND to determine the level of significance for any potential adverse impacts.

XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion: All standards and policies relative to utilities and service systems will be analyzed and adhered to with preparation of the MND to determine the level of significance for any potential impacts.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that incremental effects are considerable when viewed in connection with effects of past projects, effects of other current projects, and effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Item 6: Plan for CEQA Compliance

- **Timeline**

The CEQA compliance for the proposed Project will be a one-step process:

Step	Estimated Completion Date
Mitigated Negative Declaration	9/30/2011 (based on assumption that the date of the grant award announcement will be 9/30/2010). Actual CEQA compliance completion date will be within one year after the actual date of the GRANT award announcement.

- Total estimated cost for CEQA compliance: **\$75,000**
- An explanation of any obstacles that may delay CEQA compliance: **Not Applicable**

No obstacles are anticipated that may delay CEQA compliance.

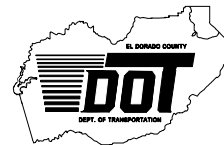


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 7

Land Tenure Requirement

Deeds

Attached are copies of the deeds indicating that the County of El Dorado maintains fee simple ownership of the entire project site.

RESOLUTION OF ACCEPTANCE
(Government Code, Section 27281)

RESOLVED, by the Board of Supervisors of the County of El Dorado, State of California, that the County of El Dorado, acting by and through its Board of Supervisors, hereby consents to the acceptance and recordation of the attached deed, wherein the County of El Dorado is named as grantee, and hereby accepts for public purposes the real property, or interest therein or easements thereon, therein described.

PASSED AND ADOPTED as a resolution of the Board of Supervisors of the County of El Dorado, State of California, by the following vote of the members of said Board at a meeting of said Board held on the 14 day of April, 1951.

AYES: Supervisors M. E. Hendley, Leon A. Klare,
Cyril W. Heusner, Eugene A. Shawie and
Andrew I. Robertson
NOES: None
ABSENT: None

Chairman of the Board of Supervisors
of the County of El Dorado, State of
California

ATTEST:

V. H. BENSON, County Clerk and ex-official Clerk of the Board of Supervisors of the County of El Dorado, State of California

By _____ Deputy

303 PAGE 186
OFFICE OF THE COUNTY CLERK
CORRECTION REQUEST OF
EL DORADO COUNTY, CALIFORNIA

Beginning at a point in the westerly line of said property, situate on the easterly right of way line of Highway U.S. No. 50, from which the northwest corner of said Section 13 bears South 53° 48' East, 124.3 feet; thence from said point of beginning as follows:

South 78° 24' East, 138.4 feet; thence North 32° 22' East, 21.6 feet; thence North 5° 25' East, 115.0 feet; thence North 75° 16' East 82.0 feet; thence South 78° 45' East, 128.7 feet; thence South 7° 30' West, 101.8 feet; thence South 2° 50' West, 96.3 feet; thence North 78° 15' East, 88.1 feet; thence North 83° 08' East, 125.7 feet; thence North 78° 4' East, 234.4 feet; thence South 77° 21' East, 131.2 feet; thence continuing South 77° 21' East, 232.6 feet; thence South 44° 27' East, 127.7 feet; thence South 30° 35' East, 104.3 feet; thence South 30° 55' East, 83.1 feet; thence South 43° 15' East, 85.7 feet; thence South 59° 11' East, 115.0 feet to a point in the East line of above described property, from which said Northwest corner of Section 13 bears North 81° 48' West, 1127.7 feet.

Also, beginning at a point in the above described line at the end of the South 77° 21' East, 131.2 foot course, and from which said Northwest corner of Section 13 bears South 77° 15' West, 573.2 feet and running thence South 37° 30' West, 222.6 feet to a point in the 5.555 acre tract reserved by the property owner; it being distinctly understood and agreed that the said County of El Dorado shall at its sole expense within a reasonable time properly and well construct said highway.

Together with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, and the reversions and reversionaries, remainders, rents, issues, and profits thereof.

To Have and to Hold: the said premises, together with the appurtenances, unto the said part of the several part, and to its heirs and assigns forever

In Witness Whereof, I, the undersigned, have hereunto set my hand and seal of office, at the City and County of El Dorado, California, this 10th day of March, 2010.

Jacques D. Fournier
Notary Public

State of California,

ss.

County of El Dorado

On this 22nd day of January,

in the year of our Lord one thousand nine hundred and fifty

CHRISTIE MOORE,

a Notary Public in and for the said County of El Dorado

State of California, residing therein, duly commissioned and sworn, personally appeared JOHN L. SCOTT and PAUL SCOTT, husband and wife,

known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

In Witness Whereof I have hereunto set my hand and affixed my official seal in said County of El Dorado the day and year in this certificate first above written.



Christie Moore
Notary Public in and for the County of El Dorado, State of California. My commission expires Sept. 12, 1958.

APN

JOHN L. SCOTT and PAUL SCOTT, husband and wife,

711

CHRISTIE MOORE

Page JOHN L. SCOTT PAUL SCOTT 1958

Recorded at the Request of

in El Dorado

File only

By Deputy Recorder

When recorded mail to:

Board of Supervisors of said

EL DORADO COUNTY, CALIF.
RECORDED BY
BOARD OF SUPERVISORS

NO FEE

Nov 25 4 40 PM 1975

JARVIS SWEENEY
COUNTY RECORDER

BOUNDARY LINE AGREEMENT

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This mutual Boundary Line Agreement, entered into this 25th day of November, 1975, between

EL DORADO POST 119 THE AMERICAN LEGION, DEPARTMENT OF CALIFORNIA, a corporation,

Party of the First Part, and

COUNTY OF EL DORADO, a body corporate and politic of the State of California

Party of the Second Part,

W I T N E S S E T H :

THAT WHEREAS, the parties hereto are the owners of adjoining parcels of land situate in the Northwest quarter of Section 13, Township 10 North, Range 10 East, M.D.M., in the City of Placerville, County of El Dorado, State of California; and

WHEREAS, the existing fence line dividing the respective parcels of land, on the ground, does not conform to the record descriptions; and

WHEREAS, a survey of the boundary lines common to said parcels of land was made by SWEENEY & TROUGHTON, Land Surveyors, in December, 1974; and

WHEREAS, it is the mutual desire and intent of the parties hereto to establish as their common boundary lines the lines determined by the said survey hereinabove mentioned; and

WHEREAS, said boundary line as determined by said survey is described to-wit:

BEGINNING at the most Westerly terminus of said line, a 3/4 inch capped iron pipe stamped "L.D. 3864" on the Easterly side of Placerville Drive from which point of beginning a 1 1/2 inch capped iron pipe stamped "El D Co., L.D.F., CALIF. 1939" as shown on that certain record of survey recorded in the office of the Recorder of El Dorado County

35794

EL DORADO COUNTY

closure of a mortgage. Beneficiary shall be entitled to a reasonable sum to be fixed by the court as attorney fees expended in the prosecution of said action.

8. Trustor hereby gives to and confers upon Beneficiary the right, power and authority during the continuance of these trusts to collect the rents, issues and profits of said property and of any personal property located thereon with or without taking possession of the property affected hereby, and hereby absolutely and unconditionally assigns all such rents, issues and profits to Beneficiary; provided, however, that Beneficiary hereby consents to the collection and retention of such rents, issues and profits as they accrue and become payable only if Trustor is not, at such times, in default with respect to payment of any indebtedness secured hereby or in the performance of any agreement hereunder. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, and in its own name use for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, harvest, remove, and sell any crops that may be growing upon the premises, and apply the proceeds thereof upon the indebtedness secured hereby. The entering upon and taking possession of said property, the collection of such rents, issues and profits, and the application thereof as aforesaid, shall not waive or cure any default or notice or default hereunder, or invalidate any act done pursuant to such notice. Trustor also assigns to Trustee, as further security for the performance of the obligations secured hereby, all prepaid rents and all monies which may have been or may hereafter be deposited with said Trustor by any lessee of the premises herein described, to secure the payment of any rent, and upon default in the performance of any of the provisions hereof, Trustor agrees to deliver such rents and deposits to the Trustee.

9. Any Trustor who is a married woman hereby expressly agrees that recourse may be had against her separate property for any deficiency after the sale of the property hereunder.

10. The pleading of any statute of limitations as a defense to any and all obligations secured by this deed of trust is hereby waived to the full extent permissible by law.

11. Trustor further agrees that Beneficiary may from time to time and for periods not exceeding one year, in behalf of the Trustor, renew or extend any promissory note secured hereby, and said renewal or extension shall be conclusively deemed to have been made when endorsed on said promissory note or notes by the Beneficiary in behalf of the Trustor.

12. Beneficiary may, from time to time, substitute another Trustor in the place of the Trustor herein named, to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all the title, powers and duties conferred upon the Trustor herein named. Each such appointment and substitution shall be made by written instrument executed by the Beneficiary, containing reference to this deed of trust sufficient to identify it, which, when recorded in the office of the County Recorder of the county or counties in which the property is situated, shall be conclusive proof of the proper appointment of the successor trustee.

13. This deed of trust shall inure to and bind the heirs, devisees, legal representatives, successors and assigns of the parties hereto. All obligations of each Trustor hereunder are joint and several. The rights or remedies granted hereunder, or by law, shall not be exclusive, but shall be concurrent and cumulative.

14. For any statement regarding the obligations secured hereby, Beneficiary may charge the maximum amount permitted by law at the time of the request therefor.

if a mailing address is set forth opposite any Trustor's signature hereto, and not otherwise, the undersigned Trustor shall be deemed to have requested that a copy of any notice of default, and of any notice of sale hereunder, be mailed to said Trustor at said address.

MAILING ADDRESS FOR NOTICES

Street City and State Signature of Trustor
3019 Lindberg Road Placerville, Ca. 95667 Loyal Sisemore

STATE OF CALIFORNIA

County of El Dorado

On this 25th day of November, 19 75, before me the undersigned

a Notary Public in and for said County, personally appeared

Loyal Sisemore

known to me to be the person whose name is subscribed to the within instrument and acknowl-

edged that he executed the same.

WITNESS my hand and official seal.

Carol L. Bauer Notary Public in and for said County and State My Commission expires FEBRUARY 6th, 1978



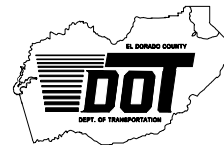


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2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 8

**Assessor's Parcel Maps and
Willing Seller Letter**

NOT APPLICABLE

(For Acquisition Projects Only)

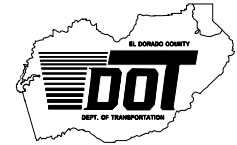


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ITEM 9

Sub-Leases or Agreements

The County of El Dorado is sole owner of the project parcels. The El Dorado County Fair Association, Inc. (a general non-profit corporation) is appointed by the El Dorado County Board of Supervisors to be an agent of the County to “manage, use, possess, ... operate and conduct said fair, fairgrounds property and fairgrounds activities...” in the *Agreement Between the County of El Dorado and the El Dorado County Fair Association, Inc. A General Non-Profit Corporation* dated April 1, 2005. No other sub-leases or agreements exist.

Once constructed, the County of El Dorado will maintain and operate all portions of the proposed project.

