Cameron Park Community Services District

Parks and Recreation Master Plan Update

Final
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Acknowledgements

Cameron Park Community Services District Board of Directors
Vicky Neibauer, President
Scott McNeil, Director
Shiva Frentzen, Director
Greg Stanton, Director
Sean Tucker, Director (former)

Cameron Park Community Services District Staff
Mary Cahill, General Manager
Paul Ryan, Parks Superintendent
Tina Helm, Recreation Supervisor

El Dorado County Staff
Michelle Hunter, Area Agency on Aging
Star Walker, Area Agency on Aging
Brandi Reid, Health and Human Services
Kathy Matranga-Cooper, Economic Development
Megan Arevalo, Economic Development
Vickie Sanders, Economic Development, Parks and Trails Division
Jeff Sargent, El Dorado County Sheriffs Office

Cameron Park Community Partner
American River Conservancy
Big Brothers Big Sisters
Boy Scouts of America Golden Empire Council
Buckeye Union School District
Church of the Foothills
Desperados Water Polo
El Dorado Arts Council
El Dorado County Historical Society
El Dorado County Trails Advisory Committee
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El Dorado Union High School District
El Dorado Youth Soccer League
Foothills United Methodist Church
Foster Awareness Network
Friends of El Dorado County Seniors
Gold Cal Volleyball Club
Green Valley Community Church
Homewatch Care Givers
Marshall Medical Center
New Hope Fellowship
Ponderosa Junior Bruins
Ponderosa Little League
Ponte Palmero Retirement Community
Rescue Union School District
Rotary Club of Cameron Park
Shingle Springs/Cameron Park Chamber of Commerce
Sierra Club
Sierra Sharks
Spiritual Center for Positive Living
Tumble Time Gymnastics

Project Consultant
Kate Kirsh, RLA, Foothill Associates

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Executive Summary

This Master Plan is an update of the *Cameron Park Community Services District Recreation Facilities Master Plan* (2000), and includes substantial revisions to information contained in that document as needed to reflect current conditions and priorities. The Master Plan is intended to guide CPCSD decisions and actions related to providing park facilities and recreation programs to District residents for the next 10 years. It addresses CPCSD park and recreation goals and policies; the demographic composition of the community; existing park facilities and programs; community needs; park planning standards; recommendations; and implementation of recommendations.

CPCSD Community Center

1.1 Goals and Policies

Goals, policies, and implementation measures are provided for three key areas: park facilities, parks and recreation programs, and funding. Goal statements describe a target condition to achieved or maintained. Policies are the principles that guide ongoing actions intended to reach the stated goal. Implementation measures are specific actions to be undertaken in support of the policies. The goals, policies, and implementation measures in this Master Plan are based on those adopted in the 2000 Master Plan with modifications and updates as needed to reflect current needs and direction. New goals and policies have been added to reflect several topics including sustainability, accessibility, and inclusion.

1.2 Community Overview

It is estimated that the population of the CPCSD in 2013 was 18,986, and will increase modestly in the next 10 years growing at a rate of about 1.37 percent[1] each year to a population of 21,748 people by 2023.[2] The age distribution of CPCSD residents in 2010 as compared to 2000 reflects the expected shifts associated with the aging of the "baby boomer" population. Adults 55 years of age and older comprise the fastest growing segment of the CPCSD population. As of 2010, the percentage of CPCSD residents 55 years of age or older was equal to the percentage who were 19 years of age or younger. Based on data from 2011, 37 percent of CPCSD households included at least one person 60 years of age or older and 26 percent of these people are still working.[3] Among the population 65 years of age and older, about 70

[1] Based on apportionment of growth projections prepared by Sacramento Council of Governments (SACOG) for areas represented by Traffic Analysis Zones 851, 1026, 1099, 1100, and 1506 to approximate CPCSD boundaries.
[2] Sacramento Council of Governments. 2012. SACOG Modeling Projections for 2008 and 2035: Total Population, Total Dwelling Units , and Total Employment.
[3] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year, B23001.*

percent earn more than three times the poverty level and 45 percent earn more than five times the poverty level.[4]

Since preparation of the 2000 Master Plan, average household size of about 2.6 people has remained relatively unchanged. There has been decline of about four percent from 2000 (37 percent) to 2010 (33 percent) in the percentage of households that include children under the age of 18. Households with individuals 65 years of age and older have increased from 22 percent in 2000 to 27 percent in 2010. There has been a noticeable increase in housing vacancies from 2000 to 2010 from three percent to eight percent, probably related to the recession and mortgage crisis which has impacted home ownership nationally since 2008. Home ownership has also declined since 2000, when 72 percent of housing units were owner-occupied. In 2010, only 68 percent of housing units were owner-occupied.

Of the CPCSD population 25 years of age and older, nearly 70 percent have some college education, with 41 percent having completed a degree program. With a mean household income of $85,645 and a per capita include of $34,839, the overall CPCSD community is comfortably middle class.[5] However, there are households that are much less affluent, with about 11 percent having incomes very close to or below the national poverty level of about $19,530 for a family of three.[6]

Based on a comparison of 2000 and 2010 census data, the CPCSD community is becoming increasingly diverse. The percentage of residents who identified their race as white decreased during the 10-year period by about 3 percent, while all other race categories increased. Hispanic or Latino ethnicity also shows an increase over the same period from 6.7 percent in 2000 to 11.3 percent in 2010.

Only about 554 acres of land zoned for residential use in the CPCSD remains undeveloped. Development of the much larger parcels in the surrounding unincorporated areas may have a significant impact of demand for CPCSD services, and present an opportunity for revenue growth.

1.3 Existing Park Facilities and Programs

The CPCSD has 14 parks and recreation facilities distributed throughout the CPCSD service area. These parks comprise a total of 143.1 acres, of which about two-thirds (96.3 acres) is improved for recreation use. A detailed inventory of all park sites is included as Appendix A. The park sites are classified as community, neighborhood, or natural area. There are four community parks: Cameron Park Community Center, Cameron Park Lake, Christa McAuliffe Park, and Rasmussen Park. There are six neighborhood park sites, with varying degrees of improvements. They are David West Park, Dunbar Park Site (undeveloped), Eastwood Park, Gateway Park, Hacienda Park, and Northview Park. Of the four natural area parks, only Royal Oaks has any improvements. The other three are Knollwood Park Site, Sandpiper Park Site, and Bonanza Park Site. All of these provide excellent opportunities for passive recreation consistent with natural resource preservation.

CPCSD recreation programs provide opportunities for a wide variety of activities to all age groups. Participation data indicate that there is strong demand for sports programs among youth, particularly basketball, flag football, T-ball and volleyball showing. Among adults, yoga/tai chi/mediation courses are most popular, followed by Dance and Safety programs. The Adult program segment is the largest and fastest growing segment, followed by Youth. Analysis of program and event participation shows that a significant number of attendees (about 43 percent) are coming from outside of the CPCSD area.

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[4] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year B17024.*
[5] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year, DP03.*
[6] *Federal Register*, Vol. 78, No. 16, January 24, 2013, pp. 5182-5183

1.4 Community Needs

A series of nine focus group workshops were convened to get input from the community about specific areas of recreation interest. Focus groups stakeholder interests included:

- Business and Economic Development
- Churches
- Sports Activities
- Seniors
- Civic and Special Interest Groups
- Health and Wellness
- Trails and Resources
- Schools and Educators
- Low-income Youth

Finding from the focus groups included a variety of needs and interests unique to each stakeholder group that suggest possible new areas of CPCSD programming and/or facility development. Several common themes were repeated in nearly every focus group. These included the need for better coordination and collaboration to meet community needs, lack of funding, and a desire for a better walking/biking trail network.

Data on typical household recreation profiles as also analyzed to complement the focus groups. This analysis showed a high demand for nature oriented activities as well as many of the programs already being offered by the CPCSD.

Donut Social at the Community Center

There is also a steady demand for recreation facilities as indicated by utilization of existing CPCSD facilities. As with program participation, a large number of the facility reservations are from non-CPCSD residents. However, the facilities especially the Community Center and Cameron Park Lake have additional capacity to accommodate increase levels of reserved use.

1.5 Park Planning Standards

This Master Plan addresses and updates planning standards established in the CPCSD Recreation Facilities Master Plan (2000) to reflect current information about the CPCSD population and park inventory. These standards address:

- Park Types
- Park Service Area
- Acres per 1,000 Population
- Facilities per 1,000 Population

In addition, several new standards have been included to reflect the evolving needs of CPCSD residents and trends within the parks and recreation industry. These standards address:

- Park Site Characteristics

- Park Design Standards

All of the standards are designed to provide flexibility in how the future park resources develop, while still setting a threshold for the level of service those resources are expected to provide. Lands that are to be dedicated for development as active parks must have a location and physical characteristics that are suitable for the intended uses. The Park Site Characteristics will be used to evaluate the suitability of proposed land to be dedicated for active use parks. The Park Design Standards guide planning, design, and construction of new parks and improvements at existing parks. All park projects shall also comply with the El Dorado County Design and Improvements Standards Manual.

Evaluation of CPCSD existing park resources against the service area and acreage standards indicates that there is a minor shortage (5.3 acres) of neighborhood park land, and two areas where access to neighborhood park facilities is lacking. These are in the neighborhoods along Green Valley Road, and in the neighborhoods in the southwest area of the District. Specific facilities that are needed include more sports courts and fields, and a disc golf course. As new neighborhoods parks are developed in the underserved areas, consideration should be given to including these types of facilities in the new parks.

1.6 Recommendations

Recommendations for specific parks and recreation projects and initiatives are provided that reflect the policy implementation measures, community input, and other planning analyses. The recommendations are grouped into key issue areas, although each individual recommendation potentially affects multiple issues. The key issue areas are:

- Administration
- Planning
- Programs
- Existing Facility Repairs and Renovations
- New Facilities
- Acquisition

Administrative recommendations address fiscal oversight, collaboration, marketing, sustainability, accessibility, joint-use agreements, and volunteerism. The planning recommendations address the processes for development review, designing new parks, and applying standards. Other planning recommendations address the need for trails planning; studies on historic resources, soccer field capacity; and Community Center use; and implementation of the Pine Hill Preserve Master Plan.

Program recommendations call for increased community collaboration and development of a community wellness initiative. Specific program recommendations are provided to serve mature adults, youth, and low-income families. Other program recommendations address Intergenerational programs, nature-oriented programs, and transportation issues.

A number of repairs and renovations to existing park facilities are identified based on the Browning Reserve Study findings.[7] These total approximately $2.5 million over the next 10 years. Recommendations for new facilities including sports fields and courts; a disc golf course; new equipment at existing parks; and master planning for improvements at Dunbar Park Site, Bonanza Park Site, Sandpiper Park Site, and Gateway Park total approximately $2.2 million dollars over the next 10 years.

[7] Browning Reserve Group. 2013. *Cameron Park Community Services District Reserve Study*.

Several acquisitions are also recommended to improve access to neighborhood parks and to improve the recreation value of Christa McAuliffe Park and David West Park.

1.7 Implementation

This Master Plan is visionary in the sense that it includes recommendations for which funding and resources may not currently be available to implement. However, these recommendations are included so that they may be pursued as new opportunities arise and economic circumstances evolve over the next 10 years.

Relative priorities are assigned to guide the implementation process. Priorities shown are suggested, and actual implementation sequence may vary depending on resources and changing values of the community. Priority 1 recommendations should be pursued within the next 3 years. These are generally important strategic initiatives or facilities for which there is a significant demand that can be readily accommodated on existing park sites. Priority 2 recommendations should generally be pursued in the next 5 years. These initiatives do not require immediate action because associated needs are being met to some degree, or because they depend on the completion of Priority 1 actions. Priority 3 recommendations should be pursued within the next 10 years, and are generally dependent the completion of other recommendations.

Funding to implement this Master Plan and provide parks and recreation services to CPCSD residents comes from several sources, including property taxes via the General Fund, recreation program fees, facility use fees, special events, and scholarships. The ability to increase revenues from non-property tax revenue sources will be key to having adequate resources to implement many of the recommendations in this Master Plan. Other potentially important funding sources include park impact fees, grants, donations, and sponsorships.

"It's a wedding Affair" Special Event at the Community Center

The ability of the CPCSD to implement recommendations in this Master Plan is heavily dependent on having an adequate number of staff with the right professional qualifications, training, and support. When considering the addition of staff positions, the anticipated benefits the new positions will provide in terms of additional revenues and operational efficiencies should be carefully weighed against the increased staff costs.

Implementation of this Master Plan will require an annual process of review and goal setting to determine which recommendations are realistic to pursue, based on available resources. This process should involve the CPCSD Board of Directors and staff, and include an assessment of the progress made towards the prior year's objectives, barriers to success, and new opportunities. The timing and specific implementation of all recommendations in the Master Plan are flexible, so that the CPCSD can respond to changing community dynamics, prior outcomes, and unanticipated circumstances.

2 Master Plan Overview

Learning to swim at Cameron Park Community Center Pool

The Cameron Park Community Services District (CPCSD) is the primary provider of park and recreation services to the Cameron Park community. This Master Plan includes information about the people served by the CPCSD, their specific recreational interests and needs, and recommendations for how the CPCSD may serve these needs through 2024. It provides direction for both near and long range implementation, recognizing that the sequence in which projects are pursued will depend on availability of funding and evolving community needs. This Master Plan is an update of the *Cameron Park Community Services District Recreation Facilities Master Plan* (2000), and includes substantial revisions to information contained in that document as needed to reflect current conditions and priorities. The various sections included in this Master Plan are described below.

2.1 Goals, Policies and Implementation Measures

Goals, policies, and implementation measures are provided for three key areas: park facilities, parks and recreation programs, and funding. Goal statements describe a target condition to be achieved or maintained. Policies are the principles that guide ongoing actions intended to reach the stated goal. Implementation measures are specific actions to be undertaken in support of the policies. The goals, policies, and implementation measures in this Master Plan are based on those adopted in the 2000 Master Plan with modifications and updates as needed to reflect current needs and direction.

2.2 Community Overview

The Community Overview chapter provides information on the demographic composition of the population that receives park and recreation services from the CPCSD. It also examines the potential for new development in the future that may influence the demand for parks and programs by new residents.

2.3 Existing Parks, Facilities, and Programs

Before identifying new park facility and recreation program needs, it is essential to accurately evaluate the facilities and programs already available to residents through the CPCSD. This chapter includes an inventory of existing parks and facilities, and discussion about current use patterns. It also examines the current recreation programs and events offered by the CPCSD and participation levels for these programs and events.

2.4 Defining Community Recreation Needs

With each Master Plan update it is important to re-examine the recreation facility and program needs of the people served by the CPCSD. These needs evolve over time with changes in the demographic make-up of the community, and new trends in how people want to spend their leisure time. This chapter

includes information gathered through focus sessions with numerous stakeholder groups, analysis of demand for existing facilities and programs, and CPCSD staff observations.

2.5 Park Planning Standards

One purpose of this Master Plan is to define a consistent vision for the quality and quantity of community park and recreation resources, also called the level of service (LOS). The level of service includes consideration of how many parks are required, where they should be located, and the types of facilities they should include to best meet the projected need for parks and recreation services.

2.6 Recommendations

Based on the information and analysis of the prior chapters, this chapter in the Master Plan provides specific recommendations for future capital projects and administrative actions recommended to meet the parks and recreation needs of the people served by the CPCSD for the next 10 years. Recommendations are provided for existing facilities, new facilities needed, programs, and administration.

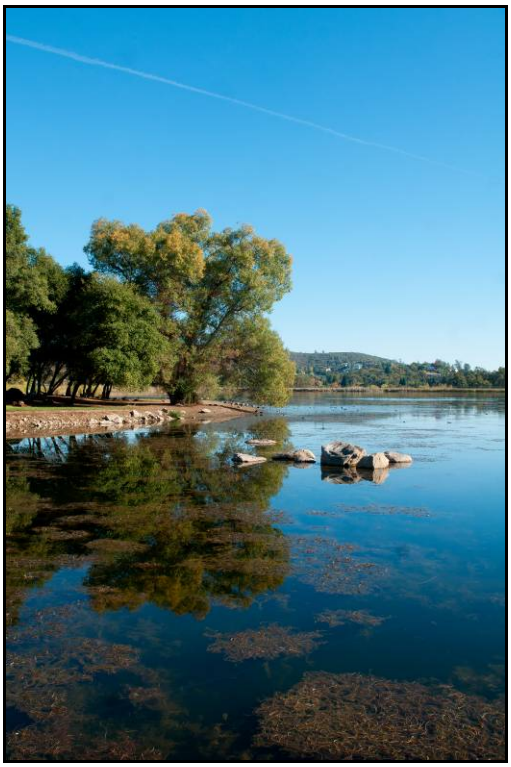
2.7 Implementation

Due to limited availability of funding and staffing, the recommendations included in this Master Plan will need to be implemented over an extended period of time. The relative implementation priority for each recommendation is assigned in this chapter, which also includes a discussion of the CPCSD's overall parks and recreation fiscal operations and staffing configuration.

3 Master Plan Goals, Policies, and Implementation Measures

The Parks and Recreation Master Plan sets goals and provides policy direction for the CPCSD Board of Directors and staff for determining park needs and recreation facility development, evaluating development projects as they affect the need for park facilities, and making administrative decisions that affect the operations of the CPCSD.

Goals, policies, and implementation measures are provided for three key areas: park facilities, parks and recreation programs, and funding. Goal statements describe a target condition to achieved or maintained. Policies are the principles that guide ongoing actions intended to reach the stated goal. Implementation measures are specific actions to be undertaken in support of the policies. The goals, policies, and implementation measures in this Master Plan are based on those adopted in the 2000 Master Plan with modifications and updates as needed to reflect current needs and direction.



Cameron Park Lake

3.1 Park Facilities

Goals

G.1.1: Park and recreation facilities meet the diverse recreation interests of all District residents.

G.1.2: High quality park and recreation facilities provide a variety of recreation opportunities in a safe, accessible, functional, and aesthetically pleasing environment.

G.1.3: A comprehensive pedestrian and bicycle trail system through open space and along the major streets provides CPCSD residents with recreation and alternative transportation options.

G.1.4: CPCSD provides excellent stewardship of the open space and natural resources entrusted to the District.

G.1.5: The community is aware of the environmental quality and natural resources on open space lands entrusted to the District.

G.1.6: The natural beauty of the Cameron Park community is enhanced with attractive landscaping along roadsides and in common areas.

G.1.7: Cooperative relationships are established and maintained with all other public and private agencies providing recreational facilities within the CPCSD boundary.

G.1.8: CPCSD provides a full range of park and recreation facilities convenient to users and evenly distributed throughout the community.

G.1.9: Park acreage meets the adopted community standards for current and projected population levels.

G.1.10: Up-to-date guidelines, policies and procedures are adopted for the design, administration and maintenance of landscape corridors.

G.1.11: Where feasible, the CPCSD locates all approved project mitigation requirements onto lands and areas administered by the CPCSD as open space and undevelopable parklands.

Policies

P.1.1: The CPCSD will develop and maintain parklands that comply with the adopted acreage standards for the population living within the CPCSD.

Implementation: *The CPCSD General Manager will provide an Annual Report to the CPCSD Board prior to or with each Annual Budget proposal that identifies the status of park and recreation acreages relative to current population and proposed new development.*

P.1.2: When new residential developments are proposed, the CPCSD will evaluate the best way to meet the needs of new residents for park and recreation facilities, including trails and natural areas.

Implementation: *The CPCSD will actively participate in the County's preliminary development review process. The CPCSD will work with the County Planning Department to provide "early consultation" between the CPCSD and developer whenever possible regarding park site dedications, locations, or payment of in-lieu fees*.

P.1.3: The CPCSD will prepare a conceptual site development master plan for each undeveloped park in the CPCSD area as funds and/or grants for potential development of the park are available. The plans will be reviewed and adopted by the CPCSD Board of Directors prior to any new facility development within each park.

Implementation: *Each conceptual park site master plan will be prepared in draft and then reviewed in a public hearing process to solicit comments and suggestions from the specific neighborhood and the community in general regarding the proposed development.*

P.1.4: All land dedicated by developers shall be suitable for the type of facilities, which will be developed on that site.

Implementation: *The CPCSD will make the site criteria and facility design guidelines included in the CPCSD Parks and Recreation Master Plan available for distribution to the development community. Prior to each park dedication, the developer shall have a preliminary park development master plan prepared and submitted to the CPCSD for approval prior to actual dedication.*

P.1.5: The CPCSD will prepare and maintain a One-and Five-Year Capital Improvement Plan (CIP) for the development of park facility improvements.

Implementation: *The CPCSD General Manager will update the CIP annually with the submittal of the CPCSD annual budget to the Board of Directors.*

P.1.6: The standards for park dedication and development will be reviewed every ten years and updated as needed to reflect residents' changing needs and recreation preferences.

Implementation: *As part of the 10-year review and update of the Park and Recreation Master Plan, standards for park dedication and development will be revisited.*

P.1.7: Scenic areas, valuable habitat, and natural resources in existing and proposed parks will be protected from incompatible uses.

Implementation: *Scenic areas, valuable habitat, and natural resources in developed and undeveloped park sites will be identified. Maintenance practices and development procedures will be implemented to protect and preserve these resources.*

Implementation: *Encourage the protection of scenic areas, valuable habitat, and natural resources as part of the County Planning Department's development project review process and as project conditions-of-approval.*

P.1.8: The CPCSD will include natural areas and recreational facilities into balanced and integrated active and passive use areas in its park system.

Implementation: *Development plans for new park sites will strive to preserve natural areas while also providing the proposed active recreational uses for the sites. Preservation of natural areas will consider availability of similar areas in the neighborhood and alternatives for configuration of active uses to limit impacts on natural areas Buffering techniques will be used where feasible and beneficial between these different use areas.*

P.1.9: The CPCSD will develop a comprehensive and coordinated park and recreation facility network that reflects changes in the composition and needs of the community it serves.

Implementation: *The park and facility standards as adopted in the CPCSD Park and Recreation Master Plan will be enforced as a part of the County General Plan; as such, the County will regulate development activity and the collection of associated fees.*

P.1.10: The CPCSD will provide for barrier-free access to existing and proposed CPCSD facilities according to the requirements of applicable local, state and federal laws.

Implementation: *The design of all new facilities and retrofitting of existing public recreation facilities for disabled access will be a priority where access barriers exist. The CPCSD General Manager will annually provide a report to the Board of Directors regarding the status of disabled access in the CPCSD area.*

P.1.11: Design of CPCSD parks and facilities will comply with ADA Standards as established by the U.S. Department of Justice (DOJ), as well as any applicable requirements of local and state codes.

Implementation: *CPCSD will require that designs for new parks and modifications of existing parks be prepared in accordance with DOJ ADA Standards and any applicable requirements of local and state codes.*

P.1.12: A comprehensive system of trails to link residential areas with parks, schools and open space areas will be developed by the CPCSD.

Implementation: *A trails master plan will be developed identifying potential off-street routes that will connect neighborhoods to park and recreation destinations, including schools and open space. The master plan will also identify potential right-of-way, fee title, easement acquisition, and funding strategies to implement the proposed trails. Trail routes in the plan will be prioritized and evaluated for implementation costs and regulatory issues.*

P.1.13: Facilities will be provided by the CPCSD to serve the basic recreational and social needs of all ages, economic situations, and physical abilities. All CPCSD residents will have access to District recreation facilities.

Implementation: *The CPCSD will work with local interest groups and agencies to identify barriers to access, such as transportation and funding, as well as strategies to eliminate these barriers.*

P.1.14: Citizen participation in evaluating and planning park and recreation facilities and services will be encouraged.

Implementation: *The CPCSD will actively encourage public participation in the Park and Recreation Master Plan public review and update process, as well as individual park design efforts.*

P.1.15: Provisions for trail development shall be required as appropriate at the time that subdivisions are planned and approved. Trail rights-of-way or land dedication shall not be credited to the portion of the development impact fee that derives from the Quimby park dedication requirements for active parklands.

