



The County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Larry Combs
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 626-5730

July 20, 2015

TO: Parks and Recreation Commission

FROM: Vickie Sanders, Parks Manager

RE: Park Priorities for Parks and Recreation Commission meeting Monday July 27, 2015

Background

On June 9, 2015, I made a presentation to the Board on park priorities and funding. This presentation outlined what county park facilities are in each district and the priorities identified by this commission.

The Board took the following action:

A motion was made by Supervisor Mikulaco, seconded by Supervisor Novasel to direct staff to:

- 1) Consolidate information in regards to identifying revenue streams that will support El Dorado County (County) Parks to include but not be limited to evaluation of the Transfer Occupancy Tax (TOT) funding if the County was to explore collecting TOT for campgrounds and bed and breakfast establishments;**
- 2) Explore the mechanism that would be needed to create a Capital Improvement Plan for County Parks;**
- 3) Consolidate the information obtained to include but not be limited to the Parks Master Plan previously adopted by the Board of Supervisors and any and all information relevant to the Parks currently operated by the County and the land owned by the County that is designated for Parks to include but not be limited to Cronan Ranch and Chili Bar; and**
- 4) Return to the Board with an agenda item renaming Forebay Park to Pollock Pines Community Park.**

Yes: 5 - Mikulaco, Veerkamp, Frentzen, Ranalli and Novasel

I have consolidated all projects and needs identified in the following plans:

- El Dorado County Parks and Trails Master Plan
- Henningsen Lotus Park Conceptual Master Plan
- South Lake Tahoe Parks, Trails and Recreation Master Plan
- Forebay ADA assessment by County

- Rail Park Conceptual Plan
- Sacramento Placerville Transportation Corridor Master Plan

To establish a Capital Improvement Plan for Parks we need to identify the top priorities. Based on your past direction and needs identified, I have put the list in order of priority for your discussion.

From this list the Chief Administrative Office has requested that we identify 1-5 year budget and 10-20 year.

Also identified are the vacant properties and potential land acquisitions. The board would like a list of options for these properties with the commission's recommendation. To facilitate the discussion I have listed the properties with suggested options:

County Owned

- **Bass Lake**
40 acre park site located off Bass Lake Road. Master plan was developed for the land in 2001 to 2003. However, the environmental review process for this project was not completed and the project has been on hold since 2003. County is in discussion with El Dorado Hills Community Services District and Rescue Unified School District.
- **Cronan Ranch**
62 acres portion of the Cronan Ranch Regional Trails Park located in Pilot Hill. This is part of a 1600 acre natural area acquired through the cooperative efforts of the American River Conservancy, the Bureau of Land Management and others.
Options
 - Develop master plan for site considering an equestrian arena
 - Develop MOU with BLM for management of the land. (BLM has the surrounding land)
 - Sell or gift the land to BLM or private party
- **Chili Bar**
16 acres located downstream of the Highway 193 bridge over the South Fork of the American River. This is a put-in spot for rafting/kayaking.
Options
 - Develop master plan for this site.
 - Sell or gift the property back to American River Conservancy
 - Sell the property party
- **Pollock Pines Community Park**
26 acres located off Red Hook in Pollock Pines. Master plan has been prepared for this site and it was determined that this site would be expensive because of the topography.
 - Sell the parcel and investing in Forebay Park. (Staff Recommendation)
 - Develop as passive recreation

- **56 acres in South Lake Tahoe**

This site was identified in the South Lake Tahoe Master Plan as needing improvements and upgrades. At this time, the County has a lease with the City of South Lake Tahoe. There is a campground, recreation center, Ice Rink, Library, Museum and Senior Center located on the property.

- County could invest in the development of the site.
- Sell or trade property to City of South Lake Tahoe
- County to take over operations and maintenance of the property

Future Site Options

- **Carson Creek**

30 acres has been identified as park land. The majority of this property is wetland. Staff is working with the Planning Division of Community Development Agency as this property is adjacent to the SPTC corridor. Potentially trail access, restrooms and trailhead parking could be accommodated on this property. This would also connect the business park with the SPTC corridor.

- **Campus Park Property**

13.5 acre site located behind the college off of Green Valley Road. Cameron Park Rotary built the Observatory at this site and the Master Gardeners have a demonstration garden. The remaining property could accommodate a ball field or soccer field.

- **Old Depot/Missouri Flat Road**

2 acres off the El Dorado Trail at Old Depot Road. This site would be a good neighborhood park that could accommodate restrooms, playground and possible bike park right off the El Dorado Trail. With the development of the pedestrian bridge project and the class I extension to the town of El Dorado this park location would provide many opportunities connecting El Dorado and Diamond Springs.

- **Henningsen Lotus Park expansion-Fire House Property**

Parcel was studied in conceptual plan. Parcel could be used for additional sports fields and courts, new trails and additional parking.

- Public request was made to purchase property for additional parking. Henningsen Lotus Park Conceptual Plan identifies this site as 80 additional parking spaces but also states that parking is adequate except during large special events.

- **Henningsen Lotus Park expansion-Infill Property**

This is a residence located next to the playground near the ball field.

- This parcel could be used for additional parking.
- This parcel has water, septic, power and a structure that could be explored for a small community center.

Next Steps

This item will go to the Board of Supervisors in August.