1 **AGREEMENT BETWEEN THE COUNTY OF EL DORADO AND**
2 **THE EL DORADO COUNTY FAIR ASSOCIATION, INC.**
3 **A GENERAL NON-PROFIT CORPORATION**

4 **THIS AGREEMENT, made and entered into by and between the COUNTY OF EL**
5 **DORADO, a political subdivision of the State of California (hereinafter "County") and the EL**
6 **DORADO COUNTY FAIR ASSOCIATION, INC., a general non-profit corporation (hereinafter**
7 **"Association") the 1st day of April, 2005.**

8 **W I T N E S S E T H:**

9 **WHEREAS, County proposes to hold and conduct an annual county fair in El Dorado County**
10 **at the location hereinafter specified, and acting by and through its duly elected, qualified and acting**
11 **Board of Supervisors, in regular session assembled, on the 3rd day of April, 1973, by resolution, did**
12 **so announce and declare such purpose, and likewise on the same day by resolution named and**
13 **designed the fair as the EL Dorado County Fair; and**

14 **WHEREAS, the State of California has appropriated certain monies for the encouragement**
15 **of county fairs and said monies are apportioned to such fairs in accordance with rules and regulations**
16 **prescribed by the Department of Food and Agriculture of said state pursuant to section 4401, et seq.**
17 **of the Food and Agricultural Code of said state; and**

18 **WHEREAS, Association will, by terms of this Agreement, have facilities available to hold**
19 **said fair on the County Fairgrounds, such dates as may be hereafter designated by Association which**
20 **shall establish the date for the purpose of exhibiting and advertising the agriculture, livestock,**
21 **lumber products and other domestic industry of County and the State of California; and**

22 **WHEREAS, it is the mutual desire of the parties hereto that Association act as an agent of**
23 **County pursuant to Government Code section 25906 for the purpose of holding and conducting said**
24 **fair, and have the use, possession and management of the fairgrounds for the period of this**
25 **Agreement; and**

26 **WHEREAS, it is mutually understood by and between the parties hereto that the laws of the**
27 **State of California vest in County and its duly elected and appointed officials, the sole power and**
28 **authority to hold and conduct a county fair annually; and that records required by state law must be**

1 kept in connection therewith, which said records constitute County records; and that all money
2 constituting gross receipts from or in connection with the operation, holding and conducting of said
3 fair, and through the use, possession and management of the fairgrounds, constitute County monies.

4 **NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

5 1. Association as agent for County under the authority of law applicable thereto, pursuant
6 to Government Code section 25906 will hold and conduct said fair on County Fairgrounds on the
7 dates designated by the Board of Directors of Association.

8 2. Association during the term hereof will annually present to the State Department of Food
9 and Agriculture the premium list and those other documents for said fair, which said list and
10 presentation hereof has constituted or shall constitute an application on the part of County to the
11 Department of Food and Agriculture of the State of California, for the apportionment, if such has
12 not heretofore been made, for the disbursement to County of monies from the State of California,
13 Fairs and Expositions Fund of the full amount as by law allowed.

14 3. Association will pay all premiums awarded by the judges at said fair, subject to the prior
15 approval of the premium list by the Department of Food and Agriculture and the necessary
16 apportionment and disbursement of the required funds by the State of California provided:

17 A. That all premium awards are made in accordance with a published premium list,
18 approved by the Department of Food and Agriculture as aforesaid, and applicable rules and
19 regulations of the Department of Food and Agriculture; and

20 B. That certification of the awards of said premiums by said judges has been duly
21 and regularly made and presented to County.

22 4. County will and does hereby constitute and appoint Association as agent of County
23 pursuant to Government Code section 25906 for the following purposes: To manage, use and
24 possess and to operate and conduct said fair, fairgrounds property and fairgrounds activities for the
25 term of this Agreement, under the by-laws in force and effect on the date of this contract as indicated
26 in Exhibit "A". The term of this Agreement shall commence the date first set forth above, and shall
27 run through June 30, 2010, at which time it shall expire, unless extended pursuant to the terms of
28 this Paragraph. Commencing April 1, 2006, and each April 1st thereafter (the "Renewal Date")

1 during the term of this Agreement, the term of this Agreement shall be extended automatically,
2 without action of the parties, for a period of one (1) beyond its then current expiration date, unless,
3 prior to any Renewal Date, either party to this Agreement gives written notice to the other of its
4 intent not to renew this Agreement. In the event such notice is given prior to any Renewal Date, then
5 the term of the Agreement shall not be extended upon that or any subsequent Renewal Date and the
6 Agreement shall expire at the end of its then remaining term, it being the intent of the parties that
7 notice of nonrenewal be given not less than four (4) years prior to expiration of the Agreement.

8 5. Association will, subject to the laws of the State of California and County ordinances,
9 rules and regulations, use and possess said fair and fairgrounds, and operate and conduct said fair
10 and other activities within the limits and provisions of this Agreement to the end that said fair and
11 other activities shall be conducted in accordance with the highest and best standards for the benefit
12 of County and the State of California.

13 6. The real property known as the fairgrounds subject to this Agreement consists of APN
14 Nos. 152-240-11, 352-240-12, 352-280-02 and 352-280-04.

15 7. Association agrees to bear, assume, pay and discharge all expenses and obligations
16 incurred by it in connection with said fair from the funds provided to Association by County.

17 8. County shall pay to Association such sums as have been or may be appropriated by the
18 State Department of Food and Agriculture to County from the Fairs and Expositions Fund of the
19 State of California for the purpose of said fair and fairgrounds. County is not obligated to provide
20 general fund monies for any activity contemplated by this Agreement.

21 9. Claims of any type made against Association shall be deemed to be claims against County.
22 Association agrees that upon receipt of any document which purports to be a claim, it will forthwith
23 forward such documents to the office of the clerk of the Board of Supervisors.

24 10. County agrees to defend and indemnify Association, its officers and employees against
25 any claims made against such persons for personal injuries or property damage resulting from the
26 negligence or willful misconduct of such persons occurring in the course of official duties.
27 Association, its officers and employees shall cooperate in the defense of any action against County.

28 As part of its annual budget, the Board of Supervisors shall determine a direct services charge

1 for Association which will reimburse County for its costs of such general liability risks of loss as
2 arise from operation of the County Fair. By March 1 each year, County shall notify Association in
3 writing of the amount of this charge. County shall compute and determine the amount of this charge
4 using the same computational methods as it employs to develop and budget similar internal charges
5 for the other departments of County Government. Association shall pay this charge in October of
6 each year, or in the month immediately following adoption of County's final budget.

7 11. It is understood that at this time vehicles used by Association in connection with official
8 duties are registered with the Department of Motor Vehicles in the name of Association. County
9 agrees that it shall defend and indemnify Association, its officers and employees resulting from
10 injuries to persons and property as the result of the negligence of willful misconduct of such persons.

11 Property damage to Association vehicles, whether caused by third persons or otherwise, shall
12 be the sole responsibility of Association. By mutual agreement with County, Association may
13 transfer title to such vehicles to County for management within County's fleet management program.
14 In that event only, Association shall remit to County the mileage based internal charges applicable
15 to the County departments. Fleet managed vehicles are replaced or repaired at County expense when
16 depreciated or damaged.

17 12. The buildings, tenant improvements and all other fixed assets on the fairgrounds are
18 property of County, and shall be financially protected against sudden and accidental loss or damage
19 to the same extent as County insures or self-insures against these same risks of loss to other County
20 owned properties and assets.

21 As part of its annual budget, the Board of Supervisors shall determine a direct service charge
22 for Association that will reimburse County for its costs of such risk of property losses. By March
23 1 each year, County shall notify Association in writing of the amount of this charge. County shall
24 compute and determine the amount of this charge using the same computational methods as it
25 employs to develop and budget similar internal charges for the other departments of County
26 government. Association shall pay this charge in October of each year or in the month immediately
27 following adoption of County's final budget.

28 13. Association will implement such loss control policies and procedures and keep records

1 appropriate to the operations and management of the fairgrounds as are properly required of County
2 departments. At least once annually association officer shall meet with County officers to review
3 these policies and procedures.

4 14. In connection with any fair functions or fair sponsored function, Association shall require
5 all concessionaires and sublessees to provide appropriate insurance and indemnity agreements to
6 indemnify County and Association from any and all liability or loss due to negligent acts or willful
7 misconduct of the concessionaires or sublessees. Risk Management shall provide to Association an
8 annual schedule of all required insurance parameters with respect to type of coverage. County
9 Counsel will provide the required indemnity language.

10 15. Association will accurately make and keep all records substantially in agreement with
11 the accounting and procedures as illustrated in the FAIRS ADMINISTRATION MANUAL, issued
12 by the Department of Food and Agriculture, Division of Fairs and Expositions, of all its transactions
13 as an agent hereunder, and will, among other things, require and procure serially numbered receipts
14 for any and all money received and detailed itemized invoices or other supporting documents for any
15 and all money disbursed or expended by Association in connection with its executive management
16 and control of said fair and fairgrounds. Association hereby agrees that all books, records and
17 documents pertaining to said management and control shall be subject to examination by the State
18 Department of Food and Agriculture and that all such books, records and documents shall be
19 preserved by Association and remain public records.

20 16. Association shall retain and use all monies received by it from the conducting of said
21 fair, and from the use, possession and management of said fair, and from the use, possession and
22 management of fairgrounds, and shall pay therefrom all expenses incurred in connection with both.
23 Association shall carry out all provisions of law relating to county fairs. In accordance with
24 Government Code section 25906, Association agrees that an annual budget shall be submitted by it
25 to and approved by the Department of Food and Agriculture after approval by the County Board of
26 Supervisors, showing the estimated revenues and the proposed expenditures from all sources during
27 the ensuing calendar year, and no funds shall be expended by such Association except pursuant to
28 such budget.

1 17. Association agrees to file with the clerk of the Board of Supervisors of County, and with
2 the Department of Food and Agriculture, a certified copy of the minutes of each meeting of the
3 Board of Directors of Association within twenty (20) business days after each meeting.

4 18. Association agrees to include and maintain within the text of its governing by-laws
5 provision for the establishment and reservation of County directorships, upon its governing board
6 of directors, which shall be five (5) in number.

7 19. County agrees that, in the matter of selecting its nominees for service on Association's
8 governing board, it will follow the criteria contained within Association's current by-laws wherein
9 the qualification of directors is set forth.

10 20. It is mutually agreed that County hereby delegates to Association the matter of hiring,
11 terms of employment, discharge and all other personnel matters and shall be employees of
12 Association. Such employees of Association shall not be members of the classified service of
13 County and shall not be listed in the County Authorized Personnel Allocation Resolution. However,
14 such employees shall be treated as County employees for the purpose of membership in CALPERS
15 retirement programs as allowed by law. County agrees to provide, and Association agrees to pay for,
16 the following employee benefits:

17 A. Workers' Compensation as required by statutes of the State of California, through
18 County's Workers' Compensation Program.

19 B. The same health benefits as provided to County employees, through County's
20 program, pursuant to the currently in force Memorandum of Understanding with the recognized
21 employee organization representing the General, Professional and Supervisory Bargaining Units,
22 excluding any benefits under the county's retiree health defined contribution plan.

23 C. Unemployment Insurance as required by statutes of the State of California.

24 D. Payment of payroll taxes due for participation in the Medicare portion of Social
25 Security as required by federal law.

26 E. Long Term Disability and Life Insurance as provided to County employees
27 pursuant to the currently in force Memorandum of Understanding with the recognized employee
28 organization representing the General, Professional and Supervisory Units.

1 F. County's Employee Assistance Program as provided to County employees
2 pursuant to the currently in force Memorandum of Understanding with the recognized employee
3 organization representing the General, Professional and Supervisory Bargaining Units.