Implementation: *The El Dorado County General Plan Parks and Recreation Element provides direction on incorporating trails in new development and limits the use of Quimby fees/land dedication primarily for neighborhood parks or to help met community park standards. Thus trail rights-of-way are not credited against the Quimby active parkland dedication requirements.*

P.1.16: CPCSD will ensure that compatible land uses and facilities are developed along designated trails. This will help guarantee that sufficient right-of-way for the trails will be provided, and that adjacent new development does not detract from the scenic qualities of designated trail corridors.

Implementation: *CPCSD staff will participate in the project design review process of the County Planning Department. Recommendations will be forwarded to the County Planning Commission and Board of Supervisors as may be appropriate.*

P.1.17: The design, construction, and maintenance of trails will be carefully executed in order to reduce environmental disturbance.

Implementation: *The Trail Design Standards included in the El Dorado County Parks and Trails Master Plan (2012) shall be used as guidelines for location and development of CPCSD trails and related facilities until such time as a CPCSD Trails Master Plan is developed.*

P.1.18: Water and energy conservation techniques shall be used in the design and construction of all new park and recreation facilities.

Implementation: *Facility sustainability design guidelines will be incorporated into the CPCSD Parks and Recreation Master Plan and shall be used in all new and retrofitted/refurbished park improvement projects.*

Implementation: *The CPCSD will investigate the use of reclaimed wastewater for the irrigation of parks and landscape corridors.*

3.2 Recreation Programs

Goals

G.2.1: The CPCSD provides programs that serve the recreational and social needs of all ages, economic situations, and physical abilities of the residents of the CSD service area.

G.2.2: The CPCSD collaborates with other public agencies, businesses, and private organizations by sharing resources and expertise so a broad variety of relevant recreation programs can be provided in a cost-efficient manner.

G.2.3: Provisions are made to enable disabled individuals to participate in CPCSD recreational activities and programs.

G.2.4: Recreation programs are as self-supporting as possible from user fees collected and community endowments, except for selected programs offered for special recreation populations.

Baby Ballet at the Community Center Dance Studio

Policies

P.2.1: Persons with disabilities are encouraged to fully participate in CPCSD recreational programs and activities.

***Implementation**: CPCSD staff working with disability advocates will create an inclusion program with elements such as: policies to allow for caregiver attendance at events; web links to programs and events that can accommodate persons with disabilities; volunteer caregivers; accommodations request forms; and other elements as needed to provide a safe and rewarding recreation experience for disabled residents.*

P.2.2: The CPCSD will regularly revisit the types of recreation programs it is offering to make sure they are continuing to meet the evolving needs of the residents it serves.

***Implementation:** The CPCSD Park and Recreation staff will annually evaluate program offerings and participation to determine which programs are most in demand and those that are less popular.*

***Implementation:** Periodic surveys of the CPCSD community members will be conducted to assess how well current program offerings are meeting residents' needs, and to identify changes in types of programs and the way they are delivered.*

P.2.3: A system to monitor the funding self-sufficiency of recreation programs will be maintained by the CPCSD.

***Implementation:** The Park and Recreation staff will evaluate at least monthly the revenue status of all recreation programs offered by the CPCSD.*

***Implementation:** Minimum levels of attendance will be established for each program prior to the first meeting to make sure participation is sufficient to fund the program.*

P.2.4: The CPCSD will take a lead role in collaborating with other organizations to provide a wide range of programs to enhance the quality of life for CPCSD residents.

Implementation: *The CPCSD will periodically convene with representatives of various stakeholder groups and organizations to explore opportunities for the CPCSD to provide recreation programs to their members, as well as opportunities for them to offer their programs through the CPCSD.*

3.3 Funding

Goals

G.3.1: The CPCSD works closely with commercial providers of public recreation services and concessions in the CPCSD area to identify cost-effective opportunities for them to use CPCSD facilities.

G.3.2: The development process for new park facilities and programs includes a pro-forma review of expected uses, demand, revenues, and operating costs.

G.3.3: The budgeting and funding for operations and maintenance of new CPCSD park and recreation facilities is carefully matched to the needs of the new facilities. Facilities are not developed unless an adequate revenue source is identified to maintain and operate the facility.

G.3.4: The CPCSD aggressively identifies and pursues potential sources of funding for parkland acquisition and facility improvements, including federal, state, and private sources.

G.3.5: Collaboration with agencies and organizations serving CSD residents will be encouraged to maximize opportunities for cost sharing and facility utilization.

G.3.6: The joint use of school facilities is a high priority in the park development program.

G.3.7: Construction, operations, and maintenance of all park and recreation facilities will be cost-effective.

G.3.8: The CSD maximizes opportunities for economic self-sufficiency for capital improvements, operations, and maintenance.

Policies

P.3.1: A comprehensive park capital improvement and financing program (CIP) shall be aggressively pursued by the CPCSD. Funding and financing strategies shall include: sale of surplus parkland; continued implementation of the park development impact fees; benefit assessment districts for capital improvements and maintenance; landscape and lighting assessment districts; developer-constructed "turn-key" parks; donations of special recreation equipment and facilities; other types of development exactions and credits; and grant funding opportunities.

Implementation: *The CPCSD will prepare a one-year and a five-year CIP that identifies all proposed capital improvements and projected or actual revenue sources for each.*

P.3.2: The CPCSD will evaluate and approve a method of financing the anticipated maintenance costs prior to the acceptance of wetlands, creeks, trails or other types of open space lands that are proposed to be dedicated to the CPCSD.

Implementation: *Prior to acceptance of trails, wetlands, creeks or other open space lands, an approved source of maintenance and operational funding will be identified by the CPCSD for those facilities.*

P.3.3: Prior to the construction of a new park facility, the estimated annual operations and maintenance costs will be identified and approved by the CPCSD.

Implementation: *A component of the annual and five-year CIP will be a chapter that addresses the estimated operations and maintenance requirements for each proposed new facility. The funding source for the operations and maintenance will also be identified in the CIP budget.*

P.3.4: Recreation and sports facilities must be designed for multiple purposes that accommodate a variety of activities in wisely planned space.

Implementation: *As new park facilities are designed, the types of current and potential activities to be accommodated will be indentified so that infrastructure and configuration of features is appropriate to support these uses.*

P.3.5: Joint Use Agreements (JUA) may be used between the CPCSD, school districts, and other public and private agencies where there is a direct benefit to the CPCSD in doing so. JUAs should be used where they enhance the ability of each participating agency to provide cost-effective park and recreation services to the public and efficient maintenance of facilities.

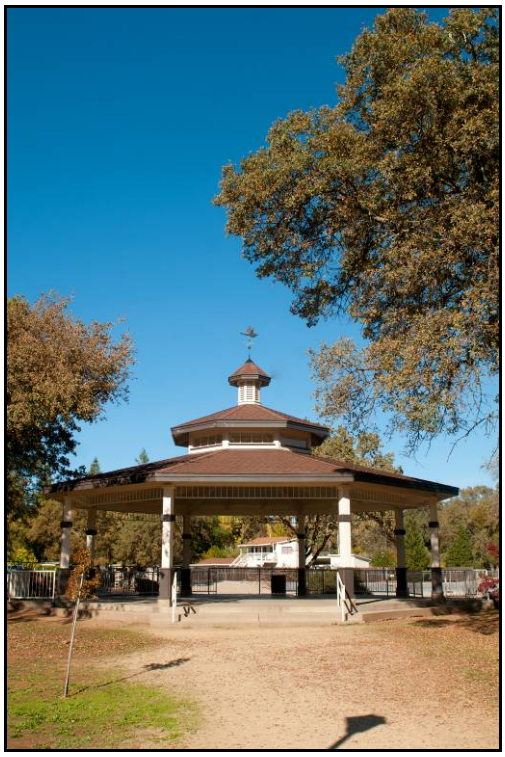
Implementation: *All proposed JUAs will be assessed to evaluate the public benefit and cost-effectiveness of the proposed agreement.*

Implementation: *CPCSD staff will establish and maintain ongoing relationships with local school districts to stay informed about changes in school facility utilization and activities that might present potential joint-use opportunities.*

Summer fun at the Community Center Pool

4 Community Overview

In order to identify appropriate strategies and recommendations for park facilities and recreation programs for the people served by the CPCSD, it is important to understand the character of the community and the people who reside here.



Gazebo at Cameron Park Lake

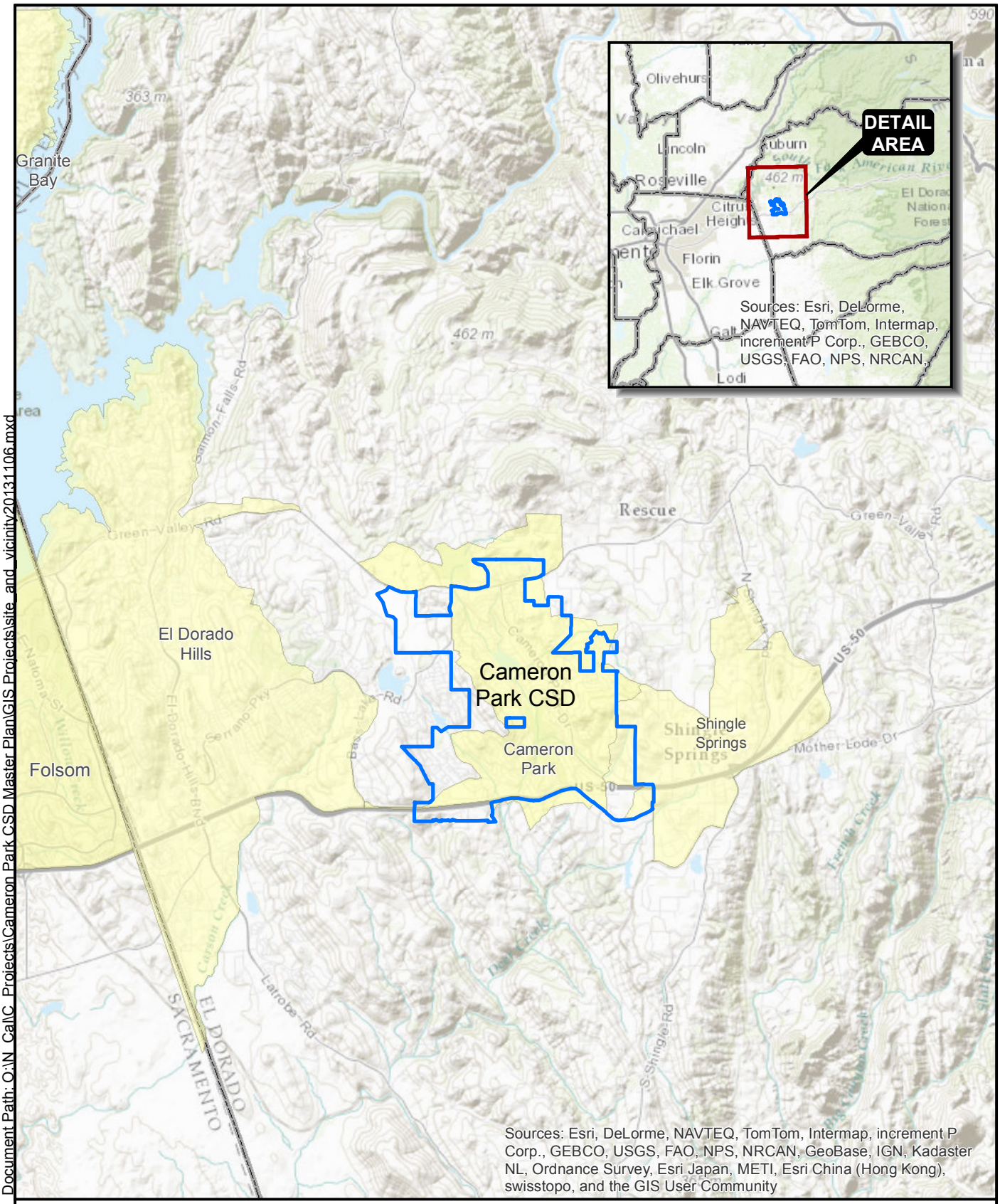
4.1 Location and District Description

The community served by the CPCSD is located in the lower Sierra Nevada foothills in west central El Dorado County about 35 miles east of Sacramento. U.S. Highway 50 is the primary route through the community and forms a major boundary for much of the District. A small portion of the CPCSD and one park are located south of Highway 50 (Figure 1). Most of the areas in the CPCSD located south of U.S. 50 are designated as commercial land use.

As of 2013 the CPCSD area is about 4,303 acres or about 6.7 square miles. The CPCSD area is situated in a broad, relatively flat valley that follows the Deer Creek drainage and extends in a north-south direction from the vicinity of the El Dorado Royal Country Club to north of Green Valley Road. Two north-south trending ridgelines that roughly parallel the boundary of the CPCSD form the valley. The two major north-south roads in the area are located along the base of these ridges: Cameron Park Drive on the east and Cambridge Road on the west. The major east-west roads are Green Valley Road to the north and Country Club Drive to the south. Due to the central location and north-south orientation of the Cameron Park Golf Course and the Cameron Park Airport runway, there are significant barriers to east-west vehicle, bicycle, and pedestrian travel. The opportunities for bicycle or pedestrian paths across the valley are restricted to narrow corridors at the north and south end of the valley and at two roads, one north and one south of the runway.

The circulation and development pattern of the community results in relatively discrete and isolated neighborhood areas in the community. This makes it especially important to consider the distribution of park facilities throughout the CSD, and strategies to create additional bicycle and pedestrian trail opportunities.

Surrounding communities include the El Dorado Hills Community Services District to the west of the CPCSD and Cameron Estates located to the south. The Rescue-Green Valley Area is located to the north and northeast. The Shingle Springs community is located to the southeast. With the exception of people living in the El Dorado Hills CSD, residents in these adjacent communities live in unincorporated parts of El Dorado County and rely on the CPCSD to varying degrees for park facilities and recreation programs.



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SITE AND VICINITY

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4.2 Population

The demand for new parks and facilities is driven by new population growth, and by the changing recreation and leisure needs of the existing population. The population of the CPCSD has grown by about 25 percent from between 2000 and 2010, based on the U.S. Census data for the Cameron Park Census Designated Place (Table 1). While the Cameron Park Census Designated Place boundaries do not exactly match those of the CPCSD, the Municipal Services Review (MSR) completed in 2012 by the El Dorado Local Agency Formation Commission (LAFCO) determined that the 2010 Census population of 18,228 is a reasonable estimate for the CPCSD based on analysis of dwelling units and persons per dwelling unit.[8] A separate analysis based on apportioning census blocks within the CPCSD boundaries resulted in similar findings showing a 2010 population of 17,958.[9] Since the MSR number is the basis for other planning documents, the MSR number is used in this Master Plan as the basis for projecting future population. The U.S. Census data also include useful demographic detail used in other analyses for this Master Plan.

It is estimated that the population of the CPCSD will increase modestly in the next 10 years growing at a rate of about 1.37 percent[10] each year to a population of 21,748 people by 2023.[11] The actual rate of population growth will depend on several factors. These include the number of people per household, potential for new development within existing CPCSD boundaries, and potential for expansion of the CPCSD boundaries to include additional existing and/or new residences.

Table 1 – Cameron Park Population Change 2000 – 2023

Year	Population
2000	14,549
2010	18,228
2011	18,477
2012	18,730
2013	18,986
2014	19,246
2015	19,509
2016	19,776
2017	20,046
2018	20,320
2019	20,598
2020	20,880
2021	21,165
2022	21,455
2023	21,748

[8] El Dorado LAFCO. 2012. *Cameron Park Community Services District Municipal Service Review*.
[9] Foothill Associates. 2012. *El Dorado County Parks and Trails Master Plan*.
[10] Based on apportionment of growth projections by Sacramento Council of Governments (SACOG) for areas represented by Traffic Analysis Zones 851, 1026, 1099, 1100, and 1506 to approximate CPCSD boundaries.
[11] Sacramento Council of Governments. 2012. *SACOG Modeling Projections for 2008 and 2035: Total Population, Total Dwelling Units , and Total Employment.*
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4.3 Age Distribution

The age distribution of CPCSD residents in 2010 as compared to 2000 reflects the expected shifts associated with the aging of the "baby boomer" population (Table 2). All age groups that included residents 54 years and younger either remained unchanged as a percentage of total population or declined. The most significant decline (4 percent) was for the 35 to 54 years age group. All age groups that included residents older than 54 years of age increased as a percentage of total population, except the 75 to 84 years age group, which was unchanged. The most significant increase (4 percent) was for the 55 to 64 years age group.

Age is one of the key factors for predicting demand for parks facilities and recreation programs. The age distribution of CPCSD suggests that the demand for child and youth oriented facilities and programs has remained fairly steady over the past 10 years. The CPCSD area continues to provide excellent housing, schools, and safe neighborhood environments that are consistently attractive to families with children. It is likely that demand for parks and programs for children and youth will continue to be strong throughout the next 10 years. Adults 55 years of age and older comprise the fastest growing segment of the CPCSD population, and this will require the CPCSD to evaluate its role in providing services to this group. However, this should not detract from the attention paid to continuing to respond to the needs of children and youth.

Table 2 – Age Distribution in CPCSD 2000 to 2010

Age Group	2000		2010		Net Change as % of Total 2000 to 2010
	Population	% of Total	Population	% of Total	
0 - 4	968	7%	1,145	6%	0%
5 - 9	1,149	8%	1,241	7%	-1%
10 - 14	1,153	8%	1,369	8%	0%
15 - 19	1,040	7%	1,295	7%	0%
20 - 34	2,407	17%	2,890	16%	-1%
35 - 54	4,758	33%	5,251	29%	-4%
55 - 64	1,287	9%	2,407	13%	4%
65 - 74	972	7%	1,426	8%	1%
75 - 84	670	5%	829	5%	0%
85+	145	1%	375	2%	1%
Total	14,549	100%	18,228	100%	

Source: U.S. Census 2000 and 2010 DP-1 Demographic Profile Data for Cameron Park CDP

4.4 Households

The trend in household size will significantly affect the population size. Typically, as the community matures and the population ages, the average household size will diminish. As of 2010, there were 6,993 households in the CPCSD (Table 3) with an average household size of about 2.6 people. Since preparation of the 2000 Master Plan, new development in the CPCSD area has included both multi-family apartment complexes and senior housing facilities. Average household size has remained relatively unchanged. In 2010, 73 percent of all households were classified as family households with an average household size of 3 people. This is a slight reduction in the percentage of family households from 2000. There has been a more noticeable decline of about four percent from 2000 (37 percent) to 2010 (33 percent) in the percentage of households that include children under the age of 18. Single-

parent homes continue to represent about 10 percent of all households. Households with individuals 65 years of age and older have increased from 22 percent in 2000 to 27 percent in 2010.

Table 3 – Households in Cameron Park CSD 2000 and 2010

Category	2000		2010	
	Households	% of Total	Households	% of Total
Total Households	5,537	100%	6,993	100%
Family Households	4,149	75%	5,121	73%
With Children Under 18 Years	2,071	37%	2,332	33%
Single Parent w/Children Under 18 Years	569	10%	693	10%
Father with children and no mother present	148	2%	228	3%
Mother with children and no father present	421	8%	465	7%
Non-family Households	1,388	25%	1,872	27%
Households with individuals 65 years and over	1,243	22%	1,891	27%
Average Household Size	2.63 people		2.61 people	

Source: U.S. Census 2000 and 2010 DP-1 Demographic Profile Data for Cameron Park CDP

4.5 Home Ownership and Vacancy

Other significant housing data include vacancy and ownership rates (Table 4). There has been a noticeable increase in housing vacancies from 2000 to 2010 from three percent to eight percent. This decline is possibly related to the recession and mortgage crisis which has impacted home ownership nationally since 2008. As these vacant housing units begin to be occupied, there may be an increased demand for park facilities and recreation programs, but without the influx of development fees associated with new residential construction. A return to pre-recession vacancy rates of about 3 percent would equate about 1,000 additional residents in the CPCSD.

Table 4 – Housing Vacancy and Ownership 2000 and 2010

Category	2000		2010	
	Units	% of Total	Units	% of Total
Total Housing Units	5,703	100%	7,610	100%
Occupied	5,537	97%	6,993	92%
Vacant	166	3%	617	8%
Owner-occupied Housing Units	3,959	72%	4,766	68%
Renter-occupied Housing Units	1,578	28%	2,225	32%

Source: U.S. Census 2000 and 2010 DP-1 Demographic Profile Data for Cameron Park CDP

Home ownership has also declined since 2000, when 72 percent of housing units were owner-occupied. In 2010, only 68 percent of housing units were owner-occupied. This is notable because property owners may be more willing than renters to make long term investments in community improvements such as parks and recreation facilities. Renters may be less familiar than homeowners with available park and recreation opportunities and other community resources. Targeted outreach to the renting population could help them make meaningful connections and increase their participation in CPCSD park and recreation activities.

4.6 Mature Adults

As suggested by the above discussion of age distribution and household composition, the last 10 years have seen an overall aging of the CPCSD population. The population of residents 55 years of age and older as a percentage of the total population increased by 7 percent between 2000 and 2010 (Table 5). This increase was offset by population shifts in younger age groups, most notably adults aged 20 to 54 years.

Table 5 – Change in CPCSD Population by Age Group 2000 to 2010

Age Group	2000		2010		Net Change as % of Total
	People	% of Total	People	% of Total	
0 - 19	4,310	30%	5,050	28%	-2%
20 - 54	7,165	49%	8,141	44%	-5%
55+	3,074	21%	5,037	28%	7%
Total	14,549	100%	18,228	100%	

Source: U.S. Census 2000 and 2010 DP-1 Demographic Profile Data for Cameron Park CDP

As of 2010, the percentage of CPCSD residents 55 years of age or older was equal to the percentage who were 19 years of age or younger. Understanding this mature adult population is essential to successfully meeting their parks and recreation needs. Based on data from 2011, 37 percent of CPCSD households included at least one person 60 years of age or older and 26 percent of these people (Table 6) are still working.[12] The 55+ population is almost evenly comprised of men (47 percent) and women (53 percent). Among the population 65 years of age and older, about 70 percent earn more than three times the poverty level and 45 percent earn more than five times the poverty level.[13] These numbers reflect income and do not indicate additional financial resources that may be available in savings or other assets.

Table 6 – Employment Status of Older CPCSD Residents

Age-Group	Employed	Total	% of Total who are Employed
60 - 69	871	1,956	45%
70 - 74	60	533	11%
75+	78	1,385	6%
Total	1,009	3,874	26%

Source: U.S. Census American Communities Survey 5-Year 2011, B23001

These data have several important clues about the recreation needs of older CPCSD residents. The high number of these people who are still employed suggests that they have the capacity to be actively engaged with and contributing to the community. They also have the financial resources to seek out and acquire recreation experiences from throughout the broader regional marketplace including the San Francisco Bay Area and the Tahoe Basin. While there remains a need for some traditional senior activities provided at a central location, there is also a great deal of opportunity for the CPCSD to facilitate access for mature adults to recreational experiences throughout the region. In addition, the CPCSD can look at offering recreation experiences that are comparable to those provided by other entities in the region that are drawing CPCSD mature adults as consumers.

[12] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year, B23001.*
[13] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year B17024.*

4.7 Income and Education

Data about income and education are useful in analyzing parks and recreation needs for numerous reasons. These include correlations with the types of recreational activities that might be popular, potential for residents to act as program instructors, and price points for event and program participation. Of the CPCSD population 25 years of age and older, nearly 70 percent have some college education, with 41 percent having completed a degree program (Table 7).

