



El Dorado County Parks Division

Henningesen Lotus
Conceptual Plan
Update

Henningesen Lotus Park Conceptual Park Backgournd

- Conceptual Plan was approved by the board on July 29, 2014 Legistar # 13-0021
- CEQA document approved on December 13, 2016 Legistar #16-1219
- What has been completed?

Park Priorities from plan

HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN		
Table 1-Project Priorities		
Property Acquisition		
South parcel (park expansion area)	Tier 1	\$ TBD
Infill parcels	Tier 1	\$ TBD
Easement/fee title for connection to Hwy 49	Tier 1	\$ TBD
Facilities		
Entry Road and infrastructure for park expansion area	Tier 2	\$ 647,500
New parking lots in park expansion area	Tier 2	\$ 405,100
Two multi-purpose fields in expansion area	Tier 3	\$ 805,000
Restroom in expansion area	Tier 3	\$ 138,000
Tennis and basketball courts in expansion area	Tier 2	\$ 486,200
Shade shelters in existing park area	Tier 1	\$ 178,600
Picnic area including shade shelter in expansion area	Tier 2	\$ 150,900
Playground in expansion area	Tier 3	\$ 266,700
Disc Golf Course	Tier 2	\$ 42,000
Site furnishings in existing park	Tier 1	\$ 33,600
Site furnishings in expansion park	Tier 2	\$ 50,400
Trails		
Trail connection/improvements to Highway 49	Tier 1	\$ 66,100
River Access Improvements	Tier 1	\$ 38,300
Trailhead and trail connection to Monroe Ridge Trail	Tier 1	\$ 62,000
Trail/boardwalk through wetland mitigation area	Tier 2	\$ 59,400
New trails through park expansion area	Tier 2	\$ 34,200
Trail/boardwalk through west park	Tier 2	\$ 120,600
Natural Resources		
River bank stabilization and restoration at key areas	Tier 1	\$ 305,500
Interpretive signage throughout existing and new trails, including wetland mitigation site	Tier 2	\$ 23,000
Planning and Permitting		
CEQA for all improvements proposed in this Concept Plan	Tier 1	\$ 47,000
Construction documents for Tier 1 HLP improvements	Tier 1	\$ 75,000
Tier 1 permits	Tier 1	\$ 20,500
Construction documents for Tier 2 HLP improvements	Tier 2	\$ 93,000
Tier 2 permits	Tier 2	\$ 16,500
Construction documents for Tier 3 HLP improvements	Tier 3	\$ 80,000
Tier 3 permits	Tier 3	\$ 19,000
Planning Study for Lotus Road Improvements	Tier 1	Overhead
Engage with ARC & State Parks to support implementation of the connection to the Monroe Ridge Trail	Tier 1	Overhead
Feasibility Study for limited white water improvements	Tier 1	\$ 90,000
Operations		
Establish "Friends of HLP" group	Tier 1	Overhead
Expand presence of personnel at fee booth	Tier 1	Overhead
Coordinate with Coloma/Lotus Chamber of Commerce for expanded marketing	Tier 2	Overhead
		\$ 4,354,100

Priorities broken out by Tiers

Tier 1

HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN		
Table 1-Project Priorities, Tier 1		
Property Acquisition		
South parcel (park expansion area)	Tier 1	\$TBD
Infill parcels	Tier 1	\$TBD
Easement/fee title for connection to Hwy 49	Tier 1	\$TBD
Facilities		
Shade shelters in existing park area	Tier 1	\$ 178,600
Site furnishings in existing park	Tier 1	\$ 33,600
Trails		
Trail connection/improvements to Highway 49	Tier 1	\$ 66,100
River Access Improvements	Tier 1	\$ 38,300
Trailhead and trail connection to Monroe Ridge Trail	Tier 1	\$ 62,000
Natural Resources		
River bank stabilization and restoration at key areas	Tier 1	\$ 305,500
Planning and Permitting		
CEQA for all improvements proposed in this Concept Plan	Tier 1	\$ 47,000
Construction documents for Tier 1 HLP improvements	Tier 1	\$ 75,000
Tier 1 permits	Tier 1	\$ 20,500
Planning Study for Lotus Road Improvements	Tier 1	Overhead
Engage with ARC & State Parks to support implementation of the connection to the Monroe Ridge Trail	Tier 1	Overhead
Feasibility Study for limited white water improvements	Tier 1	\$ 90,000
Operations		
Establish "Friends of HLP" group	Tier 1	Overhead
Expand presence of personnel at fee booth	Tier 1	Overhead
		\$ 916,600