4 As part of its annual budget, the Board of Supervisors shall determine a direct service charge
5 for Association which will reimburse County for its costs of such workers' compensation risks of
6 loss as arise on account of Association's employees. By March 1 each year, County shall notify
7 Association in writing of the amount of this charge. County shall compute and determine the amount
8 of this charge using the same computational methods as it employs to develop and budget similar
9 internal charges for the other departments of County government. Association shall pay this charge
10 in October of each year, or in the month immediately following adoption of County's final budget.

11 The Board of Supervisors shall from time to time establish the rates per pay period for the
12 cost of County sponsored health benefits. Association agrees to pay County at this established rate,
13 each pay period, for health benefits on the same basis as a County department.

14 As part of its annual budget, the Board of Supervisors shall determine a direct service charge
15 for Association which will reimburse County for its costs to provide the life insurance, long term
16 disability insurance and employee assistance programs specified above. County shall compute and
17 determine the amount of this charge using the same computational methods as it employs to develop
18 and budget similar internal charges for the other departments of County government. Association
19 shall pay this charge to County quarterly each year.

20 It is agreed that as to employees, the type and level of employee benefits, other than those
21 required by law, may be established by the Association board of directors.

22 21. As part of its annual budget, the Board of Supervisors shall determine a direct service
23 charge for Association which will reimburse County for its costs for PERS retirement by May 1 of
24 each year. County shall notify Association of the PERS cost for the following fiscal year.

25 22. That Association agrees that all routine contracts which it executes, including but not
26 limited to, exhibit space, concession services and non-fair usage shall have the approval of a quorum
27 of the Board of Directors of Association and shall be recorded in the minutes of the meeting.

28 23. Association and County agree that with respect to the commitment or expenditures of

1 any funds allocated by an executive order of the State Department of Food and Agriculture pursuant
2 to section 19630 of the Business and Professions Code, which provides regulations for the
3 expenditure of state monies in support of capital improvement projects at fairs, the regular County
4 procedure with respect to purchases and contracts must be followed.

5 24. It is mutually agreed that the solicitation, selection, supervision and any other
6 employment related matters of the County Fair employees shall be the sole responsibility of
7 Association, following such rules, agreements and policies established by Association.
8 Remuneration for employees shall be set by Association.

9 25. The criteria for the establishment of the number and categories of employees and degrees
10 of remuneration shall be in strict accord with the then current state approved Association budget,
11 wherein authorized personnel requirements are outlined. The criterion for job descriptions of all
12 Association employees shall be in accord with those outlined by the State Personnel Board, which
13 recognizes the special category of "Fairgrounds Employees" within the state's system.

14 26. This Agreement shall be without force or effect unless it is approved by the State
15 Department of Food and Agriculture.

16 27. Association agrees to provide County with a complete cash audit of its operations under
17 this Agreement if during the term of this Agreement, the State of California fails to perform such an
18 audit.

19 28. The El Dorado County Fair Association Board of Directors shall annually, on or before
20 March 1, and in conjunction with its budget review, submit to County in writing a general briefing
21 and program review including a five (5) year plan projection.

22 29. That County Counsel be designed as legal advisor on an "as needed" basis for the Board
23 of Directors, and only to the extent that County Counsel determines there is no conflict of interest
24 between County and Association.

25 30. If any provision of this Agreement, or part thereof, is for any reason held to be invalid,
26 the remaining sections shall not be affected but shall remain in full force and effect and to this end,
27 the provisions of this Agreement are severable.

28 31. This Agreement supersedes and replaces that agreement entered into by the County and

1 the Association for the same purposes, the term of which was January 1, 2005 through June 30,
2 2005.

3 IN WITNESS WHEREOF, County has, by order of the Board of Supervisors, caused these
4 presents to be subscribed by the Chairman of the Board and to be attested by the clerk of the Board,
5 and Association has duly caused these presents to be subscribed by its duly authorized officers who
6 have affixed the corporation seal of Association hereof, the day, month and year written below.

7 Dated: COUNTY OF EL DORADO
8
9 By Charlie Paine
Chairman, Board of Supervisors 3/29/05

10 ATTEST:
11 CINDY KECK, Clerk of the
Board of Supervisors
12 By Cindy Keck
13 Deputy Clerk 3/29/05

14
15 Dated: 4/5/05
16 EL DORADO COUNTY FAIR ASSOCIATION
17 By Walter S. Haly
President
18 By Judith Haly
19 Secretary-Manager

20 Per paragraph __, this Agreement is approved:
21 Dated: DEPT. OF FOOD AND AGRICULTURE,
22 Division of Fairs and Expositions
23 By Robert Young
Assistant Director

24 LBG/km
25 s:\Fairgrounds\Agreements\Fair.agm 2005

26
27
28

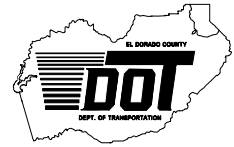


MAINTENANCE DIVISION
2441 Headington Road
Placerville CA 95667
Phone: (530) 642-4909
Fax: (530) 642-9238

JAMES W. WARE, P.E.
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Internet Web Site:
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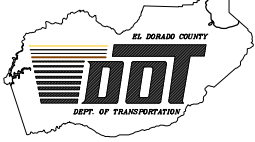


STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 10

Concept Level Site Plan



LEGEND

= PROPOSED SOCCER FIELD

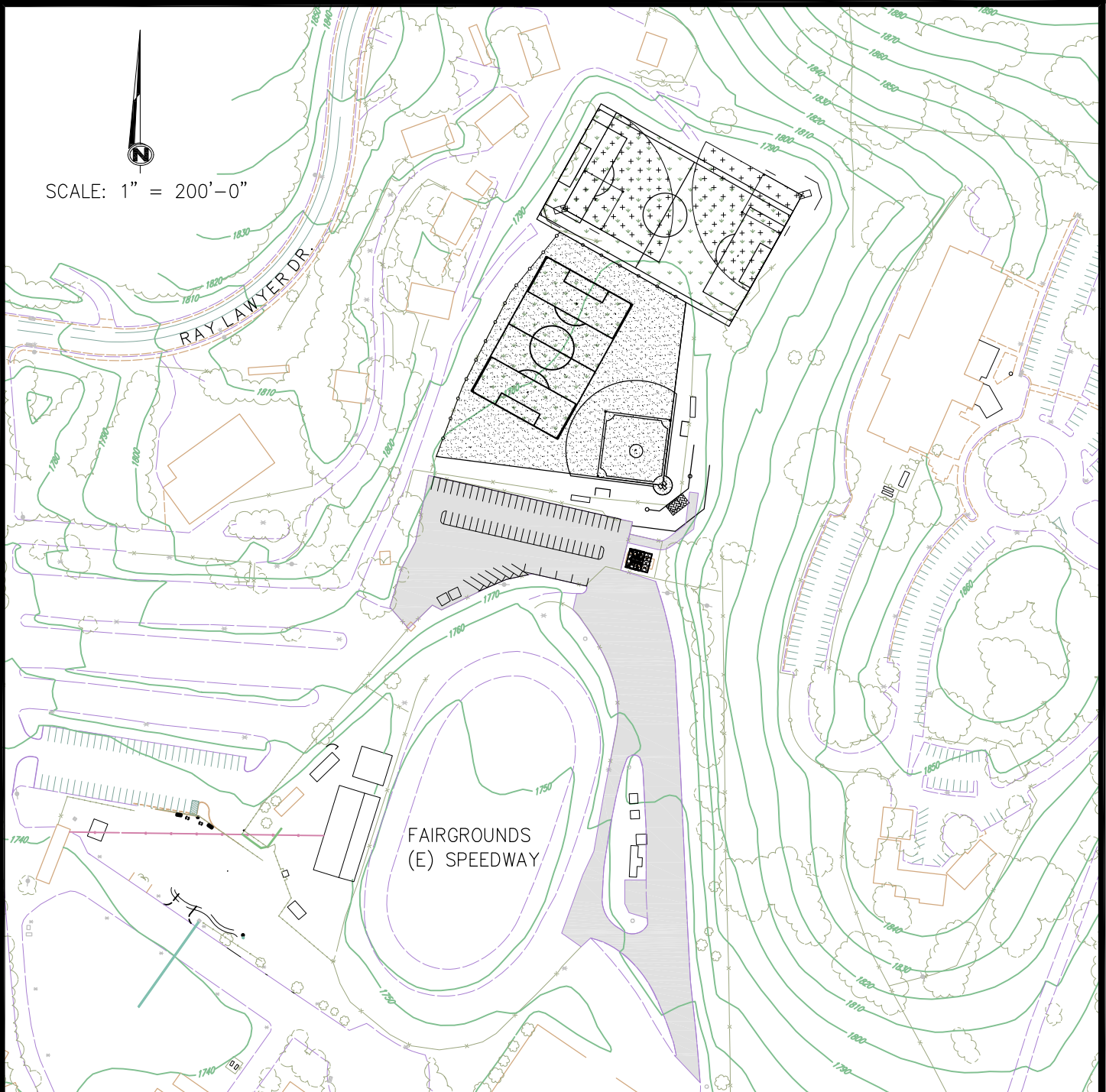
= PROPOSED PAVING/PARKING

= PROPOSED AMERICAN LEGION FIELD

= PROPOSED RESTROOMS

= PROPOSED GIRL'S SOFTBALL FIELD

= PROPOSED SCOREKEEPER/CONCESSION STAND



C:\CS-Building Drawings\Parks\Fairgrounds\Walker-Ballfields.dwg, 2/23/2010 4:55:47 PM, Adobe PDF

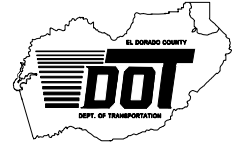


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**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