Table 7 – Educational Attainment for CPCSD Residents

Educational Attainment	% of Population Age 25+
Grade K - 8	1.1%
Grade 9 - 12	5.5%
High School Graduate	23.8%
Associates Degree	12.0%
Bachelor's Degree	19.4%
Graduate Degree	8.7%
Some College, No Degree	29.5%

Source: Source: U.S. Census American Communities Survey 5-Year 2011, S1501 for Cameron Park CDP.

Educational attainment is often correlated to income. With a mean household income of $85,645 and a per capita include of $34,839, the overall CPCSD community is comfortably middle class.[14] However, there are households that are much less affluent, with about 11 percent (Table 8) having incomes very close to or below the national poverty level of about $19,530 for a family of three.[15] The ability of these residents to participate in CPCSD programs and events may be severely limited by fees, cost of equipment, and/or lack of transportation. Scholarships, work exchange, and other options should be explored as strategies to improve access to CPCSD facilities and programs for these people.

Table 8 – Income for CPCSD Households

Income and Benefits	% of Total Households
Less than $10,000	2.1%
$10,000 to $14,999	2.9%
$15,000 to $24,999	6.2%
$25,000 to $34,999	7.3%
$35,000 to $49,999	13.2%
$50,000 to $74,999	19.4%
$75,000 to $99,999	15.8%
$100,000 to $149,999	21.3%
$150,000 to $199,999	6.8%
$200,000 or more	4.8%

Source: Source: U.S. Census American Communities Survey 5-Year 2011, DP03 for Cameron Park CDP

[14] U.S. Census Bureau. 2011. *American Communities Survey, 5-Year, DP03.*
[15] *Federal Register*, Vol. 78, No. 16, January 24, 2013, pp. 5182-5183

4.8 Race and Ethnicity

Recreation preferences can sometimes be tied to cultural traditions and related social norms. Effective communication and outreach to CPCSD residents also require that staff understand the racial and cultural diversity of the community they serve. Based on a comparison of 2000 and 2010 census data, the CPCSD community is becoming increasingly diverse. The percentage of residents who identified their race as white decreased during the 10-year period by about 3 percent, while all other race categories increased. Hispanic or Latino ethnicity also shows an increase over the same period from 6.7 percent in 2000 to 11.3 percent in 2010. These trends are consistent with the region as a whole and point to opportunities to incorporate events and programs that celebrate the cultural richness of the CPCSD community.

Table 9 – Race and Hispanic/Latino Ethnicity

Race	% of Total Population	
	2000	2010
White	92.2	89.1
Black or African American	0.6	0.8
American Indian and Alaska Native	0.9	1.1
Asian	1.4	2.3
Native Hawaiian and Other Pacific Islander	0.1	0.2
Some Other Race	1.9	2.5
Two or More Races	2.8	4.0
Hispanic or Latino	6.7	11.3

Source: U.S. Census Bureau, 2010 Census. SF-1,Tables P5, P8, PCT4, PCT5, PCT8, and PCT11.

4.9 Development History and Projected Development

Real estate development the CPCSD began in the late 1950s on lands owned by the Cameron Land and Cattle Company. The principal developer of Cameron Park was Robert L. Cameron who, in the late 1950s, started by developing his lands as Cameron Park. Raymond Vail and Associates (RVA) prepared the development master plan for Cameron Park in the early 1960s. The RVA Master Plan included many innovative features for its time. Among these was the integration of multi-family residential land uses into "neighborhoods" and planning for an integrated airpark and residential subdivision where aircraft owners could directly access or "fly-in" to their homes and hangers. Additional features included a large 50+/-acre recreation lake (now Cameron Park Lake), and a championship golf course.

Cameron Park is comprised of several subdivision areas, each with a master phasing scheme. Cameron Park single-family residential neighborhoods developed at an average of about three units per acre. Multi-family housing developed at an average density of about 10-12 units per acre.

The Cameron Park Area Plan, adopted by EI Dorado County in 1981, continued the basic concept of the urban pattern established by the RVA Master Plan. The 1981 Cameron Park Area Plan added several additional new land use features, including an expanded commercial area at the intersection of Cameron Park Drive and U.S. Highway 50. This plan also increased the high-density residential designations in the northeast sections of the CPCSD in anticipation of future residential development.

The Cameron Park area has historically been one of the most rapidly growing areas in EI Dorado County. The availability of land for development, the proximity to Sacramento, and the relatively good environmental and aesthetic qualities have all contributed to the rapid growth of this area.

Development since 2000 has included high density multi-family housing projects, commercial centers, and an age-restricted community. With the onset of the recessionary economy in 2008, single family and multi-family residential development has dramatically slowed down in the CPCSD.

El Dorado County regulates land use in the CPCSD. Land development is required to be consistent with the adopted County General Plan for the Cameron Park area. Residential subdivisions have been the primary type of growth in the CPCSD and its Sphere of Influence. Residential development in the CPCSD has typically had a density of about three or four units per acre. The development has typically included full subdivision improvements as required by the County's Major Land Division Ordinance.

4.10 Residential Growth Areas

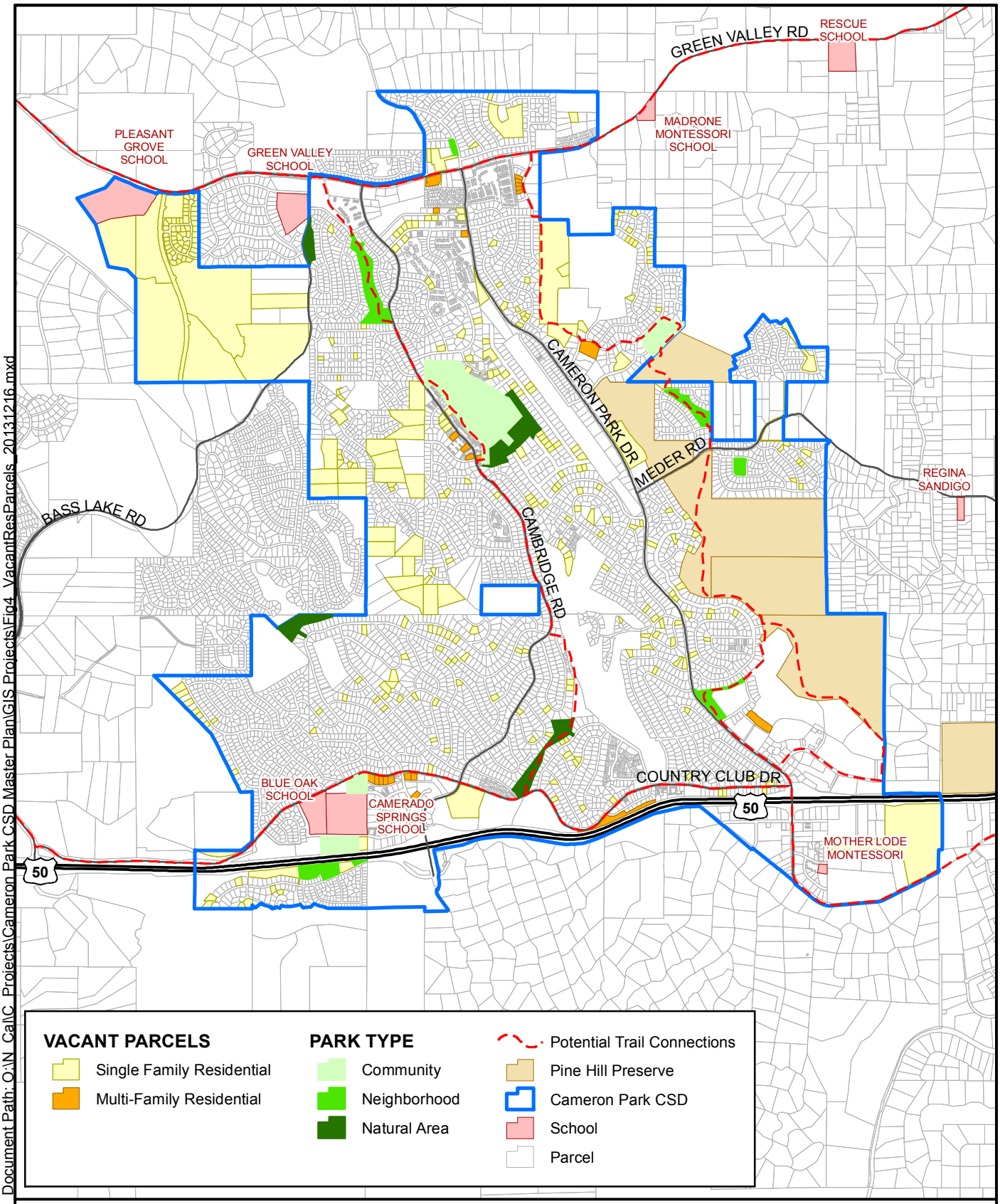
The vast majority of the residential parcels in the CPCSD have been developed. Only about 554 acres of land zoned for residential use in the CPCSD remains undeveloped (Figure 2). Most of those remaining are scattered individual or small groupings of in-fill parcels zoned for single family homes. There are also a few large, rural single family residential lots in the northeast area of the CPCSD that could potentially be subdivided in the future to allow multiple dwelling units. The location of the vacant residential parcels is shown in Figure 3. In addition, the community plan includes a small number of sites designated for multi-family use. A few of these sites remain, but most sites designated for this use have already been developed as apartments, or as a lower density residential use. As the remaining vacant land in the CPCSD is developed, the County approved park impact fees must continue to be collected to make sure funds are available to build new recreation facilities to serve the new residents.

Table 10 – Vacant CPCSD Residential Acreage

Zoning	Vacant Acreage
Multi-family Residential	13
Rural Residential (20+ acres w/existing minor non-residential improvements)	308
Rural Residential (2.51 – 20 acres allowing 1 dwelling unit)	158
Residential (2.5 or less acres allowing 1 – 3 units)	75
Total	554

The more significant development potential is in the unincorporated areas around the CPCSD, including areas between the CPCSD, El Dorado Hills CSD, and Shingle Springs. Several large planned residential developments, such as Marble Valley and Lime Rock Valley, are being considered in these areas, pending the El Dorado County development review and approval process.

As these peripheral areas develop, the increased population in the area may impact the CPCSD in several ways. There may be increased demand for underutilized CPCSD facilities and programs, which would increase operating revenues. However, the new developments will not have contributed to the substantial capital expenditures made by the CPCSD for the initial development of these facilities. In addition, increased usage may result in increased maintenance costs of these facilities. For developments outside of the CPCSD, there is currently no property tax allocation strategy that provides revenues to the CPCSD for CPCSD facilities used by non-CPCSD residents. It will be important for the CPCSD to participate in the development review process so that any new park and recreation facilities that are built in these new communities are not redundant with existing, underutilized facilities in the CPCSD that can reasonably be expected to serve the new residents based on capacity and location.



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VACANT RESIDENTIAL PARCELS

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5 Existing Park Facilities and Programs

The CPCSD provides a wide variety parks facilities and programs to meet the recreation needs of its residents. Since the prior CPCSD *Recreation Facilities Master Plan* was prepared in 2000, significant new facilities have been added by the CPCSD and the programs offerings have evolved with residents' preferences and recreation trends. This chapter provides a current inventory of facilities and programs, and serves as a baseline for evaluating how well the CPCSD will be able to meet current and future needs.

5.1 CPCSD Parks and Facilities

The CPCSD has 14 parks and recreation facilities distributed throughout the CPCSD service area (Figure 5). These parks comprise a total of 143.1 acres, of which about two-thirds (96.3 acres) is improved for recreation use. The park sites are classified as community, neighborhood, or natural area.

Water Exercise at the Community Center Pool

Community Parks

Community parks and recreation facilities provide a focal point and gathering place for the larger community. Community parks are for use by all sectors and age groups of the community, and may include improvements such as multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hard courts, swimming pool, tennis courts, and a community center. There are four CPCSD community park facilities.

Cameron Park Community Center

The Cameron Park Community Center (4.1 acres) was opened in 2009, and provides a much needed facility for a wide variety of events and recreation uses. It includes an assembly hall, stage, gymnasium, multi-purpose rooms, social center, commercial kitchen, dance studio, rest rooms, and aquatics center. With a parking capacity of over 200 vehicles, and convenient access to State Route 50, the Community Center is also a resource for business and regional events. Community Center facilities are available for private use by reservation on a fee basis.

Cameron Park Lake

The Cameron Park Lake complex (56.5 acres) includes a seasonal swimming beach with filtered pond, walking trails, gazebo, picnic areas, boat rentals, tennis courts, children's play area, parking, rest rooms, and concession building. The 45-acre lake, used for fishing and boating, is surrounded by a wide, flat decomposed granite trail popular with walkers and joggers. The gazebo and group picnic area are available for private use by reservation on a fee basis.

Christa McAuliffe Park

Christa McAulilffe Park (7.1 acres) is located across from Camerado Middle School. Improvements include soccer fields, playground, picnic area, paved parking, restrooms, and a skate park. The soccer fields can be reserved for private use on a fee basis.

Rasmussen Park

Improvements at Rasmussen Park (10.1 acres) include multi-use fields which can be used for soccer or softball/baseball, t-ball, a covered playground, a picnic area, paved parking, a walking trail, and restrooms. Sports fields may be reserved for tournament use.

Rasmussen Park shade shelter and play area

Neighborhood Parks

Neighborhood parks primarily focus on serving a residents' walk-to or bike-to recreation needs. When possible, neighborhood parks should be adjacent to schools, and may include improvements such as a playground, tot lot, turf areas, and picnic tables. There are six CPCSD neighborhood park sites.

David West Park

Located south of State Route 50, David West Park (6.2 acres) has a baseball field, a small soccer field, and a small picnic area. Limited parking is also available. There are no rest rooms. The park may be reserved for private use.

Dunbar Park Site

The Dunbar Park site (0.9 acres) is a small parcel north of Green Valley Road. It is the only unimproved neighborhood park. Due to its small size and topography potential improvements are limited. However, its location does provide recreation opportunities for neighborhood children without their having to cross Green Valley Road. A nice stand of native oaks at the south end of the site could provide a setting for an exercise course, and a children's play area could be located at the north end.

Eastwood Park

Eastwood Park (2.2 acres) includes a maintained turf area with numerous trees and several picnic tables.

Gateway Park

Gateway Park (13.3 acres) is a neighborhood park that is largely unimproved. There is a small parking area, an informal ball field with backstop, and an informal trail network through the park. With access points from Cambridge Road, Sterling Way, and Gateway Drive this park has the potential to serve many neighborhoods. While the narrow linear shape of the park, the topography, and the presence of many oak trees limit its potential for traditional sports fields, other active uses, such as disc golf, an exercise course, and play areas are feasible.

Hacienda Park

Hacienda Park (4.9 acres) includes a walking trail through native oak woodland, a dog park, a small picnic area and parking.

Northview Park

Northview Park (5.2 acres) is a long, narrow park that connects Ashland Drive and Bridgeport Drive. Improvements include a covered play area, a picnic table, and an unpaved path for walking and jogging.

Natural Area Parks

As the CPCSD area continues to develop, residents' access to natural areas for passive recreation uses will become increasingly constrained unless such areas are preserved. In addition, the Open Space Element of the El Dorado County General Plan calls for preservation of natural areas as open space to protect important natural resources. The natural area parks in the CPCSD represent a local component of the County Open Space Action Plan. The Pine Hill Preserve is another significant open space area within the CPCSD boundaries, but is not owned or operated by the CPCSD.

Natural area parks typically have very limited improvements and provide residents with opportunities for unstructured, nature-oriented recreation activities such as walking, bird watching, or photography. Interpretive signage and experiences should also be incorporated to build stewardship and awareness of the natural resources. There are four natural area parks in the CPCSD. With the exception of Royal Oaks Park, none are officially improved for recreation use. However, most have informal trails that have been established by neighborhood residents who are drawn to the natural setting for walking, or by children seeking informal nature exploration opportunities.

Bonanza Park Site

Located adjacent to the Cameron Park Lake complex, the Bonanza Park site (12.6 acres) includes native oak woodland, grassland, and wetland features. It has excellent potential for trail development, possibly connected to the Cameron Park Lake trail, with additional access from Spill Way, Salida Court, Fairway Drive, and Bonanza Drive.

Knollwood Park Site

The Knollwood Park site (6.5 acres) has native oak woodlands, grassland, and wetland features. It is accessible from Knollwood Drive to the south and Dunbar Dirve to the north. A large parcel designated for planned development to the west could also afford an access route, if this is provided for in the subdivision design.

Royal Oaks Park

Royal Oaks Park (10.4 acres) has a small, informal parking area and an unpaved trail that parallels Deer Creek. Oaks and riparian habitat offer interesting interpretive opportunities. The parking area is accessed from Country Club Drive. The trail terminates at the Cameron Park Country Club.

Royal Oaks Park Trailhead

Sandpiper Park Site

The Sandpiper Park Site (3.1 acres) is a narrow, sloping site bounded by Bass Lake Road on the west and residential back yards on the east. It consists mainly of chaparral with manzanita and some small young, scattered native oaks. It would be a suitable site for a small nature trail loop, with interpretive information about native plants, fuel load management, and defensible space. It could also serve as an outdoor classroom for students from the Green Valley Elementary School across the street.

5.2 Other Recreation Facilities

In addition to the park facilities owned and operated by the CPCSD, several other facilities in the CPCSD provide recreation opportunities for residents. The primary private recreation facility in the community is the Cameron Park Country Club. It includes an I8-hole championship golf course, tennis complex, pool, recreation center, and dining room.

The campuses for Blue Oak and Green Valley elementary schools, and Pleasant Grove and Camerado Springs middle schools are located within the CPCSD. They have various multi-use rooms, playgrounds, and sports fields that are used outside of school hours to varying degrees for sports leagues, events, and informal play. Rescue Elementary School and Ponderosa High School are outside of the CPCSD boundaries but also provide similar facilities and recreation opportunities. Appendix A details what types of facilities are available at each campus.

5.3 CPCSD Recreation Programs

Along with the management and development of parks, the CPCSD also provides a wide variety of recreation and life enrichment programs that are an important service to the community. These programs are designed to encourage healthful activities for the fitness of mind and body; to promote positive experiences in the community; and to bring families together to enjoy community and CPCSD resources.

Yoga at the Community Center

The District's recreation supervisor, and the full-time and seasonal recreation staff, plan and implement these recreation programs. The recreation staff is responsible for all aspects of organizing and scheduling recreation programs including identification of needs, creation of the programs, and securing the instructors and facilities.

All of the recreation programs of the CPCSD, except special events, are offered on a fee basis to the residents of Cameron Park. These same programs are available to non-CPCSD residents for a slight additional fee. By policy of the CPCSD Board of Directors, the operating costs of the recreation programs must generally be self-supporting through fees and charges, except for specialized programs.

Programs and events are offered by the CPCSD are advertised in the Recreation Guide that is published three times each year. The guides are available at the CPCSD offices or on-line. Specific program offerings change from season-to-season and year-to-year as residents' interests and recreation trends evolve. Program categories include Youth/Tot, Teens/Adults, Adults, Youth Sports, Adult Sports, Seniors,

Aquatics, Camps, Cooking, and Safety. A summary of participation in the major program categories for the past three years is provided in Table 11. Programs that have not proven to be popular are typically not offered in subsequent years and are replaced with new offerings. Consequently, data on participation are not available for all programs for all three years. Recreation staff are continuously evaluating program success and adjusting offerings to reflect community interest.

Table 11 – Summary of CPCSD Recreation Programs

Program/Activity	Number of Participants					
	2010		2011		2012	
	Residents	Other	Residents	Other	Residents	Other
4 and Under						
Dance					50	18
Gymnastics	8	12	23	18	6	2
Day Class	25	6	13	13	6	5
TOTAL	33	18	36	31	62	25
Youth (5 - 18)						
Flag Football	32	27	68	52	64	28
T-Ball	66	43	75	45	68	22
Tennis	9	0	12	5	6	5
Basketball	170	118	184	145	192	129
Volleyball	13	27	10	16	24	33
Martial Arts	26	12	21	5	7	9
Dance	27	29	4	1	17	11
Music					7	2
Gymnastics	27	10	32	15	31	12
Math	5	6	10	13	9	12
Nature Activities					10	
Cooking			14	5	18	16
Driver's Ed		2	4	4	8	3
TOTAL	375	274	434	306	461	282
Adult (19+)						
Soccer (Indoor)			4	2		
Cooking	12	13	9	8	11	8
Nature Activities					8	6
Yoga/Tai Chi/Meditation	218	137	253	108	254	112
Fitness	29	15	18	12	66	20
Art	15	4	16	5	18	8
Dance	45	43	94	62	146	118
Gardening					4	1
Safety	55	193	72	193	88	164
TOTAL	374	405	466	390	595	437
Seniors						
Senior Dance Class	27	35	36	24	20	25
Camps *(may also be counted above)*						

Program/Activity	Number of Participants					
	2010		2011		2012	
	Residents	Other	Residents	Other	Residents	Other
Sports	30	47	90	129	47	47
Dance					5	5
Arts	6	9	10	17	30	14
Math/Science					6	5
Equestrian			14	10	5	4
Summer Day	197	124	192	55	164	54
TOTAL	233	180	306	211	257	129
Leagues *(may also be counted above)*						
Basketball – Youth (teams)	3	2			2	4
Basketball – Adult (teams)	4	2	17	17	16	3
Softball – Adult (teams)	3	2	3			
Aquatics						
Public Swim	4450 participants		5334 participants		5057 participants	
Water Exercise	1085 participants		915 participants		988 participants	
Lifeguard Training	5	8	22	2	21	14
Swim Lessons - Group	298	126	304	79	284	88
Swim Lessons - Private	53	23	34	22	67	25
TOTAL	356	157	360	103	372	127

Note: Programs and years with no data indicate program was not offered at that time.

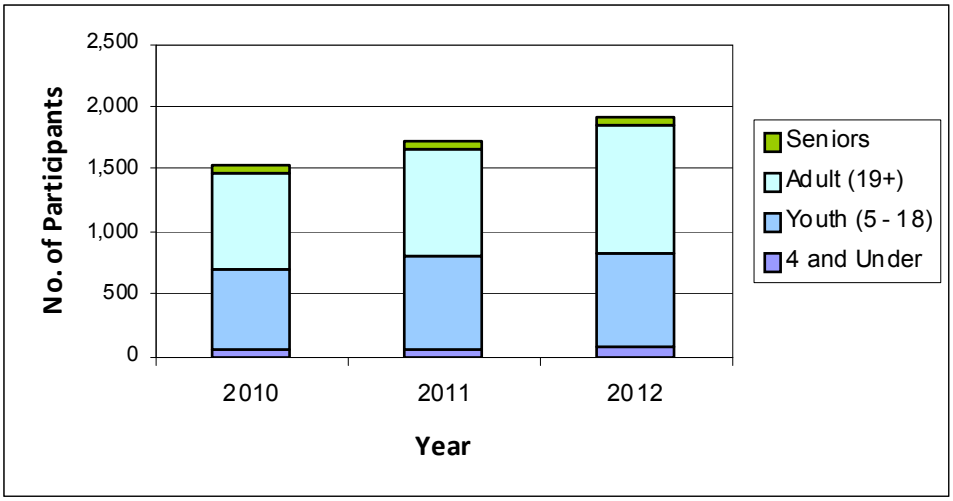
Participation data indicate that there is strong demand for sports programs among youth, particularly basketball, flag football, T-ball and volleyball showing. Among adults, yoga/tai chi/mediation courses are most popular, followed by Dance and Safety programs. It should be noted that these courses also include enrollment of older teens and seniors.

Analysis of the participation data reveals a steady growth in overall number of people participating in CPCSD programs (Figure 3). The Adult program segment is the largest and fastest growing segment, followed by Youth. This is possibly a reflection of the aging demographic composition of the CPCSD community noted in the prior chapter. It may also reflect the abundance of local non-CPCSD recreation

Table Tennis players share the Gymnasium with other activities.