Tier 2

HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN		
Table 1-Project Priorities, Tier 2		
Facilities		
Entry Road and infrastructure for park expansion area	Tier 2	\$ 647,500
New parking lots in park expansion area	Tier 2	\$ 405,100
Tennis and basketball courts in expansion area	Tier 2	\$ 486,200
Picnic area including shade shelter in expansion area	Tier 2	\$ 150,900
Disc Golf Course	Tier 2	\$ 42,000
Site furnishings in expansion park	Tier 2	\$ 50,400
Trails		
Trail/boardwalk through wetland mitigation area	Tier 2	\$ 59,400
New trails through park expansion area	Tier 2	\$ 34,200
Trail/boardwalk through west park	Tier 2	\$ 120,600
Natural Resources		
Interpretive signage throughout existing and new trails, including wetland mitigation site	Tier 2	\$ 23,000
Planning and Permitting		
Construction documents for Tier 2 HLP improvements	Tier 2	\$ 93,000
Tier 2 permits	Tier 2	\$ 16,500
Coordinate with Coloma/Lotus Chamber of Commerce for expanded marketing	Tier 2	Overhead
		\$ 2,128,800
All of these project are related to the expansion area except the last one		

Priorities broken out by Tiers-cont.

Tier 3

HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN		
Table 1-Project Priorities, Tier 3		
Facilities		
Two multi-purpose fields in expansion area	Tier 3	\$ 805,000
Restroom in expansion area	Tier 3	\$ 138,000
Playground in expansion area	Tier 3	\$ 266,700
Construction documents for Tier 3 HLP improvements	Tier 3	\$ 80,000
Tier 3 permits	Tier 3	\$ 19,000
		\$ 1,308,700
All of these have to do with the expansion area		

What has been completed?

HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN		
Table 1-Project Priorities, Tier 1		
Property Acquisition		
South parcel (park expansion area)	Tier 1	\$TBD
Infill parcels	Tier 1	\$TBD
Easement/fee title for connection to Hwy 49	Tier 1	\$TBD
Facilities		
Shade shelters in existing park area	Tier 1	\$ 178,600
Site furnishings in existing park	Tier 1	\$ 33,600
Trails		
Trail connection/improvements to Highway 49	Tier 1	\$ 66,100
River Access Improvements	Tier 1	\$ 38,300
Trailhead and trail connection to Monroe Ridge Trail	Tier 1	\$ 62,000
Natural Resources		
River bank stabilization and restoration at key areas	Tier 1	\$ 305,500
Planning and Permitting		
CEQA for all improvements proposed in this Concept Plan	Tier 1	\$ 47,000
Construction documents for Tier 1 HLP improvements	Tier 1	\$ 75,000
Tier 1 permits	Tier 1	\$ 20,500
Planning Study for Lotus Road Improvements	Tier 1	Overhead
Engage with ARC & State Parks to support implementation of the connection to the Monroe Ridge Trail	Tier 1	Overhead
Feasibility Study for limited white water improvements	Tier 1	\$ 90,000
Operations		
Establish "Friends of HLP" group	Tier 1	Overhead
Expand presence of personnel at fee booth	Tier 1	Overhead
		\$ 916,600

Public Concerns

- Poles in soccer fields-These have been moved
- Parking
 - Parks Division was asked by the Chief Administrative Office to do a parking study in 2015. This was completed and it was determined there was adequate parking.
 - To provide alternative parking
- Traffic on Lotus Road-was not studied in CEQA document
- Whitewater Park-Plan identifies this should be a separate study
- Property Acquisitions-Properties have constraints. Staff investigated alternatives for parking
- Park Staff focused on existing park improvements with what funding was available.