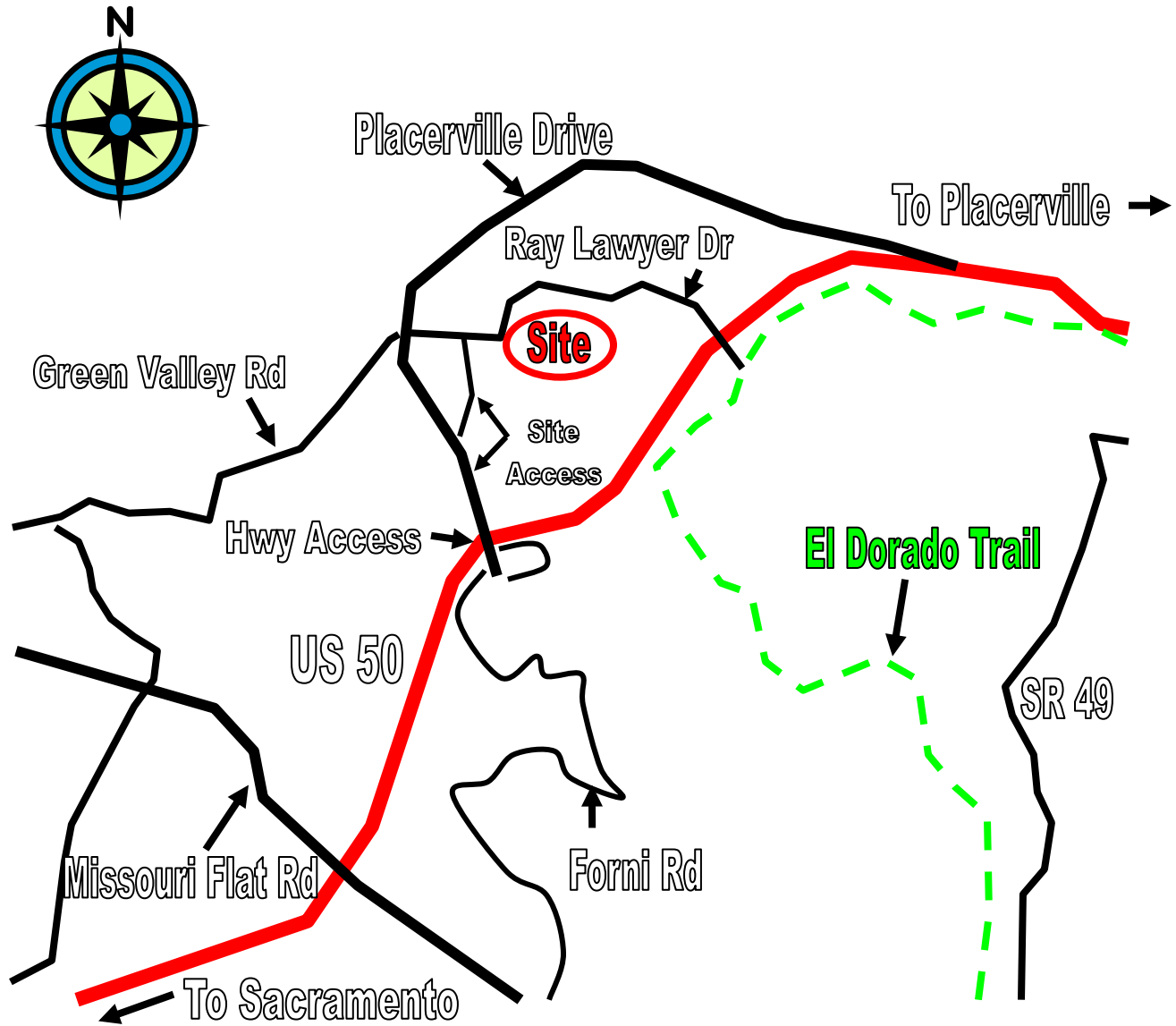
ITEM 11

Project Maps & Community FactFinder Report

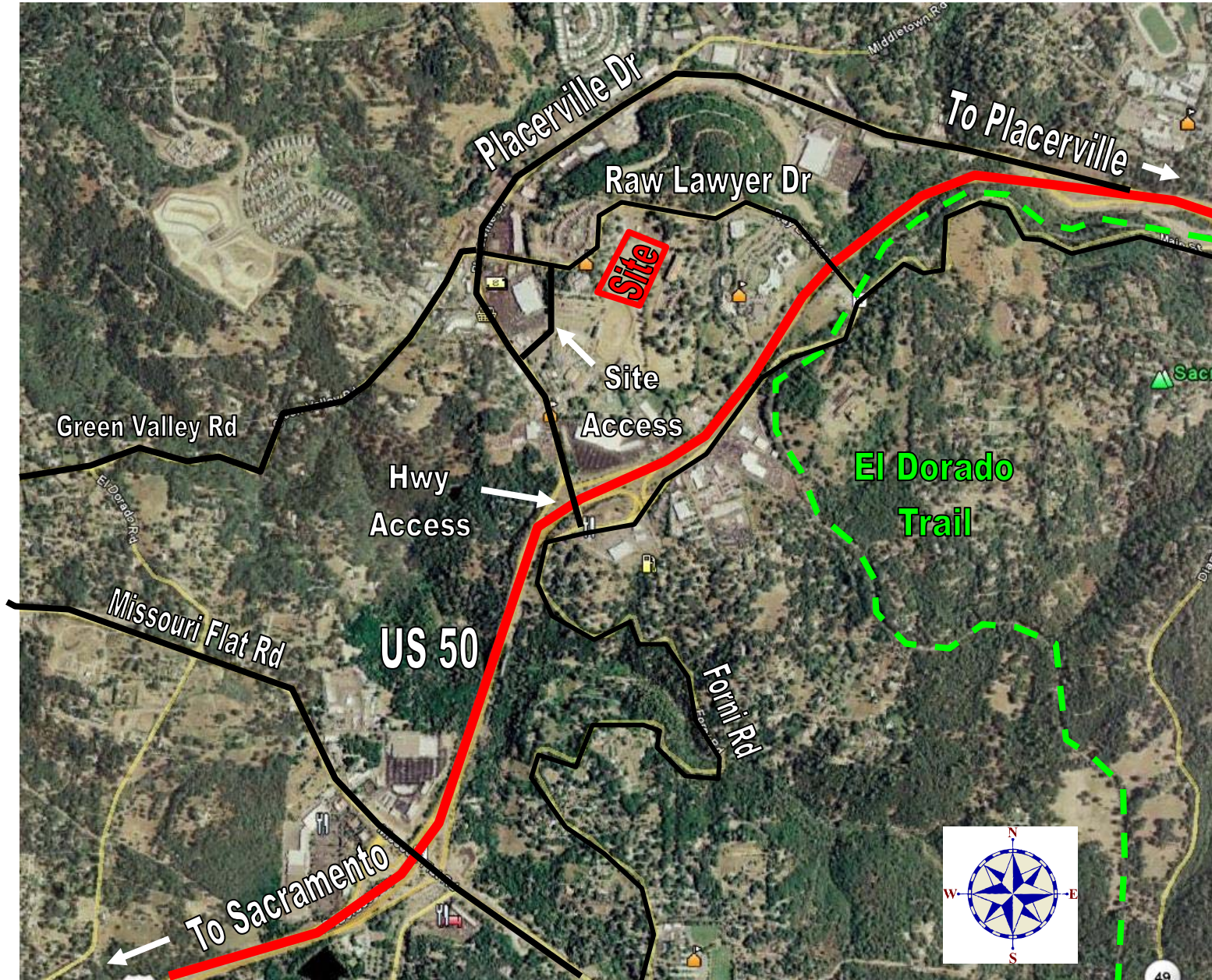
- **Project Location Map**
- **Project Aerial Location Map**
- **Project Aerial Site Map**
- **Vicinity Topographic Map**
- **Placerville Area Parks and Recreation Master Plan Planning Area Map**
- **Community FactFinder Report**