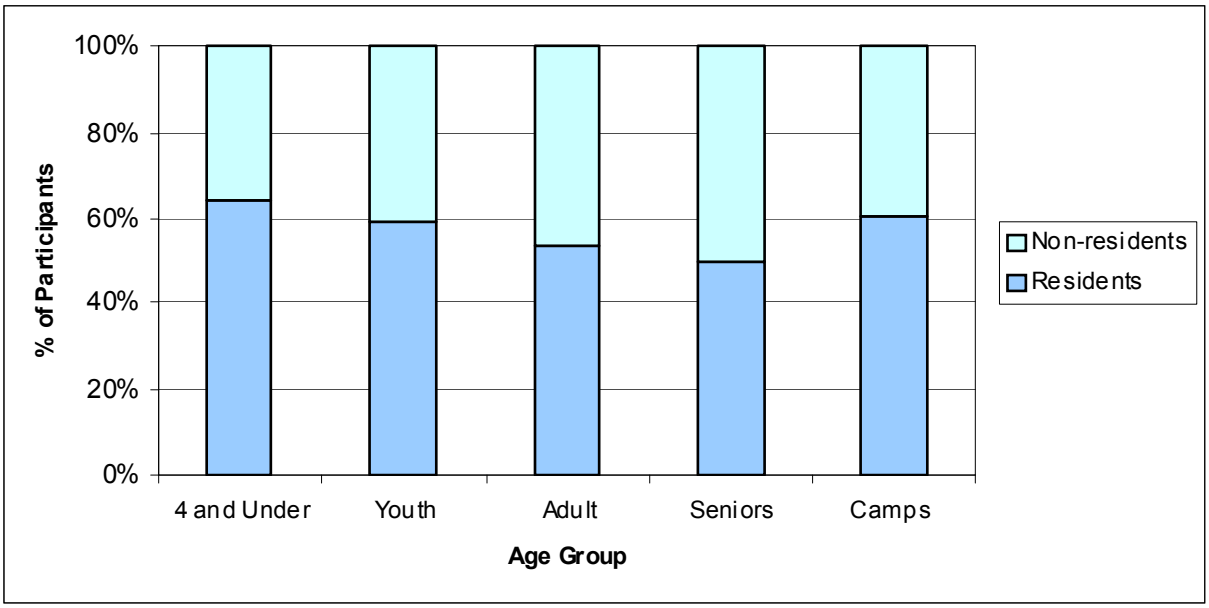
opportunities for youth, and the relative absence of such local opportunities for adults.

Figure 3 – CPCSD Program Participation by Age Group



A second significant observation is that non-CPCSD residents account for a considerable amount of program participation across all age groups (Figure 4). CPCSD residents accounted for only 57 percent of overall participation for the three-year study period (2010 thru 2012). Non-CPCSD resident participation is highest for adult and senior programs, which may point to an unmet need for these opportunities in the general region.

Figure 4 – Program Participation by Residency



The CPCSD also offers an evolving selection of special community recreation events (Table 12). Some of these are oriented to a holiday theme such as the Easter Egg Hunt, Santa Fun Run, Halloween Carnival and Pumpkin Patch. Others are focused on providing fun opportunities for the community to get together on enjoy special interest activities. Still other events are sponsored by private organizations but are held in CPCSD venues, such as the Renaissance Tudor Fayre and the Rubstock BBQ Championships.

Many events attract attendance from non-CPCSD residents. As such, they are bringing people into the community who are contributing to the local economy. All of these events demonstrate the key role the CPCSD plays in defining the character of the community for both residents and visitors.

Table 12 – CPCSD Community Events Participation

Event	Participation					
	2010		2011		2012	
	Residents	Other	Residents	Other	Residents	Other
Community Swap Meet	N/A		N/A		22 spaces	
Community Campout	N/A		N/A		11 families	8 families
Summer Spectacular	5,862 participants		6,096 participants		5,441 participants	
Cameron Park Crab Feed	320 participants		320 participants		320 participants	
Concert Series	N/A		N/A		418 (3 concerts)	
Kids Night Out	13		N/A		n/a	
It's a Wedding Affair	N/A		N/A		75 registered brides	
Easter Egg Hunt	approx 350 children		approx 325 children		approx 350 children	
Spring Antique, Craft, and Garden Show	N/A		N/A		22 vendors	11 vendors
Welcome to Summer Free Swim Day	N/A		N/A		300	
Halloween Carnival and Pumpkin Patch	300 children w/parents		300 children w/parents		300 children w/parents	
Capital Pop Concert	N/A		N/A		81	
Old Fashion Christmas Craft Faire	24	31	15	40	9 vendors	50 vendors
5k Fun Run/Walk with Santa	143 Runners		Data not available		71 Runners	
Foothill Cruisers Car Show	1,000 - 1,500 attendees		1,000 - 1,500 attendees		1,000 - 1,500 attendees	
Pooch Plunge and Laps	153 people/ 17 communities		187 people/ 16 communities		179 people/ 18 communities	

5.4 Other Recreation Programs

CPCSD residents' have access to many recreation and life enrichment programs that complement those offered the CPCSD. Adjacent to the Cameron Park Community Center, the El Dorado County Library branch in Cameron Park is a community resource for recreation programs. Regularly scheduled activities include movies, book clubs, story time, and literacy programs.

In addition to providing recreation facilities, the local CPCSD schools also sponsor activities throughout the year for students and families, often in collaboration with an active parents' organization. Some children attending these schools participate in school-sponsored sports, arts, and scholastic programs.

A wide variety of youth sports leagues offer recreation opportunities to CPCSD residents, with team practices and games held in many Cameron Park schools and CPCSD facilities. Most leagues are heavily dependent on parents and volunteers for league organization, operation, and funding. Some provide scholarship and sponsorship opportunities to make participation available for low-income children.

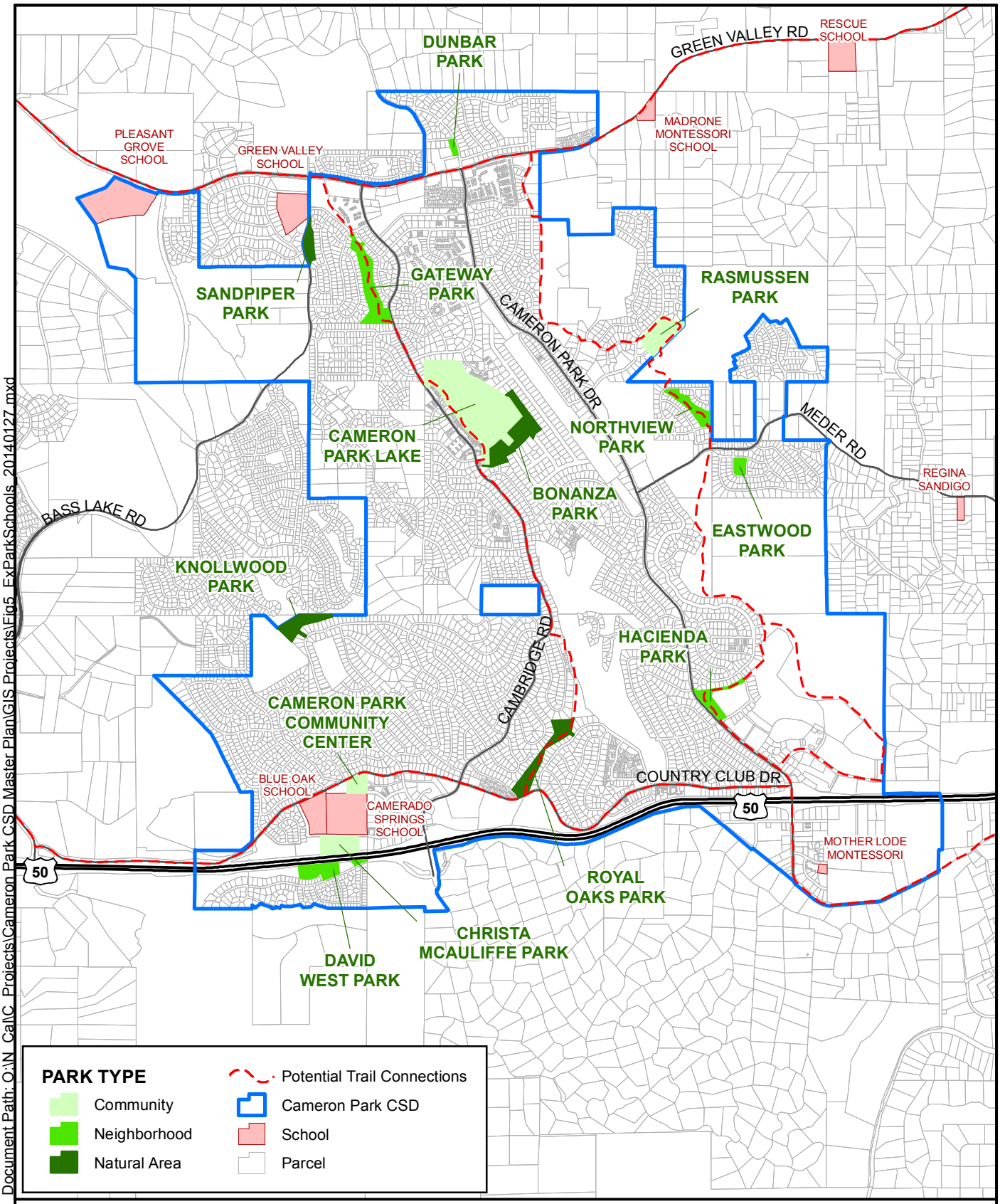
Gold Cal Juniors Volleyball has teams for boys and girls ages 6 to 12, and girls' teams for ages 13 through 18. Desperados Water Polo is a club team based in Cameron Park for boys and girls ages 8 through 18. The California Youth Basketball El Dorado Hills League is a year-round league for boys and girls ages 4 through 18. The Prospector Soccer Club is one of three recreational clubs organized under the El Dorado Youth Soccer League with programs for boys and girls ages 4 to 19. The Sierra Sharks Swim Team is a club under the Suburban Swim League, and provides recreation and competition programs for boys and girls ages 4 through 18. The Ponderosa Junior Bruin Youth Football and Cheer organization is a member of the Sacramento Youth Football Network, and provides football and cheer programs for children ages 8 through 15. Ponderosa Little League offers programs for both T-ball (ages 5 to 6) and baseball (ages 7 to 16). The Foothill Girls Softball League has Fast Pitch teams for girls ages 5 to 18. Mother Lode Rugby teams are open for boys and girls ages 6 to 18. El Dorado Hills Lacrosse provided programs for children from ages 7 to 14.

The numerous churches serving the CPCSD area are another source of recreation and life enrichment programs. Some programs and events are faith-based while others are open to participants of all denominations. Topics may include specific issues such as grief, substance abuse recovery, and parenting while some are simply focused on building community and fellowship. Several churches also provide ongoing youth programs and events.

Scouting opportunities are available for CPCSD children and youth through the Boy Scouts' Golden Empire Council El Dorado District and the Girl Scouts' Foothill Gold Service Unit 152.

Marshall Medical Center provides a wide range of wellness-oriented classes and events at the Community Health Library and other facilities at the in Cameron Park campus. Courses include CPR, first aid, pregnancy care, childbirth, breastfeeding, baby care, smoking cessation, babysitting instruction, heart health, and diabetes nutrition. The Marshall Cancer Research Center, located in the same campus, also provides support groups and classes such as art therapy, yoga, and stress reduction, Classes are open first to cancer patients and then to the community-at-large if space is available.

The Rotary Club and Soroptimist International organizations are active in Cameron Park and sponsor various member and community events. A number of private businesses active in the Cameron Park community also offer recreation opportunities including weight training, cardiovascular conditioning, martial arts, gymnastics, and dance.



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EXISTING PARKS AND SCHOOLS

FOOTHILL ASSOCIATES
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FIGURE 5

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6 Defining Community Recreation Needs

Community recreation needs reflect the preferences and interests of the residents for recreation activities. Sports and recreation activities go through cycles of popularity and decline. The interests in a community can be quite diverse and fulfilling all needs could easily overwhelm the resources of the CPCSD. Therefore, it is necessary to determine the most essential needs and prioritize the allocation of CPCSD resources accordingly.

T-ball at Rasmussen Park

As part of this master planning process, input about current and future recreation needs was derived from several sources. A series of focus group events and analysis of recreation preferences based on household profiles provided input on programs, facilities, and CPCSD operations. Information on facilities was gleaned from data from the CPCSD Reserve Study[16], and evaluation of current utilization for park facilities that are available for community use on a fee basis.

6.1 Focus Groups

Nine separate focus group workshops were convened to get input from the community about specific areas of recreation interest. Each focus group event focused on a particular aspect of recreation or life enrichment. This format allowed participants to delve much more deeply into their subject area than would have been possible in a more general community meeting setting. In-depth dialogue and brainstorming between CPCSD staff and participants generated many ideas and helpful observations about current and future CPCSD facility and programming direction.

The focus group setting also allowed participants the opportunity to get to know their peers in the community and to learn more about all the various recreation and life enrichment efforts already underway. Many participants commented on the general lack of opportunities for this type of collaboration, and appreciated the leadership role taken by the CPCSD to instigate this process.

The process for developing the focus groups began with an overview of the major recreation stakeholder interests in the CPCSD community. Recognizing that many stakeholder interests overlap, nine general stakeholder categories were identified for focus group workshops. These were:

- Business and Economic Development
- Churches
- Sports Activities
- Seniors

[16] Browning Reserve Group. 2013. *Cameron Park Community Services District Reserve Study*.

- Civic and Special Interest Groups
- Health and Wellness
- Trails and Resources
- Schools and Educators
- Low-income Youth

The next step included identifying the various organizations and individuals in the CPCSD area who are actively working with and/or representative of a particular stakeholder interest group. These organizations and individuals were contacted via telephone and e-mail and received a letter of invitation asking for their participation in the process. Workshop dates and times were set up to best accommodate participants' schedules and reminder notices were sent prior to each workshop. Focus groups met during the day at the Community Center Social Center, with refreshments and facilitation provided.

The only exception to this process was the Low-income Youth workshop, which was arranged through the Rescue Union School District (RUSD). This workshop consisted of informal conversations with children ages 4 to 15 and their parents who were participating in the RUSD summer lunch program. Raffles and prizes were provided throughout the lunch workshop to keep children engaged.

In general, each workshop began with a series of questions intended to stimulate discussion about how participants use CPCSD park facilities and recreation programs, and what changes they would like to see over the next ten years. Participants were then encouraged to move the dialogue along as they saw fit, sometime engaging with CPCSD staff to ask questions and explore ideas, and sometimes conversing with each other to learn more about partnering and collaboration opportunities. Many common themes emerged from the focus groups, as well as ideas unique to specific stakeholder interests.

Common Themes

- There is a diverse array of groups and organizations providing services to the CPCSD community.
- There is a need for a coordinating entity in the community to facilitate collaboration and partnership among community organizations and interests.
- Staff and volunteers with the various groups are so busy focusing on their specific objectives that they rarely have a chance to step back and consider their role in the overall community.
- Funding for facility use, supplies, marketing, and materials is an ongoing challenge for most organizations.
- Some organizations are actively pursuing and winning grants for specialized projects and programs. Others rely on fees, sponsorships, and donations.
- Groups would like to leverage their resources in collaboration with others to make their resources go farther.
- Transportation is frequently a barrier to providing services. Children and seniors who cannot drive are the most seriously impacted groups.
- The need to charge fees is also a

Cameron Park Lake swimming beach and gazebo

barrier for participation for some community members. Some groups have scholarships or limited reduced-fee opportunities.

- There is no centralized, recognized information source for residents and visitors to learn about what services and opportunities are available in the CPCSD community.

Business and Economic Development

- Parks can drive economic benefits such as tourism, events, quality-of-life property resale values, new employers, etc.
- Multi-generational opportunities for recreation draw new residents.
- CPCSD could offer community event and program passes through Realtors to share with potential and new residents.
- El Dorado County can help market CPCSD programs and events.
- Hold job fairs at CPCSD facilities.

Churches

- Churches need convenient off-campus sites for events and classes (food/clothing distribution, support groups, etc.)
- Celebrate Recovery program needs more space.
- Churches can reciprocate for use of space with volunteer services.
- Church networks can be used to advertise events, scholarships, etc.
- Churches need to have regular contact with CPCSD to network and learn about programs and facilities
- There are many shared interests between the churches and CPCSD programs; better coordination would benefit both.

Sports Activities

- Coordinating access to appropriate facilities and fees required for those facilities are constant challenges for many sports groups.
- There is a need for better coordination between schools, churches, CPCSD, and sports clubs to help keep maintenance and rental costs down.
- There is no central inventory of sports facilities in the community with information about rates, availability, and rental terms.
- Sports teams have need for affordable facilities for special events and fundraisers.
- It would be helpful to be able to store equipment at fields/gyms/pool rather than have to haul it from practice to practice.
- Cost to use school facilities is often high because a school-employed custodian must be on hand to open and close facility.
- There are no adequate tournament facilities for soccer, basketball, or baseball.
- Sports clubs are torn between bringing per child costs down by increasing the number of participants, and the challenge of have adequate facilities and parent participation for more teams.

Seniors

- The senior population is extremely diverse and needs vary widely depending on degree of physical and financial independence. Programs need to be tailored according to these variables rather than age alone.
- El Dorado County offers many of its Senior Services programs in Placerville and El Dorado Hills. A presence is needed in Cameron Park.
- Even though El Dorado Transit can meet some transportation needs, lack of transportation and resultant isolation may be issues for some CPCSD seniors.
- Many older adults are looking for opportunities to give back to the community through volunteerism in intergenerational settings.
- Care givers have need for support programs and respite opportunities.

Civic and Special Interest Groups

- Venues in Cameron Park that could support community art and performance events are underutilized.
- A famers market in CPCSD would help celebrate the agricultural heritage of the region.
- Private/public partnerships are needed to leverage facilities and skills in the community.
- Underserved populations include at-risk youth such as low income and foster children.
- There are 180 home-schooled families in the CPCSD area that could be a potential market for CPCSD programs and activities.
- There could be a role for the CPCSD to facilitate better collaboration among community groups through communications, shared insurance coverage, and other certifications.
- Perhaps the CPCSD could collaborate with groups serving youth to supplement art, drama, and music programs are limited in the schools.
- Groups and individuals who are interested in offering specific programs would like help in marketing and determining demand for the programs.
- Programs for special needs individuals and their caregivers are needed.
- Find ways to take programs to the people when transportation is an issue.
- There is not enough CPCSD staff to undertake all the recreation related initiatives that could be worthwhile for the community.

Health and Wellness

- There are many opportunities for coordination with wellness providers and CPCSD for programs and facility use (Smoking Cessation, CPR, etc.)
- CPCSD instructors could offer classes at remote locations under sponsorship by health and wellness providers.
- Many mental health programs could be expanded if space, staff, and funding were available.
- The CPCSD should coordinate with schools to mutually promote and offer wellness programs.
- The areas of prevention and early intervention are critical for healthy youth development.
- Grants are available for mental and physical wellness initiatives. Some require an active coalition of partners as a measure of future sustainability.

- El Dorado County Public Health (EDCPH) is focused on teaming with community agencies and organizations to implement projects, get funding, and partner on events like Health Fairs.
- EDCPH oversees the Chronic Disease Prevention Coalition that meets every other month and includes educators, community agencies, and jurisdictions for the purpose of developing initiatives related to Tobacco Control/Smoking Cessation, Cardiovascular Health, Stress Management, Injury/Violence Prevention, Obesity and Nutrition, and Physical Activity. The CPCSD should be an active participant in this coalition to help provide classes and educating residents about services and programs.
- Other important wellness program topics specific to children and youth include early nutrition, teen suicide prevention, bullying prevention, and recognizing sports concussion.

Children's cooking class at the Community Center Kitchen

- EDCPH also runs the Children's Health Initiative program called First 5 El Dorado, which engages community partners through Community Strengthening Groups in each region of the County to connect families to key services for children in their communities. The CPCSD should be participating in Western Slope Ready by 5 community strengthening group.
- Health care providers tend to interact with residents at time of need, while the CPCSD can connect with people in a proactive manner.
- When health care providers use licensed RNs as program instructors, they typically have to pay at a standard RN rate. Could CPCSD offer programs taught by RNs for a lower rate?
- Cooking and healthy eating are important areas of wellness that still need more attention.
- At-risk children and families have particular needs for health and wellness education and services.
- CPCSD could coordinate with employer-sponsored wellness programs for CPCSD program passes and class reimbursements, or could develop workplace wellness programs for employers who don't have them already.
- El Dorado County Mental Health Services and Marshal Medical have limited transportation services to get patients to services. Could similar services or volunteer drivers be used to bring CPCSD residents to wellness programs at CPCSD facilities?
- Screening clinics and health fairs could be held at CPCSD facilities and events.

Trails and Resources

- There is a huge demand for more local walking and biking options for both transportation and recreation purposes.
- There is a lack of "walkable/bikeable" connections between neighborhoods and schools. Providing these trails could improve air quality and reduce traffic congestion while also providing recreation and health benefits.
- Local trails could connect to regional trails via the SPTC.
- Could trails be developed in some of the drainage corridors if easement language were expanded to include trails?

- Trails could be used to help spatially organize and connect the community, thus helping to develop a sense of identity and place.
- Some preliminary efforts have been made to identify potential trail connections with the CPCSD, but these have not gone forward. The El Dorado County Transportation Commission (EDCTC) was recently awarded a grant to develop a Community Transportation Plan that might begin to address some of these connections.
- Children are very dependent on parent or other drivers to bring them to and from recreation activities which limits participation for some children.
- Walking trails in parks are also important.
- Historic resources in the community are rapidly being lost and forgotten with new development. Resources need to be inventoried so they can be protected and information about them shared with residents.
- Many people have no idea about the origins of the community and local history. Could this information be celebrated at public spaces like the Community Center and the Library?
- Community identity would be enhanced by incorporating more historic and place-specific elements into street treatments and way-finding.
- There need to be a balance between maintaining natural areas for habitat, fire prevention, and recreation access to these areas.
- Community groups and individuals are interested in volunteer and stewardship opportunities to promote and maintain trails and natural and historic resources.
- Local access to nature education and experiences is lacking. CPCSD could partner with Sierra Club, American River Conservancy, and others to develop and promote guided hikes, nature camps, bird watching, and watershed workshops.
- The CPCSD could use some of its nature areas as outdoor classrooms in collaboration with local schools, perhaps via grant funding for environmental education.

Schools and Educators

- Joint-use between schools and CPCSD for facilities and fields is an important strategy for meeting recreation demand from local sports leagues that leverage limited staff and budget.
- The CPCSD can offer academics in a recreation setting as an alternative to traditional summer school.
- Many schools are providing programs to supplement normal classroom instruction. It could be useful to develop programs to supplement academics in a recreation context during the school year provided fees are not prohibitive.
- The schools and the CPCSD can mutually promote complementary programs and events to benefit area children.
- There is potential to link school sponsored summer lunch program with recreation programs depending on locations and transportation options.
- Educators see many children who are unable to participate in school or private programs due to the fees and transportation challenges.
- Classes in healthy families/parenting could improve children's' ability to learn in the school setting.