Tier 1 Property Acquisition

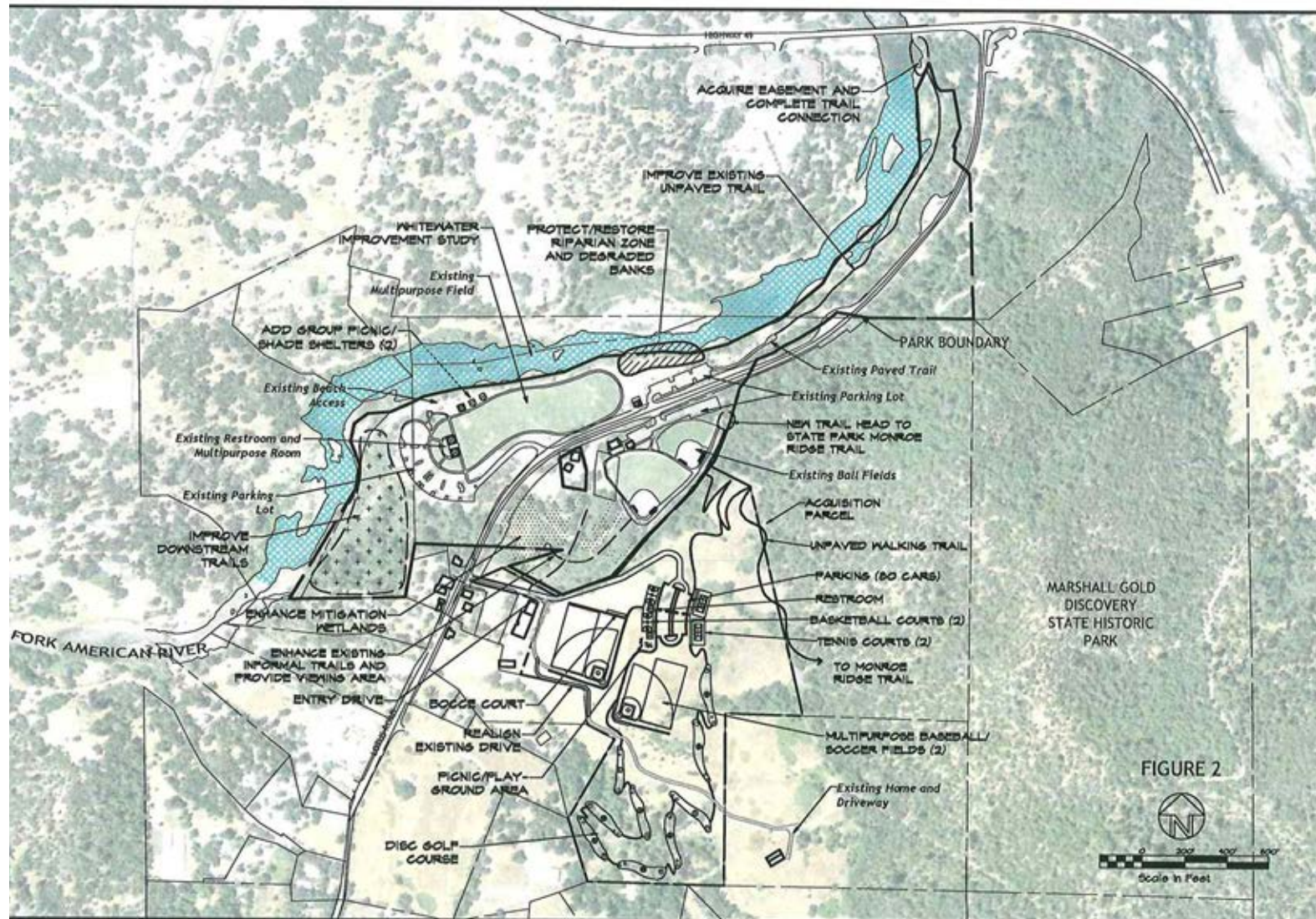


FIGURE 2



Parking

- The County owns the one acre parcel in front of the fire station
- Staff is working with DOT and BLM on moving the DOT yard and moving it to Marshall Grade property owned by BLM
- This would provide an additional parking lot for the park
- Provide better egress for DOT trucks
- Property at Marshall Grade would have additional parking if there was a large event at the park

DOT Parcel



APN# 00636 0005

DOT LOT

.74 Ac

BLM Parcel



APN# 006341024

BLM LAND

10.42 Ac