El Dorado County Fairgrounds Walker Ball Fields

Project Location Map

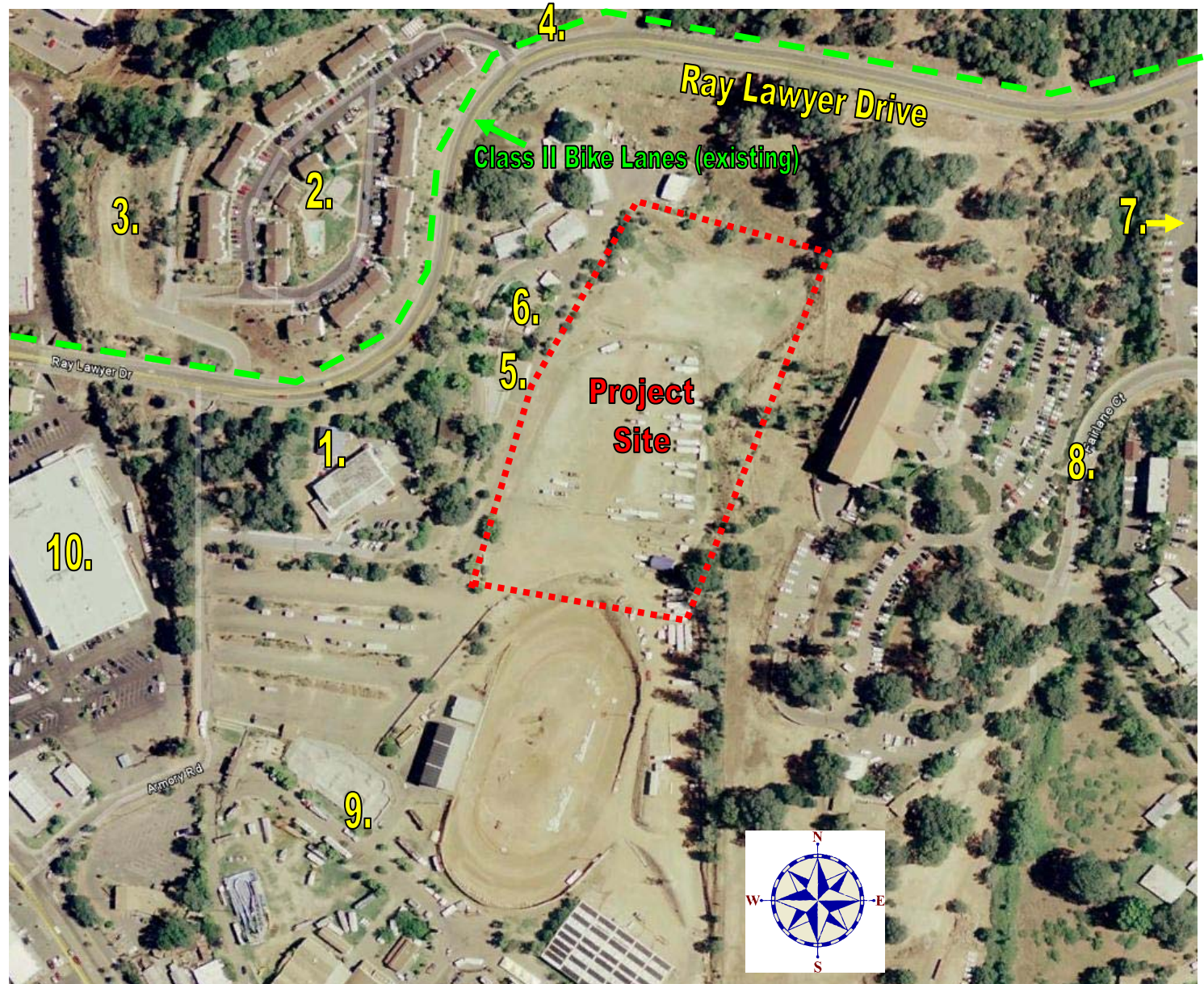


El Dorado County Fairgrounds Walker Ball Fields

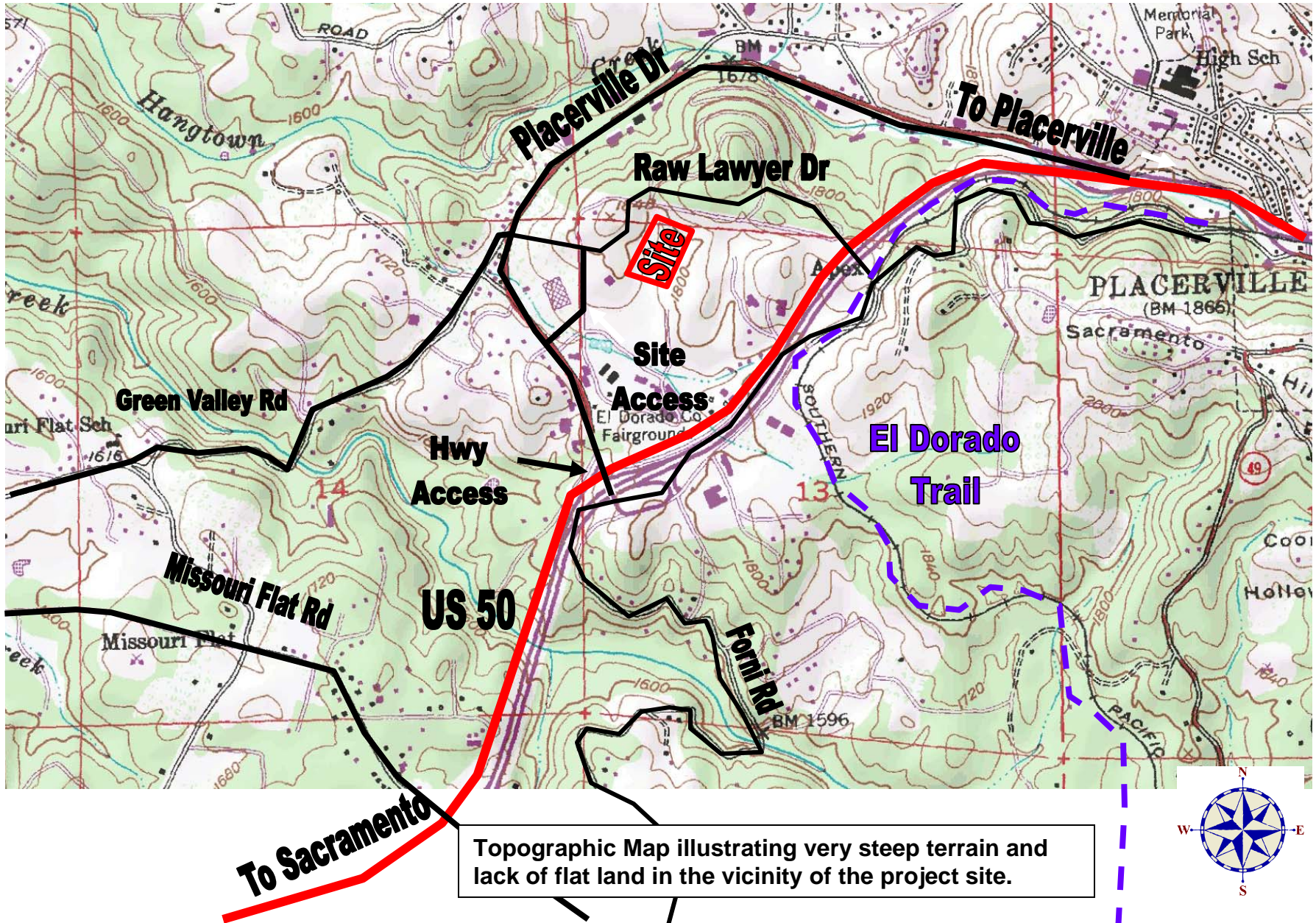


El Dorado County Fairgrounds Walker Ball Fields, 2007

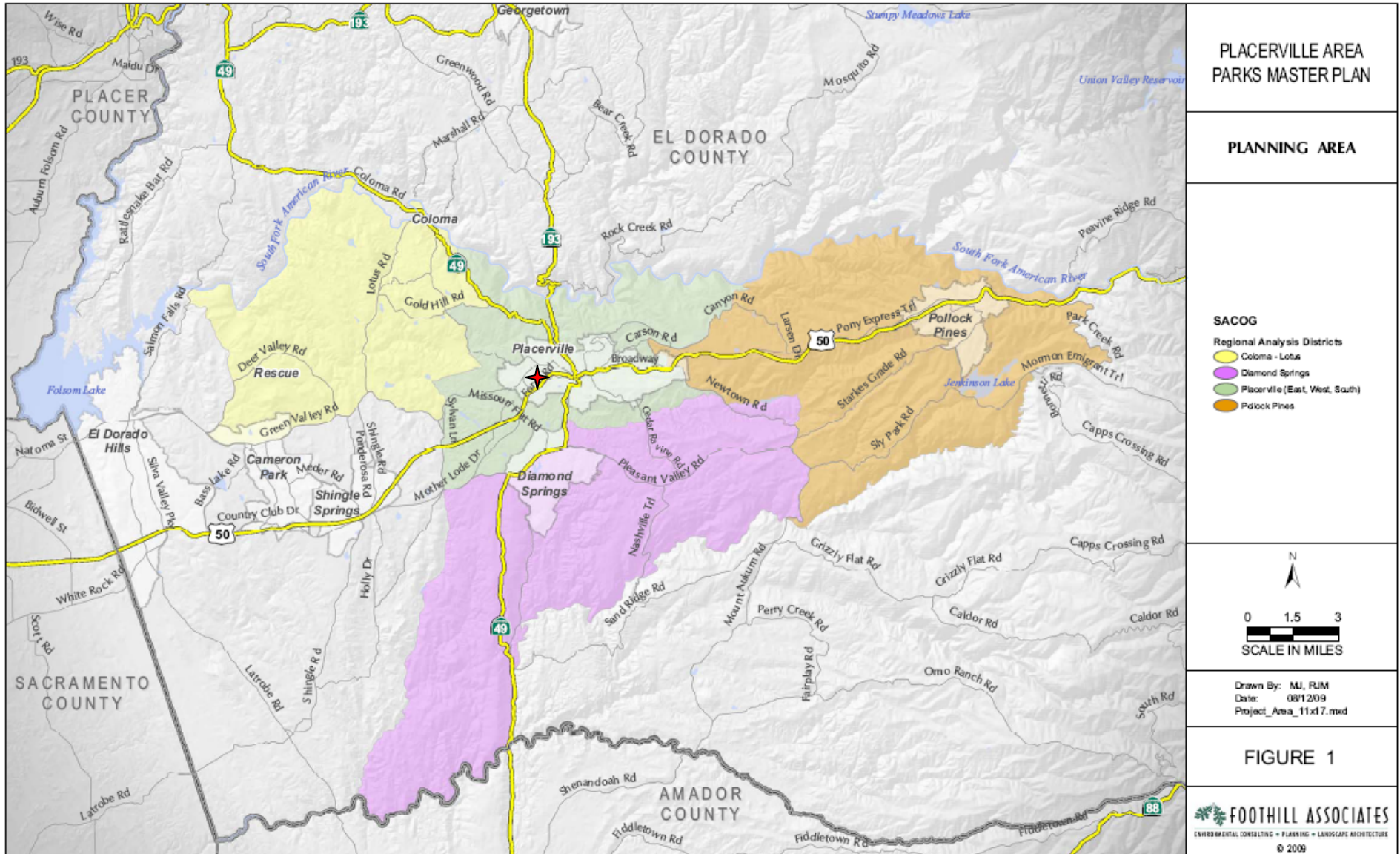
1. Boys & Girls Club
2. Placer Village Low-Income Housing
3. Future New Morning Youth & Family Counseling and Shelter
4. Independent Life Skills Training Center (Future)
5. First 5 Children's Program
6. Former El Dorado Pre-School
7. County Library
8. County Government Center
9. County Fairgrounds & Joe's Skate Park
10. Raley's Grocery Store



El Dorado County Fairgrounds Walker Ball Fields



El Dorado County Fairgrounds Walker Ball Fields Placerville Area Parks and Recreation Master Plan – Planning Area



★ Location of proposed Fairgrounds Walker Ball Fields Project

California State Parks Community FactFinder Report

This is your Community FactFinder report for the project you have defined. Please refer to your Project ID in any future communications about this project.

Project ID: **4423**
 Date created: **December 10, 2009**
 County: **El Dorado**
 City: **Placerville**
 Coordinates: **38.728476, -120.8321**
 Total Population: **816**
 Median Household Income: **\$46,474**
 Number of people below poverty line: **41**
 Park acreage: **0.00**
 Park acres per 1,000 population: **0.00**



Project Site

All numbers above have been calculated based on a 1/2 mile radius from the point location of your project. Demographics are figured by averaging population numbers over selected census block groups and using the percent of the block group within the project circle to determine the actual counts.

Parks and park acres are based on best available source information but may not always contain exact boundaries or all parks in specific locations. Parks acreage does not include major lakes or ocean. Users can send update information to: parkupdates@parks.ca.gov

Data Sources:

Demographics - Claritas Pop-Facts, block group level (Apr. 2008)
 Parks - Calif. Protected Areas Database v. 1.3 (Aug. 2009)



Community FactFinder is a service of the California Department of Parks and Recreation
www.parks.ca.gov

*Statewide Parks Grant Application
 El Dorado County DOT, 3/1/2010*

Item 11, Page 51



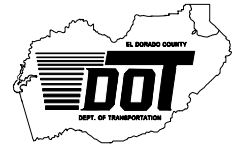


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 12

Photos of the Project Site

El Dorado County Fairgrounds Walker Ball Fields, Site Photos



Southern limit of project site



Middle of project site



Northern limit of project site



Entire Project Site facing South

El Dorado County Fairgrounds Walker Ball Fields, Site Photos



El Dorado County Fairgrounds Walker Ball Fields, Site Photos



Bleachers at large field



Bleachers at small field



Propose Parking Lot location



Entrance to Project Site

El Dorado County Fairgrounds Walker Ball Fields, Site Photos

Drainage at small field



Drainage at large field



Small field



Large field

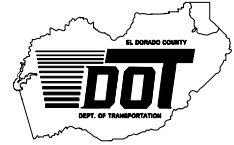


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STATEWIDE PARKS DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM
GRANT APPLICATION, 3/1/2010

**EL DORADO COUNTY FAIRGROUNDS
WALKER BALL FIELDS**

ITEM 13

Project Selection Criteria

- 1. Critical Lack of Park Space**
- 2. Significant Poverty**
- 3. Type of Project**
- 4. Community Based Planning**
- 5. Sustainable Techniques**
- 6. Project Funding**
- 7. Fees and Hours of Operation**
- 8. Youth Outdoor Learning Employment or Volunteer Opportunities**
- 9. Community Challenges and Project Benefits**

El Dorado County Fairgrounds Walker Ball Fields

1. Critical Lack of Park Space (0-18 points)

The ratio of usable park space per 1,000 residents within proximity of the project site according to the “California State Parks Community Fact Finder” report is: **0 acres per 1,000 population** (see *Item 11, page 50*). The project site lies within one of the most urbanized portions of El Dorado County with no designated park land or ball fields within the vicinity. The closest ball fields are those on the El Dorado High School campus over a mile away. Additionally, there is no land zoned for Recreational Facilities in the County’s jurisdiction within 3 miles of the site.

2. Significant Poverty (0-18 points)

- A. The median household income within proximity of the project site according to the “California State Parks Community Fact Finder” report is: **\$46,474**
- B. The number of families living below the poverty within proximity of the project site according to the “California State Parks Community Fact Finder” report is: **41**

3. Type of Project

C. SUBSTANTIALLY IMPROVING EXISTING PARK SPACE: (8 points)

1) *How will the DEVELOPMENT create two NEW RECREATION OPPORTUNITIES?*

Even though the project proposes to improve existing ball fields, these fields are essentially new because they have not been able to be used for the past 10 years due to disrepair and unsafe conditions. Drainage issues transform the fields into a mud bog during spring and winter months (please see Section 12 Site Photos). Additionally, the fields areas are closed during portions of the summer months when the Fairgrounds

El Dorado County Fairgrounds Walker Ball Fields

utilize them as a staging area for events such as the annual County Fair and Speedway races. This project will re-construct and configure the Historic Dub Walker/American Legion Ball Field to provide not only an American Legion regulation baseball field but two new recreation league soccer fields and two softball fields. The first soccer field will consist of 54,000 square feet and be configured within the outfield area of the 2.5 acre regulation baseball field. The second soccer field will overlap the two softball fields adjacent to the Walker baseball field. Adjacent to the ball fields will be an asphalt paved parking lot to accommodate approximately 100 vehicles. The County of El Dorado and the Boys and Girls Club were co-applicants for a Roberti-Z'Berg-Harris (RZH) Urban Open Space and Recreation Grant (July 2003) for a Ball Field Renovation of these smaller softball fields for which the County was awarded \$133,000 (RN-09-008). The current project includes adding field lighting for these smaller fields which will be renovated at the same time using the RZH funds. The project will include Americans with Disabilities Act (ADA) compliant spectator seating, a concession /score keeper/ announcer building, ADA compliant restrooms, dugouts, field lighting for after dusk events and an automatic irrigation system. In summary, there are many more new aspects of this project than existed previously, providing a much needed recreational amenity in an underserved area.