Low-income Youth

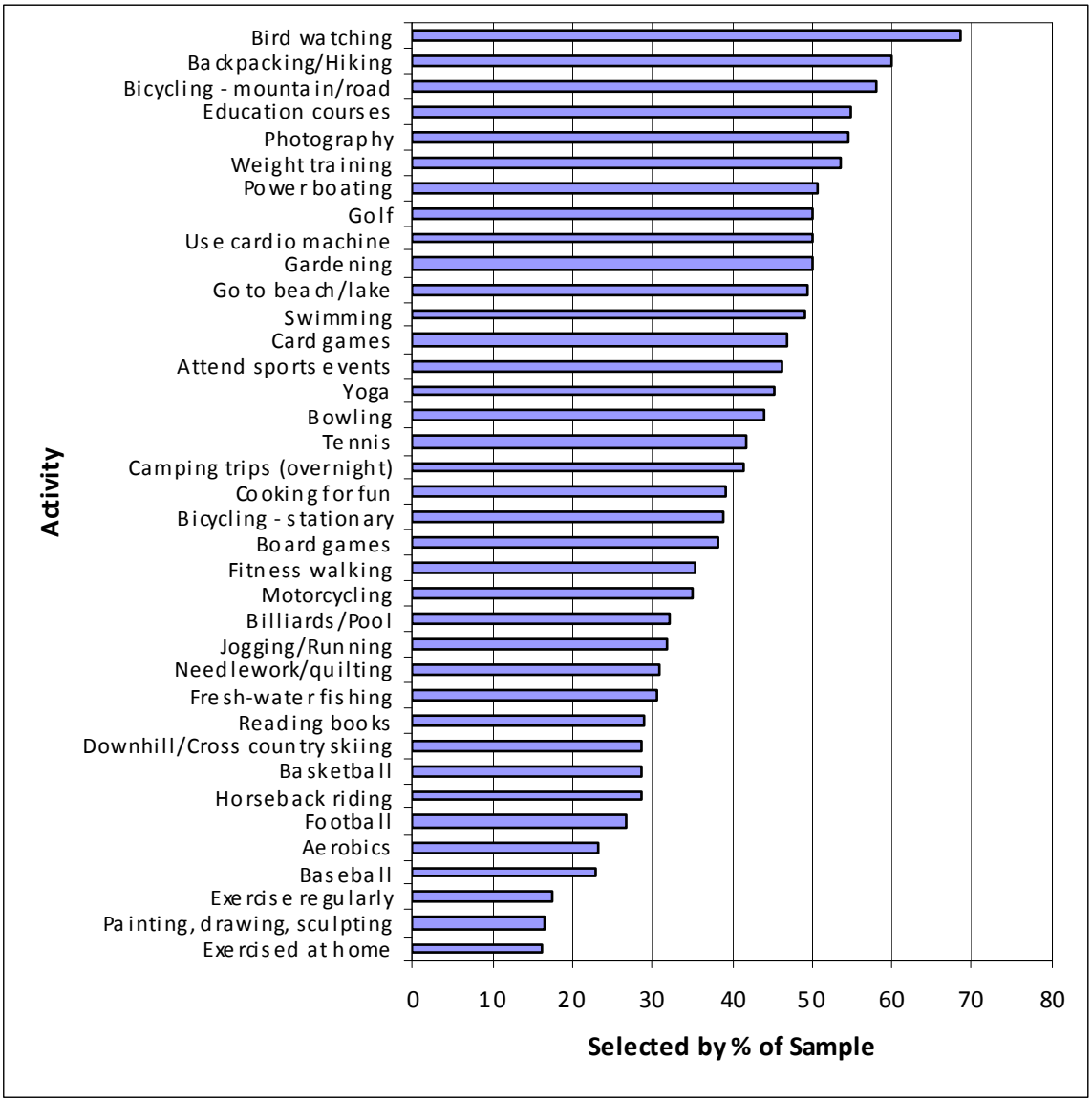
- Favored recreation activities mentioned by children included a wide range of activities such as climbing walls, monkey bars, soccer, swings, arts and crafts, music, karate, boxing, baseball, ping pong, wall ball, flag football, etc.
- Many children expressed an interest in having a summer camp affiliated with the lunch program.
- Parents noted that fees and transportation are the two biggest barriers to their children's participation in CPCSD programs. Many were not aware of scholarship options.
- Parents want to see play areas for small children separated from older children.
- Shade and convenient parking are important park amenities.
- Parents are aware of some church-sponsored summer camps, but fees are sometimes too high.
- Some children participate in after-school academic programs at school sites. It would be hard to get children to another location for other programs.
- Special needs children can rarely participate in programs because instructors are not trained in how to handle them or how to integrate a caregiver/parent into the program. This is a serious problem that limits socialization and developmental opportunities for the child and further heightens the parents' sense of isolation.
- Many children are already visiting the library on some periodic basis so perhaps recreation opportunities could be coordinated with these visits to limit transportation issues.

6.2 Household Profiles

El Dorado County contracts with Buxton Consumer Analytics for access to complex data profiles that describe the demographics, consumer preferences, and economic characteristics of households throughout the County. One subset of the available data analyzes recreation preferences for profiles occurring in a specified area. By querying this data for households in the CPCSD area, predictive information was obtained about recreation preferences and habits. Figure 6 shows which activities were predicted to have enough interest by CPCSD households to be viable in the community.

It is interesting to note that several of the most highly ranked activities are outdoors/nature oriented. The CPCSD area is commonly lauded by residents as providing an appealing blend of urban amenities with ready access to nature and outdoor activities. There may be potential for the CPCSD to expand on this area of programming to increase availability to residents.

Figure 6 – Predicted Activity Preferences (Buxton Survey)



Source: Buxton Analytics using data from Mosaic USA, a registered trademark of Experion.

There are also many special interest activities included the list that are already among the diverse list of programs being offered by the CPCSD or other groups in the area. These include yoga, swimming, photography, gardening, bird watching, cooking, art classes, needlework, tennis, basketball, football, and baseball. The data suggest that these are good programs to continue providing, with CPCSD recreation staff monitoring participation and adjusting offerings as indicated.

Another grouping of activities includes those that potentially involve going to a destination for a specific experience, such as skiing, boating, backpacking, overnight camping, and attending sports events. The CPCSD may be able to play a role in coordinating travel to these types of destinations, or provide other programs aimed at people who are interested in these particular activities. For example, fitness conditioning or safety programs could be targeted specifically at skiers, backpackers, and boaters.

Speaker series or special events featuring specific activities could also be popular, such an outdoor equipment sale/swap meet or travel films about fishing, boating, hiking, and skiing destinations.

A number of the predicted activities are also fitness-oriented, such as weight training, cardio workouts, stationary bicycling, fitness walking, jogging/running, and aerobics. As noted earlier, there are several private gyms providing opportunities for some of these activities already. However, the CPCSD may be able to complement these private businesses by offering activities in a different setting and perhaps as part of an overall individual wellness agenda. Partnering with health care providers to help package wellness programs that include exercise, nutrition, life style, monitoring, and peer support could provide added value and incentive that would encourage long-term participation.

There is also a strong national recreation trend towards group-oriented fitness training and events, such as Team in Training[17], walking and running clubs like Sacfit, walkathons, and special interest "bootcamps". This approach to wellness provides the multiple benefits of physical conditioning with social interaction, peer support, and a sense of community. Other communities have undertaken community-wide health initiatives with some notable success, and the CPCSD is a logical entity to spearhead such an effort for Cameron Park. Such programs also provide excellent opportunities for collaboration between healthcare providers, businesses, and community groups.

6.3 CPCSD Reserved Facility Utilization

A number of CPCSD park facilities are available for reserved use on a fee basis. These include facilities at the Community Center, Cameron Park Lake, Christa McAuliffe Park, David West Park, and Rasmussen Park. Fees paid to use these facilities are vitally important to help offset the operational and maintenance costs associated with providing these recreation resources to the community at large. Fee-based reservations are also an indicator of demand for specific types of facilities and may be helpful in determining what additional facilities may be needed.

Table 13 shows number of reservations for specific CPCSD facilities for a three year period (2010 through 2012) as well as the associated revenues for the reservations.

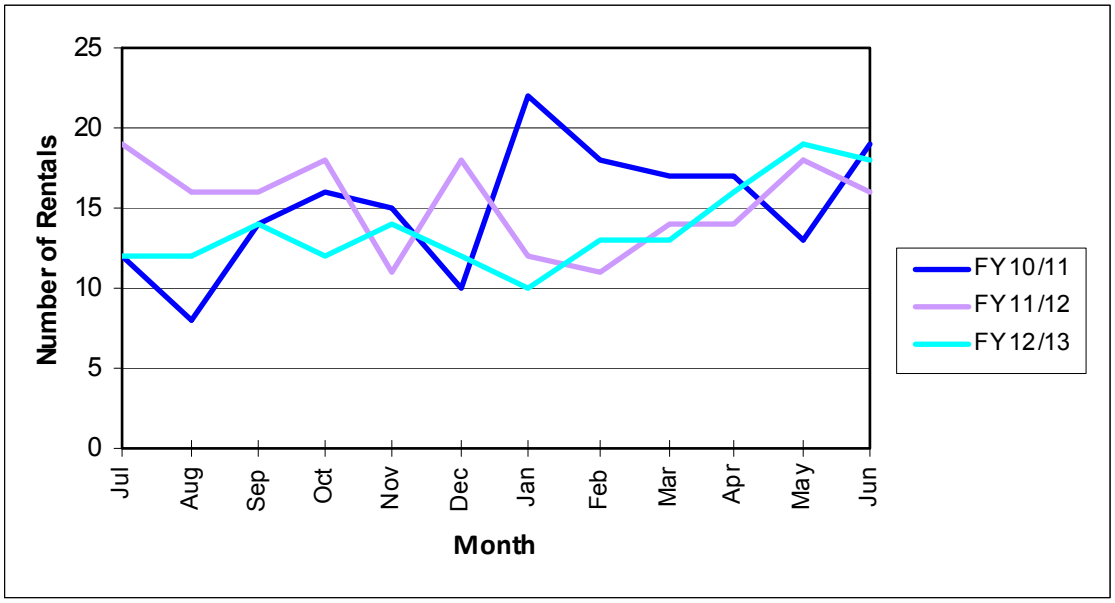
[17] Team in Training is an endurance sports training and fundraising program of the Leukemia and Lymphoma Society.

Table 13 – Park Facility Usage and Revenues

	2010		2011		2012	
	# of Reservations	Total Fees	# of Reservations	Total Fees	# of Reservations	Total Fees
Community Center						
Full Assembly Hall	19	$15,309	29	$25,925	17	$ 12,482
East Half with Stage	81	$ 9,893	88	$13,391	69	$ 10,605
North West Quarter	17	$ 3,846	62	$ 3,998	67	$ 3,344
West Half	14	$ 3,259	6	$ 1,860	5	$ 2,510
Kitchen	0	-	10	$ 1,565	5	$ 1,038
Social Room	16	$ 1,596	10	$ 1,273	6	$ 939
Dance Studio	0	-	0	-	0	-
Pool	3	$ 855	51	$13,535	12	$ 2,190
Gymnasium	90	$16,952	56	$13,703	39	$ 9,678
Cameron Park Lake						
Gazebo	16	$ 4,311	16	$ 4,677	10	$ 3,626
Flagpole Picnic Area	11	$ 1,498	7	$ 950	7	$ 960
Boats	*No data*		*No data*		270	$ 1,350
Day Use	10,645	$34,525	7,958	$25,326	8,733	$ 27,639
Christa McAuliffe Park						
Soccer Fields	36	$ 6,295	18	$ 7,425	7	$ 2,988
David West Park						
Baseball Field	1	$ 1,800	2	$ 4,050	3	$ 3,775
Soccer Field	4	$ 3,560	0	-	0	-
Rasmussen Park						
Multi-use Fields	12	$10,824	12	$12,520	13	$ 12,450

While the Community Center building shows a consistent trend of underutilization, there is nevertheless ongoing demand for its facilities. An analysis of usage by month shows that demand is quite variable, with the spring season showing perhaps the steadiest demand (Figure 7). Late summer is typically a slow period perhaps due to vacations and a focus on outdoor activities. The absence of a strong repeated pattern of use from year-to-year suggests that there are ample opportunities to market the facilities for events and uses that occur at any time of the year. It also suggests that a significant amount of facility use is made up of one time rentals rather than ongoing rentals occurring by the same groups at the same time of the year. Developing a core group of rental events with multi-year contracts could help to stabilize the utilization pattern and help focus marketing to those times with less demand.

Figure 7– Number of Community Center Rentals by Month



The most frequently reserved spaces in the Community Center include the east half with the stage, and the northwest quarter (Figure 8). These spaces have capacity for moderately sized gatherings with seating for 70 to 158 people. The full assembly room, with seating for up to 356 people, is reserved less frequently but accounts for the greatest amount of revenue generated by any of the Community Center spaces available by reservation (Figure 9). The west half, kitchen, and social room are not used frequently and consequently fees from their use are modest. Additional targeted marketing to both local and regional audiences is needed to increase utilization of all the Community Center spaces.

Figure 8 – Community Center Reservations by Space

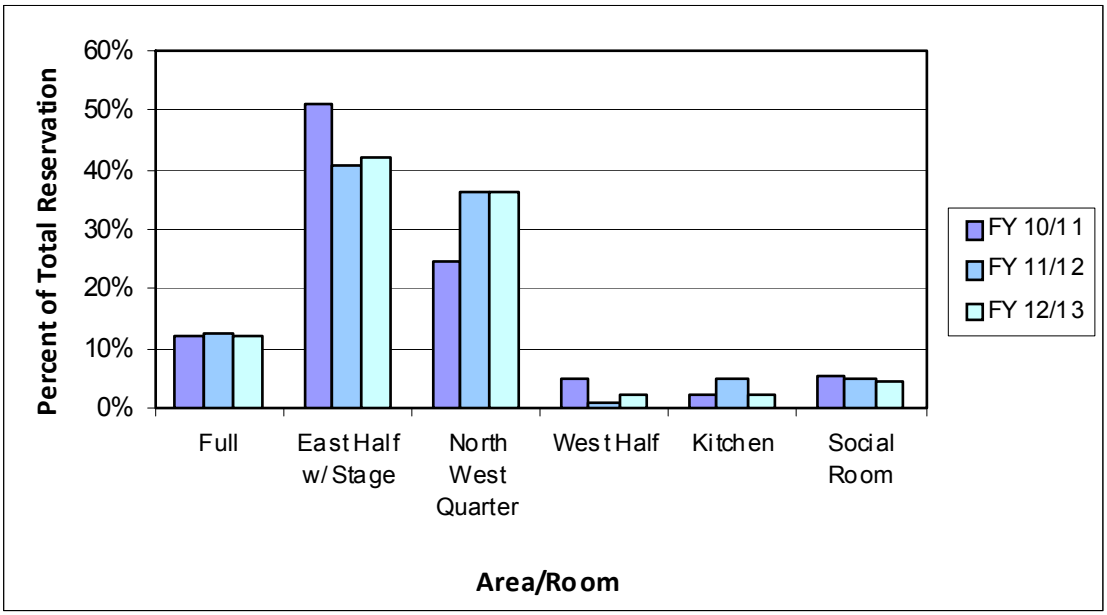
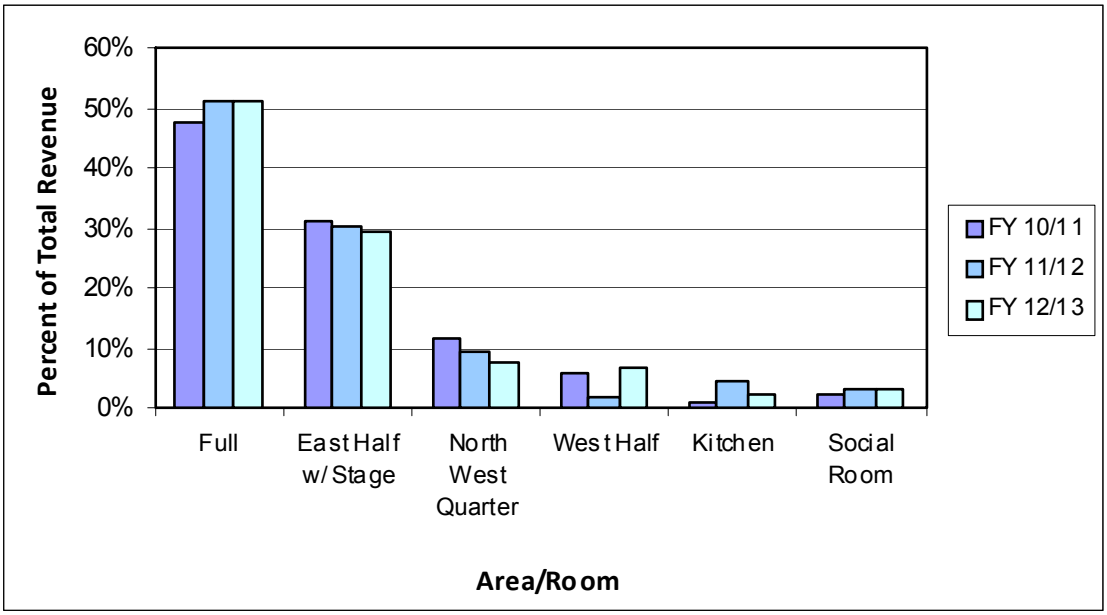
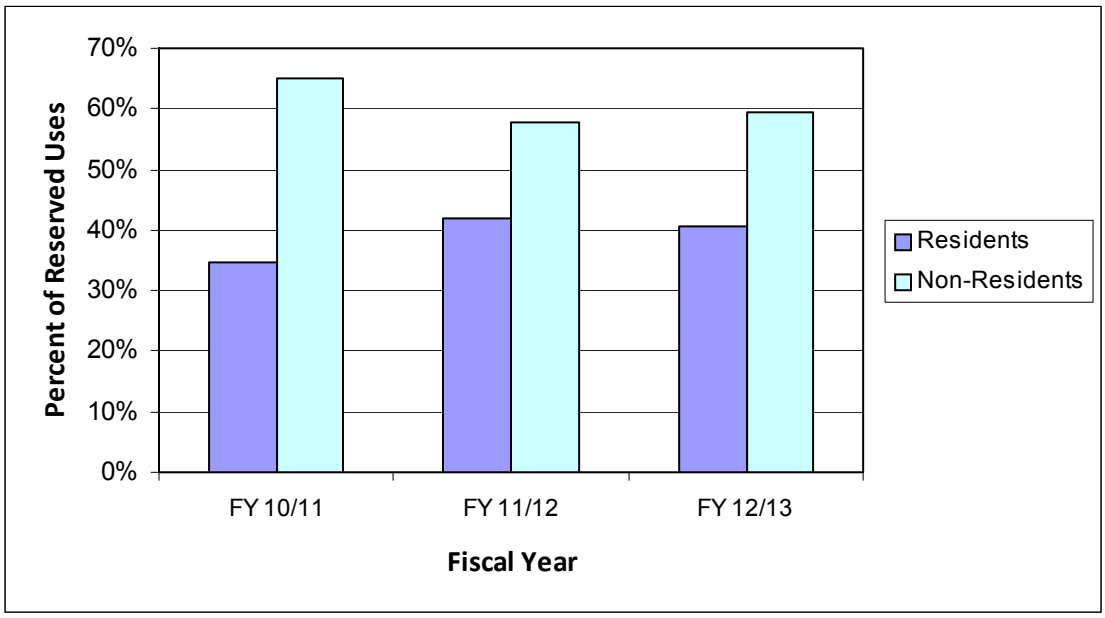


Figure 9 – Community Center Fee Revenues



The need to market the Community Center beyond the CPCSD community is borne out by examining utilization by residency over the last several years (Figure 10). About 60 percent of reserved use of the various Community Center spaces is by people who are not CPCSD residents. This is an indicator that there may be shortage of comparable facilities in the region at the price point provided by the CPCSD.

Figure 10 – Community Center Utilization by Residency



Other facilities available on a reservation basis include the gymnasium and pool located at the Community Center complex, the gazebo and group picnic area at Cameron Park Lake, and sports fields at Christa McAuliffe, David West, and Rasmussen parks. The pool consistently shows the highest number of reservations among these facilities (Figure 11), and generates the most revenue from fees (Figure 12).

Figure 11 – Other Recreation Facility Utilization

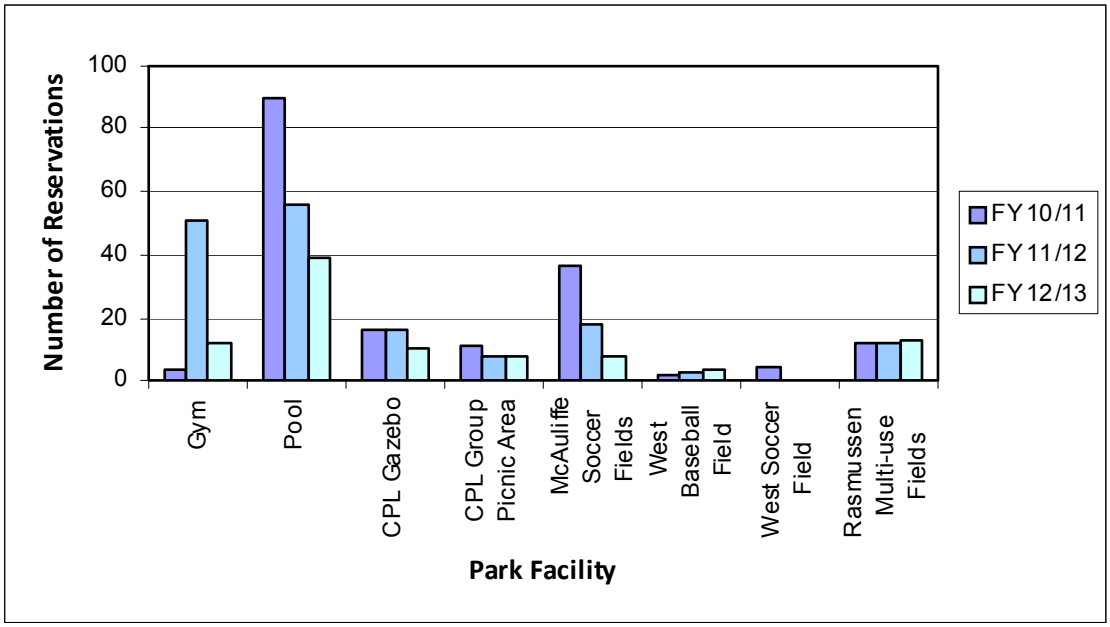
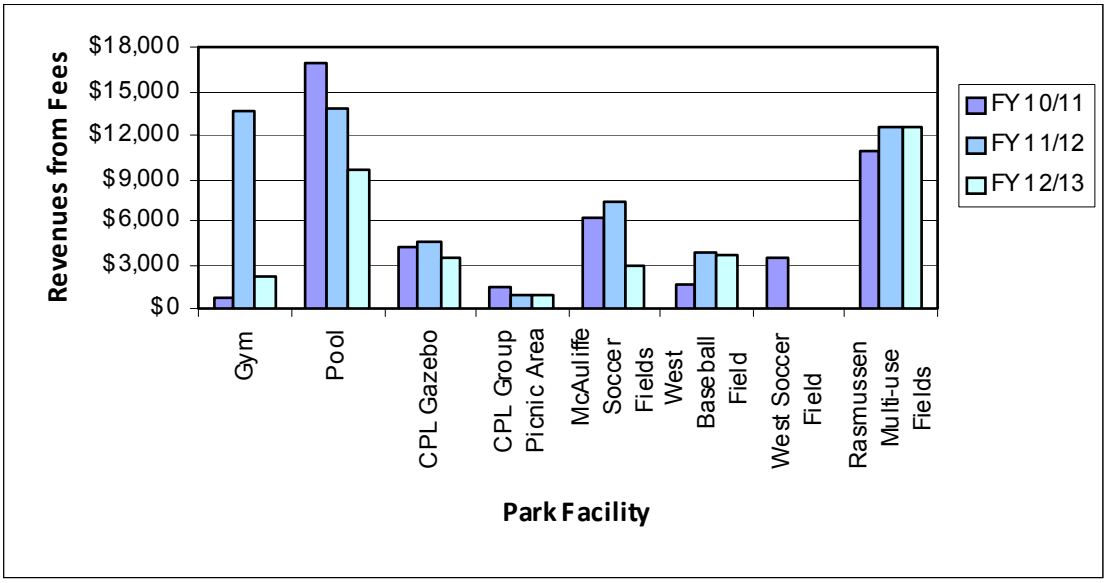


Figure 12 – Other Recreation Facility Revenues



There is also a steady demand for the multi-use sports fields at Rasmussen Park and the baseball field at David West Park, and they are a consistent source of revenue. Reserved use of the soccer fields at Christa McAuliffe Park and David West Park has declined over the last several years. All fields have potential capacity to be reserved more often. In order to optimize use of these resources, it would be helpful to indentify the carrying capacity for each field and target utilization that allows for recovery periods. Analysis of CPCSD fees and overall field quality as compared to other fields in the region would also be useful.

The gazebo and group picnic area at Cameron Park Lake are showing flat to slightly declining reserved use over the last several years. The same trend seems to be true for day use as well. In 2010, there were over 10,000 daily visitors to the lake. In 2011 and 2012, the number of day visitors was about 8,000. It is interesting to note, though, that about three-quarters of the day visitors to the lake are local CPCSD residents. The strongest demand for Cameron Park Lake facilities occurs in June, July, and August. Given the mild temperatures in the region, spring and fall shoulder season use of the facilities may be an untapped revenue source.

Bird Watching at Cameron Park Lake

7 Park Planning Standards

One purpose of this Master Plan is to define a consistent vision for the quality and quantity of CPCSD park and recreation resources, also called the level of service (LOS). The level of service includes consideration of how many parks are required, where they should be located, and the types of facilities they should include to best meet the projected need for parks and recreation services. Specific planning standards established in the CPCSD Recreation Facilities Master Plan (2000) include:

- Park Types
- Park Service Area
- Acres per 1,000 Population
- Facilities per 1,000 Population

These standards are restated and updated in this chapter to reflect current information about the CPCSD population and park inventory. In addition, new standards are included to reflect the evolving needs of CPCSD residents and trends within the parks and recreation industry. These standards address:

- Park Site Characteristics
- Park Design Standards

All standards are designed to provide flexibility in how the future park resources develop, while still setting a threshold for the level of service those resources are expected to provide. As new parks or park improvements are developed in the CPCSD, consideration will be given to these standards to determine if the proposed action is consistent with the defined level of service for parks and recreation.

It is important to remember that, in most cases, the standards apply to the entire CPCSD system of parks and recreation facilities, rather than to any one park alone. These standards are meant to be used collectively to direct the future design and location of parks and improvements so the overall quality of recreation resources throughout the CPCSD stays high. Consequently, some flexibility in applying the standards is to be expected, taking into consideration the physical characteristics of the available park sites, and the availability of similar facilities nearby.

This Master Plan establishes standards for recreational development and policies for parkland dedication that are consistent with the EI Dorado County Ordinance. The standards are intended to apply to all development in the Cameron Park CSD boundaries, and EI Dorado County should include this Master Plan, by reference, in the Recreation Element of the EI Dorado County General Plan.

7.1 Park Types

The Master Plan establishes standards for the size and type of facilities included in neighborhood parks and community or district parks. The purpose in defining these types of active parks is to ensure that there is a mix of park and recreation opportunities available to all residents.

Neighborhood Parks

Neighborhood parks primarily focus on serving walk-to or bike-to recreation needs. The distance of one-quarter to one-half mile is commonly used in park planning to define a reasonable distance that children on their own can be expected to walk or bike to reach a destination. When possible, neighborhood parks should be adjacent to schools. Improvements are generally limited to those that are intended to serve the neighborhood, and may include features such as a playground, tot lot, turf areas, and picnic tables.

Rest rooms and parking areas are typically only provided if the park improvements are expected to attract people from outside of the immediate neighborhood. Ideally, neighborhood parks should be at least 5 acres in size to allow for meaningful active recreation opportunities and to provide for maintenance efficiency.

Community Parks

Community parks and recreation facilities provide a focal point and gathering place for the larger community. Community parks are for use by all sectors and age groups of the community, and may include multi-purpose fields, ball fields, group picnic areas, playground, tot lot, multi-purpose hard courts, swimming pool, tennis courts, and a community center. In suburban and urban settings, residents should ideally have access to a community park within 3 miles. Community parks typically range in size from 10 to 100 acres depending on the types of improvements. However, smaller sized community parks may be viable if the facilities are highly-concentrated and especially if they are adjacent to other public buildings or spaces.

Natural Area Park[18]

As the CPCSD area continues to develop, open space and recreation lands will become increasingly important features in maintaining the general perception of the "quality" of the Cameron Park community. Natural area parks are those that limit recreation improvements in order to preserve the natural features of a site. Activities at natural areas are usually regarded as passive, such as hiking, bird watching, disc golf, or photography and do not require major disruption of the natural landscape. Natural area parks are typically at least 10 acres in size to provide for a significant experience of the natural environment and to preserve meaningful habitat. However, smaller natural area parks may be feasible depending on the type of habitat and surrounding land use.

7.2 Park Service Area

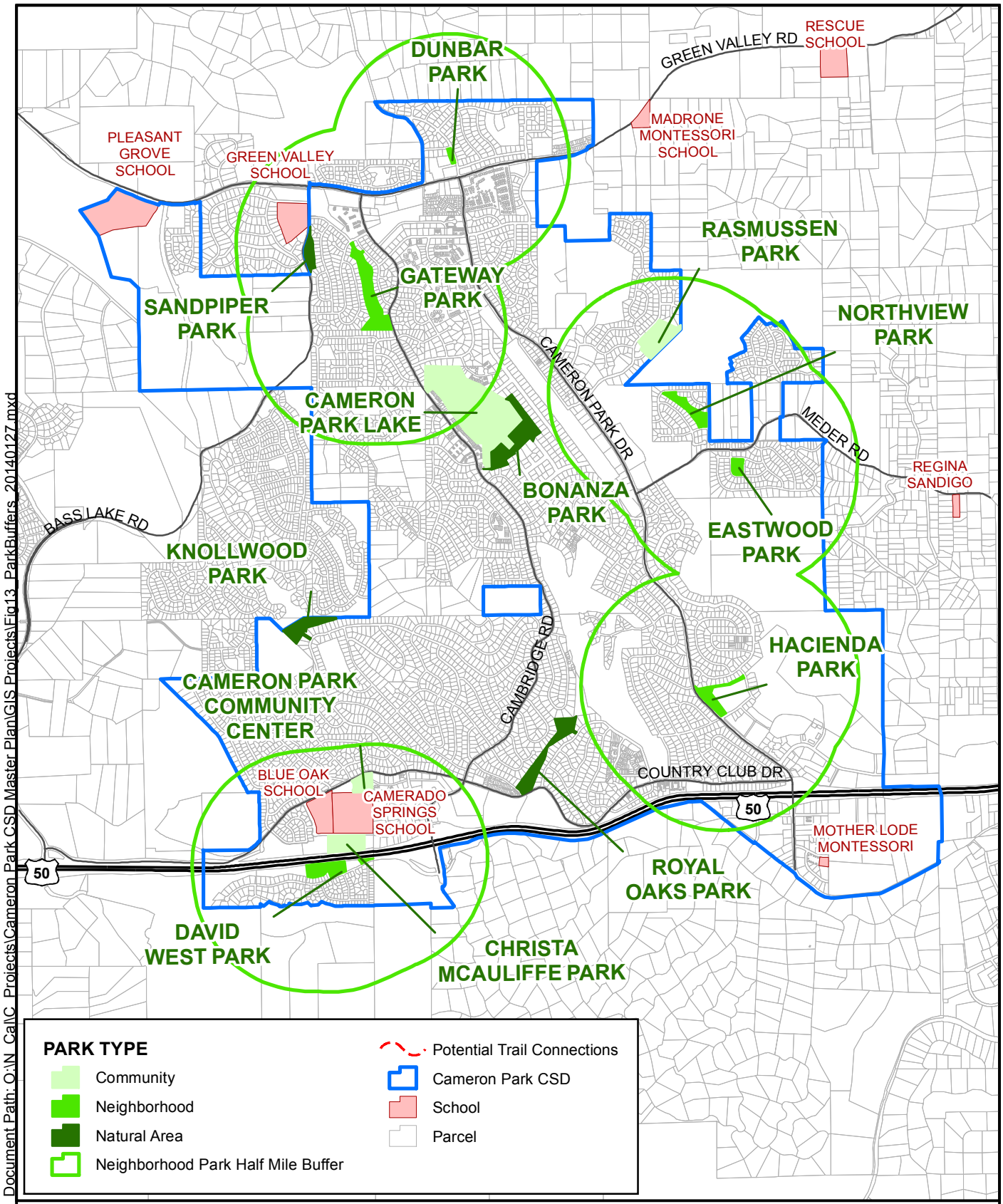
Since different types of parks provide different recreation opportunities, park service area standards are established to identify the expected geographic area that will be served by a particular park (Table 14). This helps to ensure that residents have reasonable access to a wide range of park facilities regardless of where they live within the CPCSD.

Table 14 – Park Service Areas

Park Type	Size Range	Population Served	Service Area
Neighborhood	2 – 10 acres	500 to 1,000	Up to ½ mile
Community	10 – 100 acres	5,000 – 25,000	1 to 3 miles
Natural Area	10 – 10,000+ acres	All	All of CPCSD

The community park facilities are well spaced throughout the CPCSD, however, there are some issues with the current distribution of neighborhood parks. Neighborhood park locations within the CPCSD and their service areas per the standard are illustrated in Figure 13. There are no neighborhood parks in the area west of Cambridge Drive between Cameron Park Lake and the Cameron Park Community Center.

[18] The CPCSD Facilities Master Plan (2000) refers to this park category as 'Open Space'. In the last decade the term 'open space' has become increasingly associated with many types of undeveloped land, including agricultural lands and other land uses irrespective of recreational potential. The term is replaced with "Natural Area Park" in some instances in this Master Plan where the open space has a recreational element.



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EXISTING PARK SERVICE AREAS

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

© 2014

N

0 1,500 3,000
FEET
1 inch = 3,169 feet

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FIGURE 13

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Other neighborhoods have access to neighborhood park sites, but the sites are not developed or only minimally improved. These include the areas around Gateway Park and the Dunbar Park site. Residents in these neighborhoods do not access to neighborhood parks for active recreation uses within walking or biking distance. As vacant parcels of an adequate size are limited in this area, priority should be given to identifying a suitable site for acquisition and for improvement in the future when funding allows.

7.3 Acres of Park Land by Population

The CPCSD has established standards for how many acres of various types of park and open space land should be available based on population. The standards address neighborhood and community parks, and open space which includes natural area parks (Table 15).

The overall standard for developed active use parks is 5.0 acres for every 1,000 people residing in the CPCSD. This is broken out as 2.0 acres of neighborhood parks and 3.0 acres of community parks. The open space requirement of 5.0 acres per 1,000 people residing in the CPCSD is in addition to the 5.0 acres of developed active use active park land. Open space includes creek corridors, preserves, wetlands, agricultural lands, and other undeveloped spaces. Some open space areas have recreational opportunities depending on the type of natural resources and how the area is managed. Existing open space lands in the CPCSD include the four natural area parks and the Cameron Park Unit of the Pine Hill Preserve, which is operated under a cooperative agreement between federal and state agencies, local government, and the American River Conservancy.

Table 15 – Park Acreage Standards

Park Type	Standard - Acres per 1,000 People	Acres Based on 2013 Population (18,986)		
		Needed per Standard	Existing	Surplus/(Deficit)
Neighborhood	2.0	38.0	32.7	(5.3)
Community	3.0	57.0	77.8	20.8
Open Space	5.0	94.9	394.3	299.4

The CPCSD has adequate community and open space acreage, while there is a deficit of about 5.3 acres of neighborhood park land. However, since two of the neighborhood park sites are largely unimproved (Dunbar Park and Gateway Park) their functional recreational value is not being realized. In addition, the natural area parks (Bonanza Park site, Knollwood Park site, Royal Oaks Park, and Sandpiper Park site) are almost entirely unimproved except for the informal trail head and path at Royal Oaks Park. The opportunities for residents to enjoy these open spaces are thus extremely limited. The Pine Hill Preserve is a popular hiking spot, but the lack of parking and designated multi-use trails in the Cameron Park Unit is noted in the Pine Hill Preserve Management Plan as an issue.[19] Various steps to improve access and educational opportunities are identified in the plan as Management Tasks and represent opportunities for collaboration with the CPCSD.

The EI Dorado County Ordinance specifies that credit for recreation facilities provided in planned developments where the facilities are privately owned and maintained by the future residents of the subdivision may be allowed against the requirements of dedications for park and recreation uses with the allowance ranging from fifty percent (50%) to seventy five percent (75%). However, the Board of

[19] Hinshaw, G., *et al.* 2008. *Pine Hill Preserve Management Plan.*

Supervisors must determine that it is in the public interest to allow this credit, and that various standards pertaining to the uses, facilities, and maintenance have been met.[20]

Opportunities for park land acquisition in order to meet and maintain these acreage standards Allocation of park land in an area must balance needs with opportunities for park land acquisition and development; but the intent is that the standards will be met within the CPCSD. The standards indicate the minimum amount of recreation facilities or parklands that should be available to the residents in a community. The standards for acres of required parkland in Table 4 reflect the statutory requirements for park acres under the California Subdivision Map Act.

7.4 Park and Recreation Facility Standards

The adequacy of park and recreation facilities is measured not only by the amount of park acreage, but also by the type and location of recreation facilities. It is important to review and update facility standards periodically so that as the community grows, additional new facilities can be developed to provide comparable access to the same level of recreation amenities that existing residents enjoy. The park and recreation standards used in the CPCSD 2000 Recreation Facilities Master Plan were derived from the nationally recognized standards developed by the National Recreation and Park Association (NRPA) with minor modifications. Several new facility standards are being added with this Master Plan update. These additions reflect changes in recreation trends and new facilities that the CPCSD has developed. New standards are shown for the following facilities: gymnasium, multipurpose room, group picnic area, skateboard park, disc golf course, and dog park. All facility standards are reflected in Table 16 along with the surplus or deficit of facilities based on the CPCSD 2013 population. The number of similar facilities at local schools is also shown.

Table 16 – Standards for Facilities

Facility Type	Standard - People Served by 1 Facility	Facilities Based on 2013 Population (18,986)			School Facilities
		Needed per Standard[1]	Existing	Surplus/(Deficit)[1]	
Baseball Field	5,000	4	3	(1)	10
Softball Field	5,000	4	0	(4)	2
Tennis Court	4,000	5	4	(1)	11
Basketball Court	10,000	2	1	(1)	17
Soccer Field	2,500	8	5	(3)	1
Gymnasium	20,000	1	1	0	1
Multiuse Room	15,000	1	2	1	5
Group Picnic Area	8,000	2	2	0	0
Skateboard Park	25,000	1	1	0	0
Disc Golf Course	25,000	1	0	(1)	0
Dog Park	25,000	1	1	0	0
Swimming Facility	10,000	2	2	0	1
Community Center	25,000	1	1	0	NA

[1] *Number of facilities needed and surplus/deficit is rounded to nearest whole number.*

[2] *Includes Cameron Park Lake swimming pond.*

[20] El Dorado County Ordinance. 2010. Section 16.12.090.

Baseball fields, tennis courts, and basketball courts show minor facility deficits. Soccer and softball field deficits are more significant. The apparent deficit of swimming facilities is mitigated significantly by the swimming pond at Cameron Park Lake, which provides a summer season water recreation area that is substantially larger in size than pool at the Community Center. The only other type of facility for which there is a deficit is a disc golf course.

In addition, consideration must also be given to the facilities available through local schools. Local sports leagues work with both the CPCSD and the schools to secure facilities for their practices and games. However, school facilities cannot be considered equivalent to CPCSD facilities for several reasons. Availability of school facilities is limited to those times when the schools' own programming needs don't take priority. This typically excludes public use during the normal school day or when after school activities are taking place. In addition, the schools have no formal agreements requiring them to provide their facilities for non-school uses. Thus access to these facilities may be quite variable from year to year depending on changes in school enrollment patterns and programming.

Establishing joint-use agreements with the local school districts may be an effective strategy to supplement CPCSD facilities without the capital outlay required to build new facilities.

7.5 Park Site Characteristics

Not all types of land are appropriate for the active recreation improvements found at neighborhood and community parks. Lands that are to be dedicated for development as active parks must have a location and physical characteristics that are suitable for the intended uses. The following guidelines will be used to evaluate the suitability of proposed land to be dedicated for active use parks.

a. The service area standards determine how far park users can reasonably be expected to travel to access the park. Land that is to be dedicated for a neighborhood park should generally be within ½ mile walking or biking distance of the population it will serve. Community park land should be within 3 miles of the intended user population.
b. Proposed park land should have access to appropriate infrastructure such as roads, water, sewer, and power.
c. The types of land uses surrounding the potential park site should be considered. Land adjacent to an existing or proposed school site is desirable because it offers future joint use opportunities. Land that provides opportunities to connect to trails or bikeways is also desirable. If a proposed park site is adjacent to land uses that are incompatible with the proposed park use, the land may not be suitable.
d. The types of improvements that are typically developed in an active use park include, but are not limited to: playgrounds, sports fields, hard surface courts, meeting rooms, paths, and gymnasiums. The size of a site, as well as its topography, geology, presence of water courses, and any other physical constraints must be suitable for these and any other intended uses.
e. The site should be no less than 4 acres for a neighborhood park due to the limited improvements that can be built on smaller parcels and the increased maintenance cost per acre. A community park should be no less than 8 acres.
f. Land that is constrained by the presence of special status species, jurisdictional wetlands, cultural/historical resources, or other protected resources may not be suitable, depending on how much of the site is constrained and the extent of the constraint. In situations where the resources may offer meaningful interpretive opportunities, provide additional passive recreation

opportunities, and/or would not be damaged by the proposed uses, the presence of these resources would not necessarily make a site unsuitable for active park uses.

g. A site may be deemed unsuitable for park land dedication if previous uses have resulted in the presence of hazardous materials, excessive erosion, unstable ground, or any other condition that cannot be corrected without excessive remediation costs. If such conditions can be remediated to the satisfaction of the CPCSD, at no cost or an acceptable cost to the CPCSD, the land may be considered suitable.

h. The CPCSD reserves the right to make the final determination on the suitability of a proposed park land dedication for both active and recreational open space uses because individual site conditions are unique and cannot fully be anticipated in these guidelines. The CPCSD may also determine what portion of a proposed site is suitable.

7.6 Park Design Standards

The following standards should guide planning, design, and construction of new parks and improvements at existing parks. All park projects shall also comply with the El Dorado County Design and Improvements Standards Manual.

7.6.1 Facilities

a. The standard minimum improvements at all neighborhood parks developed in the future by the CPCSD, or as turn-key projects by other parties, should be similar so that the overall quality of park resources throughout the CPCSD is consistent. Neighborhood parks should include the following minimum improvements:

- Turf area for unstructured play
- Landscaping
- Irrigation
- Bicycle parking
- Vehicle parking (ADA accessible)
- Restrooms (ADA accessible)
- Multi-age play structures
- Site furnishings such as drinking fountains, trash cans, and benches (ADA accessible)
- Paths (ADA accessible)
- Covered picnic tables (ADA accessible)

b. Sports fields and/or courts or other improvements may be included in neighborhood parks as guided by needs identified in this Master Plan and the preferences of the residents the park is primarily intended to serve.

c. Community parks should generally include the same minimum facilities as neighborhood parks with additional improvements as identified by the facilities needs in this Master Plan. Exceptions are special use parks that serve the community such as skateparks.

d. Community parks should also function as neighborhood parks for areas that lack neighborhood parks by providing comparable improvements.

e. Conjunctive use and multi-use recreation areas and facilities should be emphasized to efficiently utilize park resources.

f. Facilities within parks should be sited to optimize recreation value by locating features with synergistic uses adjacent to each other.
g. Play areas shall be a minimum of fifty feet (50') from the street or parking lot, or surrounded by an enclosure that will effectively prevent movement between the play area and street or parking lot.
h. Play areas should be located near the main circulation route, picnic areas, and open lawn areas.
i. Sport courts should be located near park edges or adjacent to streets to maximize visibility for security. However, some physical separation should be provided between courts and the street such as a low berm or landscape buffer approximately fifteen feet (15') in width.
j. Sport courts and fields should generally be oriented with the long axis running north south as feasible.
k. Where night lighting is included in parks for safety and anticipated recreational uses, glare impacts on nearby residential areas shall be mitigated through appropriate equipment choices and placement.

7.6.2 Design Process

a. Consider the social, recreation, and economic needs of the residents who will be served by a neighborhood or community park.
b. Residents should actively participate in developing the site master plan and selecting which improvements will be provided in their neighborhood or community park.
c. Consider providing a unique character for each park consistent with the local identity. Express this identity through consistent use of selected colors, materials, and design motifs.
d. Sites, facilities, structures or landscapes of historic or cultural significance within each park should be included where possible in the park design.
e. The size of any given neighborhood or community park should be established after considering the population it will serve, the types of facilities needed, and costs.
f. Parks should be designed for phased implementation in case funding for full implementation is not available. Designate phases to avoid rework or temporary improvements that add cost to the project.

7.6.3 Location

a. Parks should be located with consideration for proximity to expected users consistent with the Park Service Area Level of Service guidelines.
b. Park locations should be selected based on compatibility the adjacent land uses, site suitability, and opportunities to optimize existing infrastructure.
c. Barriers and screens such as landscaping, earth berms, and fences should be included as buffers between parks and residential or other land uses where park use adversely impacts or is adversely impacted by the adjacent land use.

7.6.4 Parking and Circulation

a. Adequate parking shall be provided at parks in accordance with anticipated levels of use. On-street parking shall not cause traffic congestion or interfere with parking for and access to adjoining land uses, particularly residential neighborhoods.

b. The main entrance to the park should be located near public transit stops or crosswalks if possible.
c. Park entrance improvements shall include a park name sign with hours of operation.
d. Circulation for maintenance vehicles shall be provided that does not interfere with pedestrian or bicycle circulation in the park.
e. Adequate access for fire, emergency, and safety vehicles and equipment shall be provided.
f. An ADA accessible circulation route shall be provided connecting all accessible features in the park.
g. The circulation route shall provide safe access to all improvements so that users do not create their own pathways through landscape or turf areas.
h. Sight lines shall be maintained along circulation routes so that users have adequate opportunity to see oncoming pedestrians and cyclists and to eliminate blind spots.