- 2) *What will be the DESIGN improvements for safe public use and PARK beautification such as landscaping and public art?*

Safe Public Use: Safe public access is one of the main challenges of the existing ball fields. The Fairgrounds parking lots west of the fields; which are shared with the Fairgrounds and Park and Ride, are located far from the ball fields, and do not provide

El Dorado County Fairgrounds Walker Ball Fields

adequate ADA compliant access. As mentioned above, another issue with ball field use is the periodic use of the field by the Fairgrounds as a staging area for both the annual County Fair and the Placerville Speedway events during the season. Vehicles of all types are parked on the field during these times rendering them unusable by the general public and resulting in damage to the playing surface. The proposed project includes approximately 135,000 square-feet of new paved area and parking facilities adjacent to the ball fields that would provide parking for both ball field users and Fairgrounds and Speedway users. The project includes ten ADA compliant parking spaces, walkways, restrooms, lighting, and landscaping. Bicycle racks are proposed to accommodate bicyclists who access the site from the existing bike lanes along Ray Lawyer Drive which ultimately connect to the El Dorado Trail (a multi-purpose trail).

As mentioned above, the fields are currently unsafe for public use, especially during the winter months, due to drainage issues. The proposed project will remedy these drainage issues by regrading the site, capturing the drainage from both the fields and paved parking lot, and properly filtering and discharging the drainage into the storm drain network. The project will thus result in improved storm water quality of drainage leaving the project site.

Park Beautification (Art, Landscaping, etc): The proposed project will include landscaping in areas not occupied by ball fields, structures, or paving. Landscaping consisting of groundcover, shrubs, and some trees will be included along the edges of the ball fields and in the buffer area between the large baseball field and the two smaller softball fields. There will be opportunities for public art on the wall surfaces of the

El Dorado County Fairgrounds Walker Ball Fields

proposed concession / score keeper / announcer buildings, the new dugouts, and the restrooms. The County anticipates these surfaces will be covered with the creative efforts of the youth baseball, softball, and soccer leagues, along with children from the adjacent Boys & Girls Club. The County also anticipates other beautification events during Earth Day or Arbor Day activities.

3) *Why is it not feasible to create a NEW PARK in the CRITICALLY UNDERSERVED COMMUNITY, or add new PARK SPACE ADJACENT to the proposed PROJECT SITE? For example, what prevented the ACQUISITION of blighted property to DEVELOP a NEW PARK?*

Placerville is one of the oldest urbanized areas in northern California, starting as a mining town during the Gold Rush era of the mid 1800's, and becoming one of the County's most densely populated areas today. The original Placerville town layout was developed over time with little regard for urban planning and inclusion of amenities such as common open space, recreation areas, and park land. Most of the developable land within the vicinity of the project has already been developed primarily with commercial and government uses. Over time, residential development has been constructed near the site, including the low-income apartment complex Placer Village across the street from the site. Little to no space was set aside for recreational uses in this area.

In addition to limited space due to development, the natural steep topography also provides little area for level playing-field surfaces. The project location is one of the few level, open spaces in the vicinity (please see Section 11 Vicinity Topo Map). It is not possible to expand the project site or acquire land adjacent to the site as it is bounded on all sides by existing development and the steep embankment upon which Ray Lawyer Drive is situated (please see Section 11 Project Aerial Map). Acquisition of

El Dorado County Fairgrounds Walker Ball Fields

blighted property in the vicinity of the project for new park space is not possible for several reasons. First and foremost is the small size and inappropriate shapes or topography of potential project sites in the vicinity. Parcels are simply too small, irregularly shaped, or are not properly zoned for recreational use. The closest Recreational Facilities zoning within the County's jurisdiction is approximately three miles away. Second, the County already owns the project site, which is the best candidate for recreational use in the vicinity. Thirdly, the site is directly adjacent to both underserved residents in the critically underserved community and established programs such as the Boys and Girls Club, El Dorado Preschool, and the future New Morning Youth Counseling Center and Shelter. Finally, given that the necessary utilities and infrastructure are already present at the site, the Walker Ball Fields site is the most viable candidate for recreational uses. The site is the most appropriate for the proposed type of recreation and would be adjacent to the recreational use at Joe's Skate Park (please see Section 11 Aerial Map for location).

4. Community Based Planning (0-18 points)

A. *How many MEETINGS occurred in the CRITICALLY UNDERSERVED COMMUNITY and why were they convenient for the RESIDENTS? Respond to the following:*

Several public meetings were held concerning the project site and other park sites within the vicinity as part of the development of the Placerville Area Parks and Recreation Master Plan. This Plan was adopted by the City of Placerville on January 12, 2010 and was the culmination of several years of public outreach, and comment that not only included public meetings, but also mailed, online and telephone surveys. The proposed project is located within the Planning Area of this document considered by the public (please see Section 11

El Dorado County Fairgrounds Walker Ball Fields

Planning Area Map). The following table outlines the various public meetings and opportunities to comment both on the project and parks and recreation areas within the Planning Area.

Meeting #	Meeting type, venue, address	Time am-pm	Day of Week	Date/year
1.	Public Workshop County Government Building C 2850 Fairlane Court, Placerville	6 pm	Tues	8/19/08
2.	Public Workshop Town Hall, 549 Main Street, Placerville	6 pm	Wed	8/20/08
3.	Phone Survey	6 pm to 8 pm	Tues – Sun	7/21/09 to 7/27/09
4.	Written and Online Survey	n/a	Avail. for 6 weeks	7/09
5.	Placerville Parks and Recreation Commission, Public Hearing, Town Hall, 549 Main Street, Placerville	6 pm	Thur	5/21/09
6.	Placerville City Council Public Hearing, 549 Main Street, Placerville	7:30 pm	Tues	9/22/09
7.	Placerville City Planning Commission Public Hearing, Town Hall, 549 Main Street, Placerville	7 pm	Tues	10/20/09
8.	Placerville City Council Public Hearing, 549 Main Street, Placerville	7:30 pm	Tues	1/12/10

Describe how the MEETING locations and times were convenient for RESIDENTS lacking transportation and with various employment and family schedules.

The public meetings were held primarily at the City of Placerville Town Hall due to its accommodation of large groups of people, proximity to the heart of the urbanized downtown area, and accessibility from public transit (El Dorado Transit stops at the Town Hall). One of the public workshops was also held at Town Hall, but the first meeting was held at the County Government Building C, which is directly adjacent to the proposed

El Dorado County Fairgrounds Walker Ball Fields

project site. Building C is also accessible via public transit and is within the critically underserved community of the proposed project (i.e. area residents could easily walk from their home to this meeting). The meetings were held primarily in the evenings to accommodate the majority of the working public. All meetings were open to the public and the City Council and City Planning Commission meetings were televised on local government access television.

B. *For each MEETING listed in the response to 4-A above, what method(s) did the APPLICANT or partnering community based organization(s) use to invite RESIDENTS? In the combined set of MEETINGS, was there a BROAD REPRESENTATION of RESIDENTS?*

The public was notified and invited to the various public meetings as indicated in the table below. Also, the approximate number of participants and general description of the participants is indicated.

Meeting #	Description of the method(s) used to invite RESIDENTS to this MEETING.	Number of Residents who participated in this meeting	General description of the residents (youth, seniors, families, groups) who participated in this meeting
1.	Notices were: Inserted in City Water bills; posted on City/County websites, and noticed in local newspapers.	16	Families and seniors
2.	Notices were: Inserted in City Water bills; posted on City/County websites, and noticed in local newspapers	21	Families and seniors
3.	Random phone survey to only individuals living within the Plan Area. 3,700 calls were made.	384 completed interviews	33% families w/ children, 25% were 45-54 yrs old, 46% were over 55 yrs old (approximates)
4.	Surveys were: Inserted in City Water bills: Posted on City/County websites, libraries, Town Hall, rec classes, aquatic	161 responded	Ages ranged from 10-66 yrs old. Majority were 31-50 yrs old. Most respondents had children

El Dorado County Fairgrounds Walker Ball Fields

	center: and distributed at community meetings		aged 5-8 yrs old
5.	1) Mailed notices, 2) Noticing in newspaper, 3) Posted Agendas at Town Hall, City & County Websites	20	Diverse cross-section of the public including seniors and families.
6.	1) Mailed notices, 2) Noticing in newspaper, 3) Posted Agendas at Town Hall, City & County Websites, 4) Televised Hearings	50	Diverse cross-section of the public including seniors and families.
7.	1) Mailed notices, 2) Noticing in newspaper, 3) Posted Agendas at Town Hall, City & County Websites, 4) Televised Hearings	30	Diverse cross-section of the public including seniors and families.
8.	1) Mailed notices, 2) Noticing in newspaper, 3) Posted Agendas at Town Hall, City & County Websites, 4) Televised Hearings	50	Diverse cross-section of the public including seniors and families.

C. *During the MEETINGS that occurred in the CRITICALLY UNDERSERVED COMMUNITY, how were the RESIDENTS enabled to DESIGN the PARK using goals1-3? Structure the response by answering the bullets under each goal below.*

Goal 1: The residents worked together to identify and prioritize recreation features that best meet their needs, and reached a general agreement on the type and design of the recreation feature(s) included in the proposed project.

Selection of the recreation feature(s):

Describe the process that enabled the residents to identify, prioritize, and then select, recreation feature(s) for the proposed project.

The number and types of needed recreational facilities and features within the planning area (including the project site) were determined through the Placerville Area Parks and Recreation Master Plan public comment. While the proposed project site originally contained a full-sized baseball field and two smaller practice fields, the Parks and Recreation Master Plan does not recognize the site as an active, existing recreational facility as 1) it is not open to the general public, 2) is in a state of disrepair, 3) has not been used for recreational activities for over ten years, and 4) is used as a staging area for

El Dorado County Fairgrounds Walker Ball Fields

Fairgrounds events and other conflicting uses by the Fairgrounds (See Section 11 Aerial Map). During the public workshops, attendees were asked to list their top four parks and recreation priorities for the planning area. During the “Gold Nugget” exercise, the public was asked to deposit 4 nuggets into 7 pans representing different park and recreation priorities (one of which was a “write-in” category allowing respondents to identify other priorities not listed in the other 6 pans). As a result of these workshops and public meetings, the Parks and Recreation Plan effort concluded that at least two baseball fields, five softball fields, and one soccer or multi-use field are needed within the Planning Area. The proposed project will directly address these needs by providing one regulation-sized baseball field, two softball fields and two soccer/multi-use field.

Design of the recreation feature(s):

Describe the process that enabled the residents to provide design ideas for the selected recreation feature(s). List the residents’ ideas that will be included in the design of the recreation feature(s).