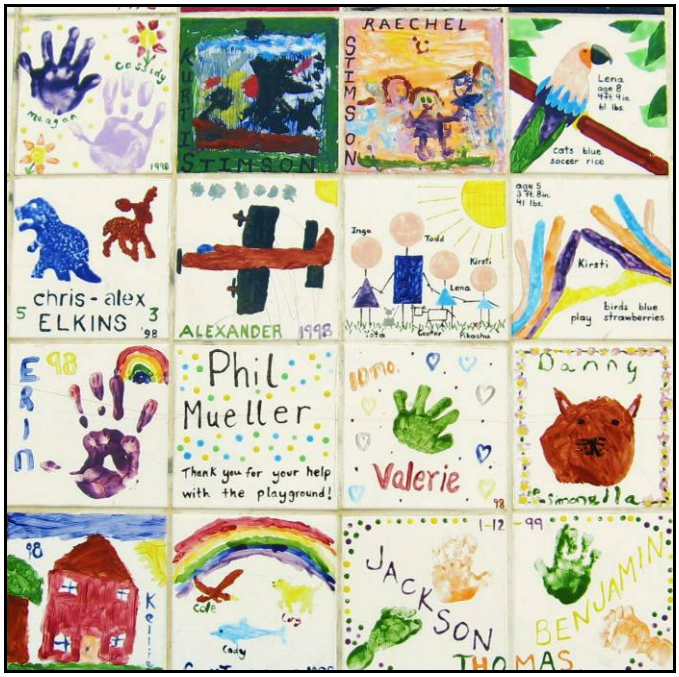
7.6.5 Sustainability

a. Promote water conservation by using efficient irrigation controls with seasonal adjustment.
b. Where appropriate, use drought tolerant and native plant materials in parks.
c. Design park facilities to minimize maintenance requirements.
d. Preserve natural site characteristics as feasible in park design.
e. Incorporate techniques to manage stormwater discharge from the park site such as permeable surfaces, erosion control planting, and detention/retention swales.
f. Select energy and water efficient equipment options when possible.
g. Provide recycling containers in parks along with standard trash receptacles in communities with recycling programs.
h. Minimize grading and import/export of fill material.
i. Preserve mature healthy trees as feasible by locating park improvements outside of the trees' drip line and preserving natural drainage

8 Recommendations

Recommendations for specific parks and recreation projects and initiatives are provided in this chapter, reflecting the policy implementation measures, community input, and analysis detailed in the prior chapters. The recommendations are grouped into key issue areas, although each individual recommendation potentially affects multiple issues. The implementation strategy for these recommendations is addressed in Chapter 8. The key issue areas are:

- Administration
- Planning
- Programs
- Existing Facility Repairs and Renovations
- New Facilities
- Acquisition



Children's Tile Wall at Christa McAuliffe Park

8.1 Administration

Administrative recommendations are generally related to operational aspects of the CPCSD park facilities recreation programs, and CPCSD's role in providing these services to District residents.

Fiscal Oversight and Planning

The fiscal sustainability of CPCSD park facilities and recreation programs is one of the most crucial responsibilities of the District. Revenues and expenses must be managed to provide the optimal benefit to current CPCSD residents. As the remaining vacant land in the CPCSD is developed, the County approved park impact fees must continue to be collected to make sure funds are available to build new recreation facilities to serve the new residents.

In addition, the following measures implement the policies of this Master Plan related to fiscal operations.

- The CPCSD General Manager will update the CIP annually with the submittal of the CPCSD annual budget to the Board of Directors.
- The CPCSD will prepare a one-year and a five-year CIP that identifies all proposed capital improvements and projected or actual revenue sources for each.
- Prior to acceptance of trails, wetlands, creeks or other open space lands, an approved source of maintenance and operational funding will be identified by the CPCSD for those facilities.
- A component of the annual and five-year CIP will be a chapter that addresses the estimated operations and maintenance requirements for each proposed new facility. The funding source for the operations and maintenance will also be identified in the CIP budget.
- The Park and Recreation staff will evaluate at least monthly the revenue status of all recreation programs offered by the CPCSD.

- Minimum levels of attendance will be established for each program prior to the first meeting to make sure participation is sufficient to fund the program.

Collaboration Leadership

There is an extensive group of governmental, non-governmental, private business, school, and church organizations that are focused on improving life for Cameron Park residents. There is also a clear need for a coordinating entity to facilitate collaboration and partnership among these community organizations and interests. The benefits of such collaboration are extensive including improved chances to receive grants; cost-efficient use of shared resources; and coordinated program offerings and facility use. The CPCSD is the logical community entity with the name recognition, network of contacts, familiarity with local issues, and reputation to take on this role. The CPCSD should assume a leadership role in facilitating communication among all the various interests that, in one way or another, provide services to benefit the lives of CPCSD residents. Specific collaborative opportunities include the following:

- Establish a Community Partners program to facilitate better collaboration among community groups through communications, shared insurance coverage, and other certifications.
- Work with local interest groups and agencies to address the two most significant barriers to increased parks and recreation access: transportation and fees. Develop and implement strategies to eliminate these barriers including transit, ride-share, walking/biking routes, on-site programs, scholarships, and alternative fee structures.
- Coordinate with schools, churches, and sports clubs to develop strategies to help keep maintenance and rental costs down for shared facilities.
- Connect with businesses, the El Dorado Arts Council, local artists and musicians to identify venues in Cameron Park that could support community art and performance events, and make the arts a more visible feature of life in Cameron Park.
- Identify and implement private/public partnerships to leverage facilities and skills for the both the economic and recreation benefits for the community.
- Use collaborative partnerships to strengthen grant applications. Many grantors require an active coalition of partners as a measure of future sustainability.

Marketing and Outreach

The success of the CPCSD depends largely on the frequency with which residents use programs and facilities. A comprehensive approach to marketing is needed to both publicize available programs and facilities, and to better understand what services are needed. The CPCSD Marketing and Program Plan (MPP)[21] includes a number of specific strategies and action items that should be pursued to address these goals. In addition, the following measures implement the policies of this Master Plan related to understanding the market for recreation programs.

- The CPCSD Park and Recreation staff will annually evaluate program offerings and participation to determine which programs are most in demand and those that are less popular.
- Periodic surveys of the CPCSD community members will be conducted to assess how well current program offerings are meeting residents' needs, and to identify changes in types of programs and the way they are delivered.

[21] Cameron Park Community Services District. 2013.

The following additional marketing initiatives should also be pursued in coordination with those outlined in the MPP and Master Plan policies.

- Target non-CPCSD residents for outreach and surveys as they comprise a significant percentage of recreation consumers for classes, events, and facility rentals.
- Include short, focused market surveys with the program guides and incorporate the surveys with the online registration system so people can complete the surveys while registering.
- Offer community event and program passes through Realtors to share with potential and new residents.
- Actively engage El Dorado County, schools, churches, and other community partners in helping to market CPCSD programs and events.
- Develop a core group of rental events for the Community Center facilities with multi-year contracts to stabilize the utilization pattern and help focus marketing to those times with less demand.
- Identify markets for the Cameron Park Lake facilities during the spring and fall shoulder season when there is currently little demand.

Foothill Cruisers' Car Show at Christa McAuliffe Park

- Continue to work with local businesses to provide advertising opportunities in return for sponsorships.
- Work with groups and individuals who are interested in offering specific programs at CPCSD facilities to help them market and determine demand for the programs.

Sustainability

The CPCSD should integrate sustainability practices in all aspects of facility design and operations. The Park Design Standards outlined in this Master Plan provide sustainability guidance to limit water, energy, and resource consumption ad CPCSD facilities. In addition, the following measures implement policies of this Master Plan related to sustainability.

- Scenic areas, valuable habitat, and natural resources in developed and undeveloped park sites will be identified. Maintenance practices and development procedures will be implemented to protect and preserve these resources
- The CPCSD will investigate the use of reclaimed wastewater for the irrigation of parks and landscape corridors.

Accessibility

The CPCSD should undertake the following measures to implement policies of this Master Plan related to accessibility.

- CPCSD will require that designs for new parks and modifications of existing parks be prepared in accordance with DOJ ADA Standards and any applicable requirements of local and state codes.

- The design of all new facilities and retrofitting of existing public recreation facilities for disabled access will be a priority where access barriers exist. The CPCSD General Manager will annually provide a report to the Board of Directors regarding the status of disabled access in the CPCSD area.
- CPCSD staff working with disability advocates will create an inclusion program with elements such as: policies to allow for caregiver attendance at events; web links to programs and events that can accommodate persons with disabilities; volunteer caregivers; accommodations request forms; and other elements as needed to provide a safe and rewarding recreation experience for disabled residents.

Joint-use Agreements

The CPCSD currently has no formal joint-use agreements (JUAs) with area schools that govern use of shared facilities. Such agreements should be put in place to clarify the quantity of school resources that are available for non-school use before additional CPCSD facilities are built. Joint-use agreements are essential to long-term planning and benefit the CPCSD, schools, and local sports leagues by eliminating the need to annual renegotiations of access agreements. In addition, the following measures implement policies of this Master Plan related to joint-use agreements.

- All proposed JUAs will be assessed to evaluate the public benefit and cost-effectiveness of the proposed agreement.
- CPCSD staff will establish and maintain ongoing relationships with local school districts to stay informed about changes in school facility utilization and activities that might present potential joint-use opportunities.

Volunteerism

Cameron Park is fortunate to have many talented, capable, and civic minded people who are interested in contributing to their community. There are many meaningful opportunities to engage these people on a volunteer basis to meet the park and recreation needs of the CPCSD. Community groups and individuals are interested in volunteer and stewardship opportunities to promote and maintain trails and natural and historic resources. Many older adults are looking for opportunities to give back to the community through volunteerism in intergenerational settings. Volunteerism should be encouraged and supported by the CPCSD, including identifying and coordinating volunteer activities, and publicly recognizing volunteer contributions.

8.2 Planning

Planning recommendations are focused on the vision for future CPCSD parks and recreation programs. They also include recommendations related to potential new facilities, with additional research and study required before implementation.

Development Review

As new development projects are presented to El Dorado County for entitlement, CPCSD needs to play an active roll in the process to make sure the parks and recreation needs of current and future residents are met. It will be important for the CPCSD to participate in the development review process so that any new park and recreation facilities that are built in these new communities are not redundant with existing, underutilized facilities in the CPCSD that can reasonably be expected to serve the new residents

based on capacity and location. The following measures implement the policies of this Master Plan related to development review.

- The CPCSD will actively participate in the County's preliminary development review process. The CPCSD will work with the County Planning Department to provide "early consultation" between the CPCSD and developer whenever possible regarding park site dedications, locations, or payment of in-lieu fees.
- CPCSD staff will participate in the project design review process of the County Planning Department. Recommendations will be forwarded to the County Planning Commission and Board of Supervisors as may be appropriate.
- The CPCSD will make the site criteria and facility design guidelines included in the CPCSD Parks and Recreation Master Plan available for distribution to the development community. Prior to each park dedication, the developer shall have a preliminary park development master plan prepared and submitted to the CPCSD for approval prior to actual dedication.
- The CPCSD will encourage the protection of scenic areas, valuable habitat, and natural resources as part of the County Planning Department's development project review process and as project conditions-of-approval.
- Development plans for new park sites will strive to preserve natural areas while also providing the proposed active recreational uses for the sites. Preservation of natural areas will consider availability of similar areas in the neighborhood and alternatives for configuration of active uses to limit impacts on natural areas. Buffering techniques will be used where feasible and beneficial between these different use areas.
- The park and facility standards as adopted in the CPCSD Park and Recreation Master Plan will be enforced as a part of the County General Plan; as such, the County will regulate development activity and the collection of associated fees.
- The El Dorado County General Plan Parks and Recreation Element provides direction on incorporating trails in new development and limits the use of Quimby fees/land dedication primarily for neighborhood parks or to help met community park standards. Thus trail rights-of-way are not credited against the "Quimby" active parkland dedication requirements.

Process for New Parks

Planning for any new park facilities should incorporate meaningful public engagement to inform the design, foster a sense of community identity, and encourage park stewardship. The following measures implement the policies of this Master Plan related to planning for new park facilities.

- The CPCSD will actively encourage public participation in the Park and Recreation Master Plan public review and update process, as well as individual park design efforts.
- As new park facilities are designed, the types of current and potential activities to be accommodated will be indentified so that infrastructure and configuration of features is appropriate to support these uses
- Each conceptual park site master plan will be prepared in draft and then reviewed in a public hearing process to solicit comments and suggestions from the specific neighborhood and the community in general regarding the proposed development.
- The facility sustainability design guidelines incorporated into the CPCSD Parks and Recreation Master Plan shall be used in all new and retrofitted/refurbished park improvement projects.

Standards for Quantity of Parks

Standards related to the quantity of available of park facilities are necessary to maintain a consistent level of recreation experience for CPCSD residents as the population changes. It is important to periodically review the adopted standards to make sure they are aligned with currents needs and are being followed. The following measures implement the policies of this Master Plan related to setting and meeting these standards.

- As part of the 10-year review and update of the Park and Recreation Master Plan, standards for park dedication and development will be revisited.
- The CPCSD General Manager will provide an Annual Report to the CPCSD Board prior to or with each Annual Budget proposal that identifies the status of park and recreation acreages relative to current population and proposed new development.

Updated Community Center Financial Study

The revenue and maintenance cost projections developed for the Cameron Park Community Center financial study just prior to opening in 2009 identified a revenue shortfall of about 13 percent or $75,000.[22] Several operational recommendations are provided in that study calling for new programs and facilities that could potentially boost revenues. The Community Center and pool have now been open for 5 and 4 annual seasons respectively. The financial analysis for the Community Center and pool needs to be updated with actual revenue and expense data to provide an accurate fiscal profile of the facility, and to determine whether or not the recommendations in the 2009 plan have merit.

Trails Master Plan

A major theme repeated frequently through the focus group process was the need for more off-street bicycle and pedestrian trails in the CPCSD. Such multiuse trails are needed to facilitate transportation, provide recreation and wellness opportunities for all ages, and reduce congestion and air quality impacts. Improving bicycle and pedestrian trails is specifically identified as one of the desired outcomes in the Cameron Park Vision Statement, adopted by the CPCSD Board in 2011.

Young and old enjoy a multiuse trail

The primary connections that appear to be needed include north-south routes roughly parallel to Cameron Park Drive and Cambridge Road; and ease-west alignments roughly parallel to Green Valley Road and Country Club Drive. Designated walking and biking routes through neighborhoods are also needed as linkages to these major connectors. In addition, there are several preserved drainage ways within the CPCSD that are potentially wide enough to accommodate multiuse trails. Multiuse trails could also be situated through natural areas and existing parks and incorporated as part of the circulation plan for these parks.

In order to determine exactly where alignments should be located, a comprehensive Trails Master Plan needs to be developed for the CPCSD. Such a plan will also be crucial for obtaining grant funding to

[22] RJM Design Group. 2009. *Cameron Park Community Services District Community Center Financial Analysis*.

implement trail segments in the future. The following measures implement the policies of this Master Plan related to trails planning.

- A trails master plan will be developed identifying potential off-street routes that will connect neighborhoods to park and recreation destinations, including schools and open space. The master plan will also identify potential right-of-way, fee title, easement acquisition, and funding strategies to implement the proposed trails. Trail routes in the plan will be prioritized and evaluated for implementation costs and regulatory issues.
- The Trail Design Standards included in the El Dorado County Parks and Trails Master Plan (2012) shall be used as guidelines for location and development of CPCSD trails and related facilities until such time as a CPCSD Trails Master Plan is developed.

Pine Hill Preserve Implementation

The Pine Hill Preserve is a unique resource area and potential recreation amenity for CPCSD residents. However, there is a lack of parking and designated multiuse trails in the Cameron Park Unit as noted in the Pine Hill Preserve Management Plan. The Management Plan outlines steps to improve access and educational opportunities. The CPCSD should work closely with the agencies that manage the Preserve to help move these initiatives forward and improve its recreational value in a manner that does not compromise it resource preservation mission.

Historic Resources Study

Cameron Park is a unique community with its own rich history related to pre-European cultures, agriculture, and pioneer settlements. That history is at risk of being lost to future generations if the significant artifacts and places are forgotten or neglected. Preserving this history builds identity for the community and provides themes for unified design of public and commercial spaces, and even community events that can lead to increased geotourism. As a community leader, the CPCSD should collaborate with others who are interested in developing an inventory of these resources and a plan to protect and preserve them. Potential partners include the El Dorado County Indian Council and the El Dorado County Historical Society. Since there are two designated National Historic Trail alignments that pass through Cameron Park[23], the National Park Service is also a potential partner in developing signage and wayfinding strategies to demarcate and promote these historic resources.

Soccer Field Evaluation

Soccer is one of the most popular league sports in the United States, providing teams for all ages and abilities. There are a number of soccer leagues serving CPCSD residents and using CPCSD and school facilities. Input from the focus groups suggests that more soccer facilities are desired, yet reserved use of the soccer fields at Christa McAuliffe Park and David West Park has declined over the last several years. Before new facilities are developed, more information is needed about the carrying capacity of

Soccer practice on the Rasmussen Park multiuse fields

[23] The California National Historic Trail (http://www.nps.gov/cali/index.htm) and the Pony Express National Historic Trail (http://www.nps.gov/poex/index.htm)

the existing facilities, types of features needed, fees, field quality, and seasons of use. This information will help to optimize utilization on existing fields and provide information on the value of artificial turf and/or lighted fields.

8.3 Programs

Recreation programs provided by the CPCSD are continually being evaluated and revised to make sure the offered programs are meeting the community's needs as activity preferences evolve. Input received from the focus groups provided some helpful direction on ways to further improve CPCSD programs.

Program Collaboration

The CPCSD plays a central role in providing for the recreation needs of the community. With their specialized expertise and access to CPCSD facilities, CPCSD recreation staff is in a logical position to provide collaborative leadership with other community partners for program and event planning. This collaboration is consistent with direction provided in the CPCSD Marketing and Program Plan.[24] The polices of this Master Plan also direct the CPCSD to periodically convene with representatives of various stakeholder groups and organizations to explore opportunities for the CPCSD to provide recreation programs to their members, as well as opportunities for them to offer their programs through the CPCSD. Specific collaborative opportunities include, but are not limited to:

<u>El Dorado Arts Council</u>

- Work with the Council to bring more sponsored events to CPCSD facilities and other Cameron Park venues

<u>Local Schools</u>

- Offer classes in healthy families/parenting to support children's' ability to learn in the school setting.
- Develop a summer camp affiliated with the school summer lunch program.
- Develop programs to supplement academics in a recreation context during the school year and as an alternative to traditional summer school.
- Work with the schools to mutually promote complementary programs and events to benefit area children.
- Collaborate with groups serving youth to supplement art, drama, and music programs that are limited in the schools.

<u>Sports Leagues</u>

- Work with sports leagues to develop agreements that will make CPCSD facilities affordable for their special events and fundraisers.

<u>El Dorado County</u>

- Collaborate with El Dorado County to expand its Senior Services programs currently offered in Placerville and El Dorado Hills to the Cameron Park area at CPCSD facilities such as the senior nutrition and day care services.
- Work with area businesses and El Dorado County Economic Development to hold job fairs at CPCSD facilities.

[24] Cameron Park Community Services District. 2013.

Multi-cultural Communities

- Identify and work closely with multi-cultural interests in the region to bring their events and programs to CPCSD facilities.

Community Wellness Initiative

Access to parks and recreation programs is closely correlated to community wellness. The CPCSD should assume a leadership role in promoting community wellness by spearheading a Cameron Park Community Wellness initiative modeled after the many similar programs that have been successfully implemented in other communities. A formal wellness program developed in collaboration with area health providers will better position the CPCSD to compete for grants to fund wellness related recreation programs. The advantage of having the community wellness initiative driven by the CPCSD is that health care providers tend to interact with residents at time of need, while the CPCSD can connect with people in a proactive manner. The CPCSD may also be able to offer classes for lower costs since health care providers are required to pay instructors who are medical professionals at the standard rate for their profession. Specific opportunities that could be pursued under the umbrella of a Community Wellness initiative include:

- Work with area wellness providers to bring their programs at CPCSD facilities and to bring CPCSD programs to their facilities under their sponsorship.
- Work with El Dorado County Mental Health to expand programs offered in the Cameron Park area by helping to identify grants and specific mental health needs.
- Work with El Dorado County Mental Health Services and Marshal Medical to improve transportation options to bring CPCSD residents to wellness programs at CPCSD facilities, such as using volunteer drivers or vans.
- Since prevention and early intervention are critical for healthy youth development, work with the schools to mutually promote and offer wellness programs.
- Take an active role in the El Dorado County Public Health Chronic Disease Prevention Coalition to help provide classes and educate residents about services and programs.
- Implement wellness programs specific to children and youth include early nutrition, teen suicide prevention, bullying prevention, and recognizing sports concussion.
- Participate in the El Dorado County Pubic Health Children's Health Initiative program called First 5 El Dorado by joining the Western Slope Ready by 5 community strengthening group.
- Coordinate with employer-sponsored wellness programs for CPCSD program passes and class reimbursements, or to develop workplace wellness programs for employers who don't have them already.
- Hold screening clinics and health fairs at CPCSD facilities and events.

Yoga at the Community Center

- Partner with health care providers to package incentive-based wellness programs that include exercise, nutrition, life style, monitoring, and peer support that would encourage long-term participation.
- Continue to expand CPCSD programs for healthy cooking and eating and collaborate with local restaurants and grocery stores to raise awareness of these important issues.

Mature Adult Programs

Adults 55 years of age and older comprise the fastest growing segment of the CPCSD population. Programs for adults in general also show the fastest growing level of participation of al CPCSD program areas. This is related to the demographic dynamics as well as the lack of availability for adult programs offered by other recreation providers. While there are many youth sports leagues and school and church sponsored recreation activities for children and youth, the CPCSD is really the primary provider for recreation programs for adults. Participation statistics also show that attendance in CPCSD adult programs includes a significant number of adults who are not CPCSD residents.

As such, the CPCSD should pay special attention to the opportunities to increase services to all adults, and older adults in particular. The older adult population is extremely diverse and needs vary widely depending on degree of physical and financial independence. Programs need to be tailored according to these variables rather than age alone. There is a great deal of opportunity for the CPCSD to facilitate access for mature adults to recreational experiences throughout the region, not just those offered at CPCSD locations. Wine tasting, theater trips, adult education classes, and even foreign travel could be part of the suite of programming services coordinated through the CPCSD. In addition, the CPCSD can look at offering recreation experiences that are comparable to those provided by other entities in the region that are drawing mature adults as consumers.

Focus on expanded programming for mature adults should not detract from providing some of the more traditional senior activities that the CPCSD offers and for which there is ongoing demand.

Youth Programs

It is likely that demand for programs that provide recreation opportunities for CPCSD children and youth will continue to be strong throughout the next 10 years. Youth programming is already a major focus of CPCSD recreation staff, but there is a fair amount of competition from school, church, and private businesses that provide youth recreation options. The success of youth programming at the CPCSD will depend on indentifying those programs for which there is an unmet need, or those that can be more cost effectively offered by the CPCSD than by other providers. Collaboration with other community recreation providers will also be very important as a mechanism for bringing their programs to CPCSD facilities and increasing facility utilization.

Intergenerational Programs

Cameron Park is a unique community that appeals both to families with children and to older, retired adults who are not living with their children. Providing recreation opportunities that bring different generations together is important because it strengthens community connections, creates a sense a belonging, and makes the community more vibrant. Older adults who share recreation activities with their younger family members or neighbors experience less isolation, are more motivated to remain active, and have a way to pass on their valuable life experience. Children also have a greater sense of well-being when they have access to an extended network of responsible adults within the community

beyond their parents. Interaction with older adults also teaches children empathy, patience, and a more positive attitude towards aging.

The number of CPCSD children living with their grandparents increased by 39 percent between 2010 and 2012.[25] This shift tracks with a national trend showing an increase in multigenerational households. In 2008, 2.6 million more Americans lived in a multigenerational family household than in 2007.[26] Factors associated with this trend include the economic necessities of consolidating households as a response to the recession, and the increased number of Latin and Asian families for whom multigenerational living is a cultural norm.

The CPCSD should develop recreation programs that intentionally provide opportunities for young and old to participate together. Activities that are well-suited to intergenerational participation included music, theater, arts and crafts, swimming, yoga, organized games, and movies.

Programs for Low-income Families

The demographic analysis in the Master Plan indicated that about 11 percent (Table 8) of CPCSD household have incomes very close to or below the national poverty level of about $19,530 for a family of three. The ability of these residents to participate in CPCSD programs and events may be severely limited by fees, cost of equipment, and/or lack of transportation. Scholarships, work exchange, and other options should be explored as strategies to improve access to CPCSD facilities and programs for these people. Foster children are another at-risk population who could benefit from these strategies.

At-risk children and families also have particular needs for programs that provide health and wellness education and services. Through the proposed Community Wellness initiative, the CPCSD could play a meaningful role in meeting these needs in collaboration with community health care providers.