As mentioned above, the public was afforded several opportunities to provide input into the parks and recreational needs of the community that contains the project site. During the “Spot On” exercise of the public workshops, the attendees were allowed to identify the types of park and recreation programs they desired most. Area for more sports programs was one of the top priorities that resulted from this public outreach effort. During the “Visioning” exercise held at the public workshops, the attendees were split into smaller groups and asked what additions or changes they desire to see with parks and recreation programs in the Planning Area. One of the primary changes identified were increased availability of sports programs and fields. They also cited a need to provide more recreation space to ease the burden on existing parks in the City of Placerville. The

El Dorado County Fairgrounds Walker Ball Fields

proposed project design will directly address these needs by allowing for public recreational and league baseball, softball, and soccer play. The existing facilities nearest to the project site are Rotary Park and Lions Park. Rotary Park (over 2 miles away from the project site) contains one little-league size field and Lions Park (over 3 miles away) has two softball fields, but neither has a regulation-size base ball field or full-size soccer field, nor do they directly serve the “critically underserved community” adjacent to the proposed project site.

Goal 2: The residents engaged in a process to reach a general agreement on the location of the recreation feature(s) within the park.

Location of the RECREATION FEATURE(S) within the PARK:

Describe the process that enabled the RESIDENTS to express their preferences for the location of the RECREATION FEATURE(S) within the PARK. List the reasons that will be used for the location of the RECREATION FEATURE(S) within the PARK.

Since the project site previously contained a ball field design, only minor changes related to the location of recreational features are needed. The orientation of the proposed ball fields is dictated by the need to keep balls hit by bats within the field area and not traveling offsite toward structures. Therefore, the baseball and softball fields are oriented towards the interior of the project site away from adjacent buildings.

As part of the previous Roberti-Z'berg-Harris grant application, County Parks and Recreation Department staff joined efforts with the Boys and Girls Club (which is located adjacent to the project site) to establish the layout of a portion of the project site. As mentioned above, the funds for this grant have yet to be expended and the project will be completed in conjunction with the proposed Walker Ball Field project.

As part of the Placerville Area Parks and Recreation Master Plan, the public identified the priority areas for development of new parks within the Planning Area and cited the

El Dorado County Fairgrounds Walker Ball Fields

unincorporated areas immediately around the City of Placerville as a top priority. The proposed project site, while still within the City Limits, is on the westernmost edge of the City of Placerville, and would provide easily-accessible recreation for many residents in the nearby unincorporated areas of the County.

Goal 3: The RESIDENTS engaged in a process to provide other PARK DESIGN ideas, including solutions for safe public use, and PARK beautification such as landscaping and public art.

Safety and PARK beautification:

Describe the process that enabled the RESIDENTS to provide PARK DESIGN ideas for safe public use and PARK beautification. List the RESIDENTS' ideas that will be included in the proposed PROJECT.

Safe Public Use: One of the main components of the Placerville Area Parks and Recreation Master Plan document is the Planning Standards section. This section contains the ideas and priorities for safe public use, beautification, and the quality of desired park and recreation resources identified by the public and industry standards. Two of the main items identified in this section with respect to safe public use were 1) a means of non-vehicular access to the site and 2) inclusion of paths and trails accessible to all age groups and abilities. The proposed project will include new non-vehicular access by providing ADA compliant pedestrian paths throughout the site connecting to offsite pedestrian paths and sidewalks. Additionally, bicycle racks and parking will be provided to accommodate bicycle use from the nearby Class II Bike Lane facility along Ray Lawyer Drive, which extends from the recently completed El Dorado Trail (multi-purpose) at Forni Road.

Park Beautification: Another component of the Planning Standards section is the Standard Park Improvements portion of the Master Plan. This section includes the minimum standards the public wishes to see as part of park development. Areas of turf

El Dorado County Fairgrounds Walker Ball Fields

and landscaping are an absolute minimum, but the proposed project will go beyond these minimum standards. Participants from the various youth sports leagues who will use the site and children from the nearby Boys and Girls Club will be allowed to decorate the various proposed buildings. Specifically, there will be wall surface available to decorate on the proposed concession / score keeper / announcer buildings, the new dugouts, and the restrooms. This will provide a personalized artistic impression on the project by the critically underserved community who will frequent the site.

5. Sustainable Techniques (0-11 points)

Use the following format to list and describe each sustainable technique in response to A above.

5-A Sustainable Technique	Description of Sustainable Technique
Water Efficient Irrigation	The proposed ball fields will utilize both rain sensors and soil meters to deliver the proper amount of water.
Bio-swales and Grading	The existing site has storm water quality issues that would be remedied by the proposed project. The project will regrade the site for proper drainage and direct runoff to vegetated bio-swales which will decrease the rate of runoff and allow pollutants and particulates to settle. The bio-swales will also maximize groundwater infiltration and minimize runoff leaving the site.
Use of at least 10% recycled materials	The proposed project will use far more than 10% recycled materials. This is primarily due to salvaging of onsite asphalt paving to be reground and reused for the proposed project. Recreational amenities such as benches/tables, etc will be obtained from recycled sources or materials. Any other onsite materials, such as fencing, will be reused whenever possible.
Drought-tolerant landscaping	The proposed project will include a native and drought-tolerant planting palette to maximize the transplantation success rate, minimize water usage, eliminate the need for pesticides and fertilizers, and minimize maintenance costs of the landscaping.

El Dorado County Fairgrounds Walker Ball Fields

B. How will the PROJECT include other energy, water, and natural resource conservation techniques that are not listed in question A above?

5-B Sustainable Technique	Description of Sustainable Technique
Low-flow water fixtures	Low-flow water fixtures installed in restrooms, snack facility to reduce water consumption
Energy efficient outdoor lighting	The outdoor, field, and parking lot lighting will be LED, Induction, or other energy-efficient lighting.
Natural lighting in buildings	Wherever possible, the project will incorporate skylights and other natural lighting techniques into the proposed structures to reduce the need for interior lighting.
Solar arrays on structures	The proposed structures will be fitted with solar panels to reduce the amount of electricity used by the proposed project.
Oil / Water separators	The proposed project will incorporate oil / water separators and interceptor vaults in the storm water drainage network. This will allow any oil pollutants to separate from the runoff before being discharged into the offsite drainage network.

6. Project Funding (0 points)

Describe how the requested GRANT and additional COMMITTED FUNDS, if any, will meet all costs needed to complete the PROJECT by answering the following:

A. Will the requested GRANT plus the additional COMMITTED FUNDS (if any) meet all costs needed to complete the PROJECT, or are additional funds needed?

Yes, all requested and committed funds will meet all costs to complete the proposed project. The other sources of funding for this project are the grant award from the County's successful Roberti-Z'berg-Harris 2002 Bond Resources Act grant application. This \$133,000 grant was awarded to the County to renovate the ball fields closest to Ray Lawyer Drive. This project lies wholly within the proposed project limits and would be constructed at the same time as the proposed project. The grant allows for restoration of the ball field by grading, reseeding, adding fencing, a backstop, and installing automatic irrigation. The end of the project performance period for this grant is

El Dorado County Fairgrounds Walker Ball Fields

March 31, 2012. The other source of funding identified is \$57,000 in local matching funds for the RZH grant.

- B. *If additional funds are needed, explain when the funds may be COMMITTED, and identify the funding source(s) and amount(s).*

No additional funds are needed to construct the proposed project.

7. Fees and Hours of Operation (5 points)

Describe how youth, seniors, and families affected by poverty will have DAILY ACCESS by answering the following:

- A. *What will be the Monday through Sunday hours of operation to accommodate various needs of youth, seniors, and families?*

The proposed ball fields will be open to the public daily during daylight hours.

Additionally, the ball fields will be equipped with outdoor lighting to allow night use of the facility to take advantage of Placerville's warm summer nights.

- B. *Will youth, seniors, and families be charged entrance or membership fees? If so, list each fee, identify if the fee is daily, weekly, or monthly, and explain why the fee will not prevent DAILY ACCESS for youth, seniors, and families affected by poverty.*

The public will not be charged a fee to use the proposed facility. The facility will be open to the public free of charge. The only limitation on use by the general public will be during scheduled league play.

8. Youth Outdoor Learning Employment or Volunteer Opportunities (3 points)

Describe how the PROJECT will include employment or volunteer OUTDOOR LEARNING OPPORTUNITIES for the RESIDENTS, CALIFORNIA CONSERVATION CORPS, or CERTIFIED LOCAL CONSERVATION CORPS members by using the format below to answer A and B:

- A. *What types of employment or volunteer OUTDOOR LEARNING OPPORTUNITIES will be available for RESIDENTS or corps members during the planning phase (see criteria # 4 above) or by PROJECT COMPLETION (such as landscaping or creating public art)?*

El Dorado County Fairgrounds Walker Ball Fields

Both employment and volunteer outdoor learning opportunities will be available as part of the proposed project. The County plans to consult with the various youth sports leagues during the final planning and design phase to ensure their needs are met by the project. The County anticipates volunteer participation from nearby residents, the American Legion Baseball League, Placerville Girls Softball Association, El Dorado Youth Soccer League, and the Boys and Girls Club. These participants will be given the task of the less strenuous portions of construction. The County also anticipates an Earth Day or Arbor Day event to coincide with tree plantings at the site. The more strenuous construction will be performed by the local California Conservation Corp. unit out of the Greenwood CCC Residential Facility. The highly skilled or technical portions of construction will be undertaken by the County. Members of the public will be allowed to design and create the public art on the various proposed buildings and wall surfaces.

B. *How many RESIDENTS or corps members will receive the employment or volunteer OUTDOOR LEARNING OPPORTUNITIES?
Use the following format to answer A and B above:*

A	B
<i>Brief description of the employment or volunteer outdoor youth learning opportunity</i>	<i># of residents or corp members</i>
Building Decoration (Public Art) Minor Landscaping Install Painting Site Cleanup	Approximately 100 residents/volunteers
Major Landscaping/Irrigation install Site Preparation/Clearing Minor Regrading	Approximately 50 California Conservation Corp members

El Dorado County Fairgrounds Walker Ball Fields

9. Community Challenges and Project Benefits (0-15 points)

Describe the CHALLENGES in the CRITICALLY UNDERSERVED COMMUNITY that contribute to the urgent need for a NEW PARK or NEW RECREATIONAL OPPORTUNITIES, describe the PROJECT's benefits, and describe the APPLICANT'S abilities to deliver the PROJECT to the CRITICALLY UNDERSERVED COMMUNITY by answering the following questions:

A. *What CHALLENGES are present within the CRITICALLY UNDERSERVED COMMUNITY that contributes to the need for a NEW PARK or NEW RECREATIONAL OPPORTUNITIES?*

Lack of Space: As mentioned above, the project site lies within an urbanized portion of the County in an area of steep topography. Due to this topography and a lack of urban planning in the city's early development, there is no adequate, undeveloped, level, open space within the vicinity of the project to provide for recreational uses. The Community Fact Finder lists zero acres of existing parkland per 1,000 residents within the project vicinity. According to the Placerville Area Parks and Recreation Master Plan, there are zero Baseball Field facilities (common recreation) within the Plan area, and estimates that at least two are needed. To compensate for this, area sports leagues informally use area school grounds for play. The Master Plan explains there is no certainty from year to year about costs or availability of these "joint-use" fields for general public use and deems this situation unreliable. The proposed project would provide adequate open space for free public outdoor recreation and organized youth sports league play.

Lack of Existing Facilities: The Placerville Area Parks and Recreation Master Plan compiled an inventory of the recreation facilities available to the public in the Planning Area. The Plan found that no baseball fields (outside of schools) exist, and only three softball and two little league fields are found. None of these facilities are within the critically underserved community of the project site. Similar facilities either do not exist or are

El Dorado County Fairgrounds Walker Ball Fields

several miles away from this community. The proposed project would directly address this identified deficiency by providing a baseball field, two softball fields, and two soccer fields.

Lack of Funding: As with many jurisdictions, funding for parks and recreation is scarce.

Due to the recent economic downturn, the County in particular was forced to significantly down-size through layoffs of County employees and elimination and absorption of County departments. The County's Parks Division of the General Services Department was dissolved and its functions were assimilated into the Department of Transportation.

Despite this, the County remains committed to providing useful parks and recreation areas to its citizens as evidenced by the recent completion of an additional 2.5 mile stretch of the El Dorado Trail (Forni Road to Missouri Flat Road portion). The County has also contracted Foothill Associates to develop the much needed County Parks and Trails Master Plan which should be available later this year. Finally, the County is developing a Capital Improvement Plan (CIP) specifically to budget for Parks and Recreation related facilities as identified and prioritized in the forthcoming Master Plan. The County put funding for these efforts aside many years ago and a large portion of the funds for the recently completed El Dorado Trail segment was obtained through grant funding. The County's only mechanism to obtain funding for the construction of new parks and trails is through Quimby Fees. This does not typically cover the whole cost to develop and most developers take the "in-lieu" option of providing park land/open space on their project site. Unfortunately, these parks are small and usually only geared toward residents of the new development, leaving older developed communities with no new park land. Additionally, if there is no new development proposed in the area of a wanted project, Quimby Fees do little to provide new parkland to critically underserved communities. However, the County does collect

El Dorado County Fairgrounds Walker Ball Fields

funds through property taxes and user fees for an Accumulated Capital Outlay (ACO) account to provide for maintenance of all parks and trails. Consequently, the County has relied heavily on grant opportunities to provide funding for the construction of new parks and trails.

Significant Poverty: As indicated by the Community Fact Finder, the community within close proximity to the proposed project experiences significant poverty with more than 40 families living below the poverty line. The proposed facility will be across the street from Placer Village Apartments, a 76-unit low-income housing complex completed in 1996 and funded with federal and State of California low income housing tax credits and a permanent loan.

At-Risk Youth: The proposed project is located in an area where some children are considered to be “at risk” (youth who are abused, suicidal, experiencing school failure, runaway or thrown out of their home, or engaging in delinquent behavior). Because of this, the New Morning Youth and Family Services (an experienced non-profit organization) has plans to locate a Counseling Center and Youth Shelter directly across the street from the proposed project site (please see Section 11 Aerial Map for location and proximity to site). The proposed project would provide free outdoor recreation to youths from this facility in addition to area residents.

Low Property Values: The proposed project is located in an area where property values have plummeted significantly. Land values have dropped 40% in the past 5 years and 13% in the past year alone according to Zillow.com. The Trust for Public Lands states studies in a wide range of urban areas have documented increases in real estate value for residences

El Dorado County Fairgrounds Walker Ball Fields

located near parks, with increments in real estate value attributed to individual parks ranging into millions of dollars.

B. *How will the PROJECT benefit the health and quality of life for youth, seniors, and families by improving the community's recreational, social, cultural, educational, and environmental conditions?*

Provides Recreation Space: The proposed project will provide approximately 7.14 acres of space to recreate in an area with 0 acres of existing parkland per 1,000 residents. The project site lies directly adjacent to, and within easy walking distance of, the Boy's and Girls Club, El Dorado Preschool, and across the street from Placer Village Apartments, a low-income housing, 76 unit complex. Additionally, the New Morning Youth and Family Services Counseling Center and Youth Shelter (24-hour facility) is planned across the street from the project site (please see Section 11, Aerial Map for locations). The project site is the only potential candidate for ball field / open recreational development in such close proximity to this low-income, critically underserved community. The project will provide a large open space for public recreation, not just for organized sports but for other uses, such as kite flying, Frisbee toss, etc.

Increased Health: The project will directly benefit the health of local residents of all ages by providing a free space to recreate and exercise. Parks, such as the proposed project, provide children with opportunities for play, which is critical in the development of muscle strength and coordination, language, and cognitive abilities. A landmark report by the U.S. surgeon general in 1996 found that people who engage in regular physical activity benefit from reduced risk of premature death; reduced risk of coronary heart disease, hypertension, colon cancer, and non-insulin-dependent diabetes; improved maintenance of muscle strength, joint structure, and joint function; reduced body weight and favorable

El Dorado County Fairgrounds Walker Ball Fields

redistribution of body fat; improved physical functioning if they suffer from poor health; and healthier cardiovascular, respiratory, and endocrine systems.

One of the greatest challenges facing American youth today is childhood obesity.

American children have become more and more sedentary driven by such cultural norms as computer usage, television watching, and video game playing. The National Center for Chronic Disease Prevention and Health Promotion estimates Childhood Obesity has more than tripled in the past 30 years. The prevalence of obesity among children aged 6 to 11 years increased from 6.5% in 1980 to 19.6% in 2008. The prevalence of obesity among adolescents aged 12 to 19 years increased from 5.0% to 18.1%. The Center for Disease Control identifies addressing physical activity and increasing opportunities for children to engage in physical activity, along with healthy diets, as the best ways to combat childhood obesity. A study by the HSC Foundation found that low-income children are more likely to be obese because of lack of facilities, lack of finances, and a family focus on survival more than health. The site will be accessible to all ages and abilities and will contribute to the overall health and well being of nearby residents.

Enhanced Quality of Life: Studies collected by the Trust for Public Lands have shown that parks build healthy communities by creating stable neighborhoods and strengthening community development. Residents of neighborhoods with public common spaces enjoy stronger social ties creating “social capital”. When people work together in a community to create a park, they get to know one another, trust one another, and look out for one another, and are invested in maintaining the project properly. Not only is the proposed project the culmination of years of input by the public, its construction will afford the public the opportunity to volunteer and be a part in creating a community asset that all may enjoy.

El Dorado County Fairgrounds Walker Ball Fields

Increased Social Opportunities: The project will provide regulation-sized, dual-use sports fields in an area that currently has none. Organized youth sports and activities promote the healthy social development of children by teaching them teamwork, cooperation, leadership, and sharing. In addition to the physical benefits of regular exercise, studies from the US Department of Health and Human Services have shown regular physical activity reduces feelings of stress, depression, and anxiety and promotes psychological well-being. The proposed project will provide an area for at-risk youths from the future New Morning Counseling Center to be mentored, exercise, and socialize. A study by the University of Illinois (1998) showed that residents of neighborhoods with greenery in common spaces are more likely to enjoy stronger social ties than those who live surrounded by barren concrete. The proposed project will provide such greenery. The facility will be open to all ages and will accommodate sports participants and spectators, providing a place for families to bond and seniors to socialize. The facility will be large enough to support adult and senior baseball and soccer games.

Increased Cultural Opportunities: The project will provide vicinity residents the opportunity to express themselves and their attachment to the community through the public art decoration of the proposed structures. The proposed project will directly address the age groups identified above and provide for both free recreational use and organized sports for area youths in close proximity to a critically underserved community. The County anticipates adding a historic placard commemorating the history of the area or perhaps the parks namesake, Dub Walker.

Increased Educational Opportunities: The Active Living Research study (a national program of the Robert Wood Johnson Foundation) has found that that children who are

El Dorado County Fairgrounds Walker Ball Fields

physically active and fit tend to perform better in the classroom, and that daily physical education does not adversely affect academic performance. The proposed project will provide area for various organized sports where residents of all ages can be coached and taught a wide variety of health and life skills. The project itself would serve as an example of energy-efficient design with its low-energy consuming lighting, solar panels, drought tolerant landscaping species, and storm water quality techniques. Additionally, the County anticipates including a placard or other informational posting commemorating the history of the area or efforts of the field's namesake Dub Walker as an education tool for the public.

Increased Environmental Protection/Benefits: The project site currently experiences inundation during periods of high rainfall. A majority of the site and surrounding area is exposed earth with little to no protection from erosion. The site currently has inadequate capacity to properly handle storm water events. Consequently, the site is one of the worst storm water polluters in the County. The project includes a drainage redesign that will capture the existing storm water, and provide filtering of contaminants and pollutants prior to discharging the runoff into the surrounding storm water system. This will be done through the use of vegetative bio-swales and other storm water techniques to slow the flow of runoff, allow particulates and contaminants to settle out, and allow some infiltration of storm water onsite prior to discharging properly offsite. The project also includes paved parking for both the ball fields and the Fairgrounds to eliminate vehicles parking on the fields and to capture any pollutants from vehicles. Additionally, the increased landscaping and trees will provide some habitat for local fauna and serve to beautify the area. Finally, since most vicinity residents would have to take vehicular transit to get to the next closest

El Dorado County Fairgrounds Walker Ball Fields

park, the project would eliminate the need for these trips, contributing to increased air quality and decreased energy consumption.

Increased Property Values: Many studies have shown that parks, open space, and recreation areas increase the values of surrounding properties. A study by Bolitzer & Netusil, (2000) indicated that a 1 to 3% increase in property values within 1,500 feet of an urban park is average. A study by Miller (2001) suggests the amount is as much as 22%. While the potential amount of property value increase due to the proposed project is unknown, it is safe to assume that development of the site as a free public recreational amenity would have a positive impact on surrounding land values.

Decreased Traffic and Increased Public Access: The site is currently not open to the public on a regular basis and physical public access is inadequate. People living in the vicinity of the project are forced to travel to other locations for recreation. Since the next nearest park is approximately 2 miles away, residents most likely would take a vehicle to get to the park, contributing to traffic on vicinity roadways, and increasing pollution. The proposed project will provide outdoor recreation opportunities in very close proximity to the critically underserved community, thereby eliminating the need to drive elsewhere for recreation. The project will be designed to accommodate all age groups by being ADA compliant, provide vehicular access in close proximity to the fields with the new parking lot, and provide bicycle racks for users of Ray Lawyer Drive Class II Bike Lanes that lead to the El Dorado Trail.

Increased Safety: The project will regrade the site and redesign the drainage infrastructure to eliminate the ponding that occurs on the field which results in a mud bog

El Dorado County Fairgrounds Walker Ball Fields

during the winter months. Additional lighting of both on and off field areas of the project is also planned.

C. What administrative and operational experience or capacity does the APPLICANT have to ensure PROJECT COMPLETION and long term operation and maintenance of the PROJECT?

As mentioned above, all of the duties of the former County Parks and Recreation Department are now the duties of the Department of Transportation. DOT is responsible for construction and maintenance of the County's various parks and recreation facilities. DOT currently maintains three large County parks, in addition to all County roadways, County facilities, and the El Dorado and Rubicon Trails. DOT has a long-standing tradition of delivering construction and capital improvement projects in a timely manner and within budget. DOT is currently developing a Capital Improvement Plan (CIP) specifically for parks development, similar to the CIP for roadway projects. As part of the Parks CIP, funding for long term maintenance and operation of recreational facilities is identified. Our Project Manager is a licensed civil engineer with over 25 years experience delivering projects such as this in multiple public jurisdictions. As mentioned above, our most recent recreational project, the 2.5 mile Forni Road to Missouri Flat Road extension of the El Dorado Trail, was selected for the 2009 Sacramento Area Council of Governments (SACOG) Salutes! Special Recognition award winner and was additionally selected by the Sacramento Section of the American Society of Civil Engineers to receive their 2009 History and Heritage Project of the Year award.