Nature Experiences

Cameron Park is a suburban community situated in a rural setting. The combination of good housing choices and access to services situated in close proximity to nature makes the community very attractive and livable. CPCSD residents who participated in the focus groups indicated a strong demand for more access to local nature education and recreational experiences. The Children's Outdoor Bill of Rights, which is incorporated in to the CPCSD Marketing and Program Plan,[27] calls for nature play as one of the 10 activities every California child should experience by the age of 15. To increase nature oriented programming, CPCSD could partner with Sierra Club, American River Conservancy, and others to develop and promote guided hikes, nature camps, bird watching, and watershed workshops. The CPCSD could also use some of its nature areas as outdoor classrooms in collaboration with local schools, perhaps via grant funding for environmental education.

Fishing at Cameron Park Lake

[25] U.S. Census Bureau. 2008-2012, 2006-2010. American Community Survey, B10001
[26] Pew Research Center. 2010. http://www.planning.org/research/family/briefingpapers/multigenerational.htm
[27] Cameron Park Community Services District. 2013.

Other Program Focus Areas

Input from the focus groups identified several potential program areas that could be explored to expand CPCSD offerings. These should be considered as part of the ongoing process of evaluating the changing community needs for recreation programs. These include:

- Develop programs that offer care givers support and respite opportunities.
- Bring a famers' market to the CPCSD to help celebrate the agricultural heritage of the region.
- Connect with the 180 home-schooled families in the CPCSD area that could be a potential market for CPCSD programs and activities.
- Provide coordinated travel for specific experiences, such as skiing, boating, backpacking, overnight camping, and attending sports events.
- Expand fitness conditioning or safety programs targeted at specific activities such as skiing, backpacking, and boating.
- Coordinate a speaker series or special events featuring specific activities such as an outdoor equipment sale/swap meet, or travel films about fishing, boating, hiking, and skiing destinations.
- Consider extending the pool use season and including a U.S. Masters Swimming program.

Transportation

Program participation is dependent on residents' ability to get to the sites where the programs are being offered. Limited access to transportation was identified repeatedly as an issue during the focus group sessions. Therefore, the CPCSD should explore ways to bring programs to locations where potential participants are already situated. For example, some children participate in after-school academic programs at school sites. It may be possible to provide CPCSD recreation programs at these sites as part of an extended after-school activity strategy. Many children are already visiting the library on some periodic basis so perhaps recreation programs at the Community Center could be coordinated with these visits to limit transportation issues.

8.4 Existing Facility Repairs and Renovations

Existing CPCSD facilities will only continue to serve community needs if they are maintained and renovated on a regular basis in accordance with the limited life span of materials. Keeping these facilities in safe and functional working condition is essential to the CPCSD's ability to meet current and future recreation needs. Therefore, understanding the condition and expected lifespan of existing facilities is a key component in the master planning process. The CPCSD commissioned the Browning Reserve Study to examine the condition and remaining life of existing park facilities.[28] The Study describes specific repairs and renovations that will be needed in the next ten year to keep these facilities in good working order (Appendix C). These expenditures are summarized in Chapter 8 of this Master Plan.

8.5 New Facilities

The facility standards and community input suggest that several new facilities are needed to serve the residents of the CPCSD. These include specific individual facilities as well as planning for improvements on undeveloped or partially developed park sites to increase their recreation value.

[28] Browning Reserve Group. 2013. *Cameron Park Community Services District Reserve Study*.

8.5.1 Needed Facilities

The facility standards indicate that several types of new facilities are needed. These include sports fields and courts, a disc golf course, and improvements at existing parks.

Sports Fields and Courts

Based on the current CPCSD population and recreation patterns, there is a need for one additional baseball field, four softball fields, three soccer fields, one tennis court, and one basketball court. These shortfalls may be addressed through a combination of means. The least expensive approach would be to secure joint use agreements with the schools to provide at least some portion of the needed facilities. Limitations on availability of school facilities may require that some additional facilities are developed at CPCSD owned and operated parks. As land for new parks is acquired, those facilities for which there is a deficit should be included as a priority in the park master plans.

Cost for building these sports fields and courts will vary depending on site conditions, proximity to utilities, parking, and restrooms, and whether or not they are lighted.

Disc Golf Course

Disc golf is a popular year-round recreation activity that can successfully be enjoyed on land that is not well-suited for sports fields and courts. It is also very inexpensive to set up requiring no extensive paving, utilities, irrigation, or infrastructure other than the tees and basket poles. Players often travel to courses throughout a region, and a disc golf course could bring visitors to Cameron Park for this recreation opportunity. As of 2009, there were over 3,000 disc golf courses worldwide with an annual growth projection of 15 percent.[29] Disc golf can be a lifetime fitness activity enjoyed by school aged children to mature adults. There are many online forums, course reviews, and tournaments for all abilities. The Professional Disc Golf Association, with a member base of 50,000+, is the governing body for the sport and sanctions competitive events for men and women of every skill level from novice to professional.[30] Installation is often accomplished by volunteers. While, there are several suitable locations on existing CPCSD park land where a disc golf course could be set up, Gateway Park may be the preferred location since it is adjacent to many neighborhoods, and has topography and mature trees that would make for an interesting course layout.

Disc golf players at a hole

Existing Park Improvements

Several specific improvements are recommended for existing parks to enhance their recreation value to the community.

[29] http://www.parkcirclediscgolf.com/disc-golf-history.htm
[30] http://www.pdga.com/introduction

- At Royal Oaks Park, the trail should be improved for better ADA access and interpretive signage should be installed to provide education about the park's riparian habitat.
- More shade is needed at the Cameron Park Community Center Pool especially for parents and spectators during swim meets. The specific type and placement of shade solutions should be determined by staff based on observed patterns of use.
- Sports teams using CPCSD facilities would like to be able to store equipment at the facilities rather than having to haul it from practice to practice. Staff should determine which facilities need storage containers, the types of facilities needed, and where they could be located. For Community Center facilities, it may be possible to find space in the existing buildings for the needed storage. For parks such as Rasmussen or Christa McAuliffe portable, weather resistant, storage containers may either be rented or purchased.
- The Skate Park at Christa McAuliffe Park needs additional improvements, including landscaping, a security system, shade structure, and additional seating. The extent and design of these improvements should be determined with input from the park users and CPCSD parks maintenance staff to ensure that facility meets user needs, is resistant to vandalism, and is cost effective to maintain.

8.5.2 Master Plans

Park sites that are undeveloped or only partially developed should be master planned with community input in accordance with the CPCSD policies for new park development. There are five CPCSD park sites for which master plans are needed before specific capital projects can be indentified. While each of these is discussed below along with suggestions for possible improvements, the final list of improvements will reflect the input from the community. The master planning process should identify estimated costs, regulatory permitting, and recommended phasing for improvements at each park site.

Dunbar Park Site

The small size (0.9 acres) and presence of native oak trees limits future recreation improvements at the Dunbar Park Site. However, there is adequate room for children's play area and adult fitness course. This is the only CPCSD park site north of Green Valley Road. While it is not large enough to be a full service neighborhood park, providing these recreational opportunities at this location means that neighborhood children will not need to cross Green Valley Road to get to a play area, and parents will have a recreational activity to enjoy while their children are playing.

Bonanza Park Site

The Bonanza Park Site (12.6 acres) is the largest area designated to be a natural area park in the CPCSD. It includes native oak woodland, grassland, and wetland features. It has excellent potential for trail development, possibly connected to the Cameron Park Lake trail, with additional access from Spill Way, Salida Court, Fairway Drive, and Bonanza Drive. It would be an excellent location for a comprehensive environmental interpretive program including signage, kiosks, and self-guided tours. Its proximity to parking, the Gazebo, picnic areas, and restrooms at Cameron Park Lake would make it an ideal destination for school field trips focused on environmental education. This type of use would also help expand the demand for the Cameron Park Lake facilities beyond the summer season.

Knollwood Park Site

The Knollwood Park Site (6.5 acres) with its native oak woodlands, grassland, and wetland features would make an excellent natural area park as an adjunct to a new active use park to serve the

southwest area of the CPCPSD. Master planning for this site will need to consider its relationship to other future residential or park developments on the adjacent parcels, and the timing of proposed improvements such as off-street parking and neighborhood access routes. Trails, disc golf, exercise routes, and interpretive features would all be appropriate improvements for this site.

Sandpiper Park Site

Unlike the Bonanza, Knollwood, and Royal Oaks natural areas, the Sandpiper Park Site (3.1 acres) is primarily foothill scrub habitat. It would be a suitable site for a small nature trail loop, with interpretive information about native plants, fuel load management, and defensible space. It could also serve as an outdoor classroom for students from the Green Valley Elementary School across the street.

Gateway Park

While Gateway Park (13.3 acres) has some limited improvements, it has the potential to accommodate additional recreation opportunities in keeping with its function as a neighborhood park. The long, linear nature of the park and presence of oak trees would make it an excellent location for a disc golf course and trail with exercise stations. A small play area could also be designed to work with the topography and shape of the park. It is easily accessible by bicycle or walking from the many surrounding neighborhoods so additional parking should not be needed.

8.6 Acquisitions

Based on the deficit of neighborhood park land, minimum recommended park sizes, and the analysis of park service areas, there are several locations where acquisition of new park lands are recommended. Once land is acquired, the CPCSD park planning process should be undertaken to identify the specific improvements, configuration, and costs associated with implementing the expanded park vision.

Green Valley Road Corridor

Dunbar Park Site, Gateway Park, and Sandpiper Park Site are located near the neighborhoods along the Green Valley Road corridor. However, none of these is suited to as a site for a full service neighborhood park. The Dunbar Park Site is too small, the Sandpiper Park Site is a natural area, and the configuration of Gateway Park will not allow typical neighborhood park improvements such as sports fields and courts. Therefore, a new neighborhood park site of suitable size and topography should be acquired in the Green Valley Road area. Ideally the new park would be at least 5 acres to allow space for multiple sports fields and courts, children’s play area, covered group and individual picnic areas, and walking paths with exercise stations.

Southwest Area

There are no neighborhood parks in the area west of Cambridge Drive between Cameron Park Lake and the Cameron Park Community Center. With dense residential development south of Knollwood Drive, and some sizeable undeveloped parcels to the north, efforts should be undertaken to create at least one neighborhood park in this area. This may be accomplished either by identifying and purchasing suitable acreage or through land dedication during the development review process if a large enough project is proposed.

Expansion of Christa McAuliffe

Christa McAuliffe Park is 7.1 acres and located adjacent to State Route 50. The expansion of the park to incorporate several vacant acres to the east would increase the potential for this park to be used for larger community events and potentially small regional sports tournaments. The expansion area would need to eventually include additional parking, picnic areas, and other improvements to accommodate the anticipated increased level of use. Other recommendations in this Master Plan address the apparently limited demand for reserved use of the existing soccer fields, so acquisition of the adjacent land must be carefully considered with an eye to the specific types of improvements that would be developed and how they would be marketed. If the land in question is not acquired by CPCSD, and is developed for some other use, there will be no future opportunity to expand this park since all adjacent land is developed.

David West Parcel Exchange

The small (approximately 1.5 acres) parcel immediately east of David West park is currently undeveloped. With frontage on Crazy Horse Road, this parcel provides better visibility and access for neighborhood use than the undeveloped portion of David West Park to the west, which is behind residences and has two stormwater detention features. The parcel could potentially be acquired by fee purchase or in exchange for other CPCSD properties that are less well-suited for park uses, such as the undeveloped portion (3.1 acres) of David West Park to the west, or the small (0.1 acres) parcel north of the intersection of Voltaire Drive and Crazy Horse Court. There is a significant elevation change between the developed portion of the park and the potential expansion area, and an open stormwater swale runs through part of the site. These constraints would need to be considered in the planning for future uses on the expansion area.

9 Implementation

The recommendations provided in this Master Plan address a wide variety of park facility, program and operational considerations. The plan is visionary in the sense that it includes recommendations for which funding and resources may not currently be available to implement. However, these recommendations are included so that they may be pursued as new opportunities arise and economic circumstances evolve over the next 10 years.

Boating and fishing at Cameron Park Lake

9.1 Costs and Priorities

The recommendations described in Chapter 7 are summarized in Table 17. While all of these recommendations are important for the future success of the CPCSD in meeting residents' park and recreation needs, relative priorities are assigned to guide the implementation process. Priorities as shown are only suggestions, and actual implementation sequence should be adjusted to reflect new opportunities, resources, and changing values of the community.

Recommendations that are ongoing refer to activities that should already be part of the regular operation of the CPCSD. Priority 1 recommendations are those that should be pursued within the next 3 years. These are generally important strategic initiatives or facilities for which there is a significant demand that can be readily accommodated on existing park sites. Priority 2 recommendations should generally be pursued in the next 5 years. These initiatives are also important, but do not require immediate action because associated needs are being met to some degree, or because they depend on the completion of Priority 1 actions. Priority 3 recommendations should be pursued within the next 10 years, and are generally dependent the completion of other recommendations.

Each recommendation is also classified as either an overhead or capital project. Overhead projects are those that would typically be completed by CPCSD staff as part of their job responsibility. Capital projects are those that will require outlay of funds to a contractor, supplier, or consultant to complete. While a significant number of the recommendations in this Master Plan are overhead projects, the estimated cost for the capital projects is about $4.7 million dollars over the next 10 years. This does not include the costs for recommended property acquisitions since specific properties are not identified, and therefore these costs cannot be determined.

Table 17 - CPCSD Parks and Recreation Recommendations

	Priority	Type	Cost
Administration			
Fiscal Oversight and Planning	Ongoing	Overhead	Staff
Collaboration Leadership	1	Overhead	Staff
Marketing and Outreach	1	Overhead	Staff
Sustainability	Ongoing	Overhead	Staff
Accessibility	1	Overhead	Staff

	Priority	Type	Cost
Joint Use Agreements	1	Overhead	Staff
Volunteerism	1	Overhead	Staff
Planning			
Development Review	Ongoing	Overhead	Staff
Process for New Parks	Ongoing	Overhead	Staff
Standards for Quantity of Parks	Ongoing	Overhead	Staff
Updated Community Center Financial Study	2	Capital	$ 10,000
Trails Master Plan	1	Capital	$ 30,000
Pine Hill Preserve Implementation	2	Overhead	Staff
Historic Resources Study	2	Capital	$ 18,000
Soccer Field Evaluation	2	Overhead	Staff
Programs			
Program Collaboration	1	Overhead	Staff
Community Wellness Initiative	1	Overhead	Staff
Mature Adult Programs	1	Overhead	Staff
Youth Programs	1	Overhead	Staff
Intergenerational Programs	2	Overhead	Staff
Low-Income Families	2	Overhead	Staff
Nature Experiences	2	Overhead	Staff
Other Focus Areas	3	Overhead	Staff
Transportation	2	Overhead	Staff
Existing Facility Repairs and Renovations thru FY 2023/24			
Community Center and Pool	Varies	Capital	$ 979,669
Cameron Park Lake	Varies	Capital	$ 939,512
Rasmussen Park	Varies	Capital	$ 143,361
Christa McAuliffe Park	Varies	Capital	$ 112,009
Hacienda Park	Varies	Capital	$ 67,654
Eastwood Park	Varies	Capital	$ 116,654
David West Park	Varies	Capital	$ 43,627
Northview Park	Varies	Capital	$ 77,997
New Facilities			
Baseball Field (1)	3	Capital	$ 325,000
Softball Fields (4)	3	Capital	$ 1,300,000
Soccer Fields (3)	3	Capital	$ 225,000
Tennis Court (1)	3	Capital	$ 100,000
Basketball Court (1)	3	Capital	$ 60,000
Disc Golf Course (1)	1	Capital	$ 15,000
Royal Oaks Park Trail and Signage	2	Capital	$ 35,000
Pool Shade Shelter	1	Capital	$ 15,000
Equipment Storage Lockers (3)	1	Capital	$ 10,800
Skate Park Improvements	1	Capital	$ 55,000
Dunbar Park Site Master Plan	2	Capital	$ 7,500

	Priority	Type	Cost
Bonanza Park Site Master Plan	2	Capital	$ 25,000
Sandpiper Park Site Master Plan	2	Capital	$ 15,000
Gateway Park Master Plan	2	Capital	$ 15,000
Acquisitions			
Green Valley Road Site	1	Capital	TBD
Southwest Area Site	3	Capital	TBD
Christa McAuliffe Park Expansion	2	Capital	TBD
David West Park Parcel Exchange	3	Capital	TBD
		TOTAL:	**$ 4,741,783**

9.2 Parks and Recreation Funding

Funding for CPCSD park facilities and recreation programs comes from several sources. Nearly two-thirds of the funding, about 63 percent, typically comes from the General Fund which includes property taxes. Recreation program fees account for about 17 percent, while facility use fees add another 13 percent. The balance comes from special events (6 percent) and scholarships (1 percent).[31] Property tax revenues are relatively static, pending reassessments of property values and tax rates. Revenues from the other sources, however, can be increased in response to expanded marketing for programs, special events, and facility use. Increased revenues from these sources will be key to having adequate resources to implement many of the recommendations in this Master Plan. Other potentially important funding sources include park impact fees, grants, donations, and sponsorships.

9.2.1 Park Impact Fees

The CPCSD Board of Directors approved a Park Impact Fee Nexus Study in 2007 that establishes the legal and policy basis for assessing park impact fees on new development within the District.[32] The proposed fees were subsequently adopted by the El Dorado County Board of Supervisors.[33] The fees include funding for park land acquisition and facilities so that the level of recreation service enjoyed by current CPCSD residents will not be eroded as new residents move into the community (Table 18).

Table 18 - CPCSD Park Impact Fees

Residential Use	Parkland Acquisition Fee per Unit	Park Facilities Fee per Unit	Total Park Impact Fee
Single-Family Detached	$3,037	$4,984	$8,021
Single-Family Attached	$2,248	$3,690	$5,939
Multi-Family Unit	$2,325	$3.816	$6,141
Mobile Home Unit	$1,503	$2,467	$3,970

Very shortly after the fees were adopted, a significant economic recession ensued that severely curtailed new residential development in the region and resulted in decreased real value for existing

[31] Based on FY 2013/14 projections.
[32] SCI Consulting Group. 2006. *Cameron Park Community Services District Park Impact Fee Nexus Study*.
[33] El Dorado County Board of Supervisors Resolution 178-2007.

homes. Housing starts and home prices are still not recovered to pre-recession levels although both are improving. Construction costs were initially depressed, but have begun to recover driven both by demand and inflationary factors. The current park impact fees should be revisited in several years if the economic recovery and trend towards increasing construction costs continues. This will be necessary to make sure fees collected are adequate to construct new park facilities that are on a par with existing facilities.

9.2.2 Grants

There are many grantors that provide funding for the type of park facilities and program recommendations included in this Master Plan. Typically grant funds may be used for parkland acquisition, planning, facility development, or to design and implement special pilot programs. These funds are usually one-time only and may not be used for maintenance of facilities.

Grantors include public agencies, private foundations, community organizations, and special interest groups. Successful grant applications are careful to match the project with the grantors' criteria. Since parks and recreation programs provide so many benefits, there are many ways to seek funding from alternate sources for any given project. For example, a trail project could be funded by grantors focused on transportation, wellness, or nature. Other keys to grant success include strong collaboration with community partners, in-kind contributions, and clear understanding about how the proposed project complements the community's overall recreation vision. If the multiple collaborative recommendations in the Master Plan are implemented, the CPCSD will not only be a stronger competitor for grants, but will also benefit from the grant awareness and experience of partner organizations.

Competition for grant funds from public recreation agencies has been especially fierce during the recession due to a lack of available taxes to support grants and the corresponding need for funding. Pursuing other non-recreation grant sources is a viable alternative strategy when specific projects can be aligned with the grantors' objectives.

In the last decade, a number of internet-based grant resource directories have been launched. These are efficient, easy to use tools that can quickly help identify possible funding sources. Information about more than one thousand grant programs from 26 federal grantor agencies is available at www.grants.gov. Searchable grant databases are also available from online publishers such as Houghton Mifflin Harcourt (http://www.hmhco.com/); foundations such as the Ford Foundation (http://www.fordfoundation.org/grants/); and subscription services such as Grant Select (http://www.grantselect.com/). It is important for CPCSD staff to implement a strategy for pursuing more grants either using permanent staff or contract resources.

9.2.3 Donations

Donations are contributions of funds, goods, or services from individuals, businesses, or organizations to benefit the CPCSD parks and recreation programs. People are more inclined to make a donation when they know how their donation will be used. There are many worthy projects that the CPCSD could promote as a way of encouraging targeted donations, ranging from scholarships for low-income children to specific facilities such as the shade shelters for the pool. Donations made through the Cameron Park Community Foundation, a 501(c)3, may also provide favorable tax benefits to the donor. Strategies to increase donations include better publicity for the Cameron Park Community Foundation (CPCF), and developing and promoting a catalog of projects for which targeted donations are sought. Older residents may also be inclined to make charitable donations to the CPCF part of their estate planning if this option were more widely promoted.

9.2.4 Sponsorships

Sponsorships differ from donations in that the sponsoring individual, business, or organization receives some form of public acknowledgment that has an image or advertising benefit for the sponsor. Typical sponsorships include signage at facilities, a logo on the District website, or advertisements in publications. Sponsorships should be encouraged when the sponsor's message is not in conflict with the mission of the CPCSD and if the acknowledgement can reasonably be integrated with facilities or events. As with donations, sponsorships could be increased by developing a catalog of sponsorship opportunities and presenting the catalog to potential sponsors via the District's website and in one-on-one meetings.

9.3 Current Staffing Levels

The ability of the CPCSD to implement recommendations in this Master Plan is heavily dependent on having an adequate number of staff with the right professional qualifications, training, and support. A significant number of the higher priority recommendations in this Master Plan are overhead projects that are expected to be implemented by administrative and recreation program staff. In addition, as new park facilities are added, additional maintenance staff will be needed to ensure these facilities are kept in safe and efficient operating condition.

Currently, the CPCSD employs 3 full-time recreation program staff, including a Recreation Supervisor, A Recreation Coordinator, and a Customer Service/Front Desk person. There are 7 full-time equivalent (FTE) positions that provide maintenance for park facilities, as well as other CPCSD landscape areas. These positions include a full-time Parks and Facilities Superintendent, full-time Parks Maintenance Supervisor, full-time Parks Maintenance Mechanic, full-time Maintenance Foreman, and 6 part-time Maintenance Workers. Management and accounting for all CPCSD staff and programs are provided by 2.5 FTEs, including a full-time General Manager, full-time Senior Accountant, and part-time Payroll Clerk and Web support.

It will be challenging for the current level of Recreation Program and Management staff to adequately support the full level of outreach, collaboration, marketing, and program development envisioned in this plan. It will be necessary to assign duties strategically, so that resources are optimized before considering whether or not to hire additional staff. This includes making sure that more senior staff are not tasked with duties that could be performed by staff with less experience. The strategic use of skilled volunteers where possible may be helpful in freeing up staff to pursue activities that require their unique expertise. When considering the addition of staff positions, the anticipated benefits the new positions will provide in terms of additional revenues and operational efficiencies should be carefully weighed against the increased staff costs.

Maintenance staff are less likely to be initially impacted by the recommendations in this Master Plan, as new facilities and park expansions will take at least several years to implement. The need for repairs and renovations to existing facilities as outlined in the Browning Reserve Study (Appendix C) is relatively steady until fiscal year 2017/18. At that time Cameron Park Lake, Christa McAuliffe Park, Hacienda Park, and Eastwood Park are all anticipated to need significant attention. Major renovations at Cameron Park Lake are anticipated the following year. While some of these repairs and renovations will be contracted out, CPCSD maintenance staff should be used where possible to reduce costs to the CPCSD.

9.4 Implementation Process

Implementation of this Master Plan will require an annual process of review and goal setting to determine which recommendations are realistic to pursue, based on available resources. This process should involve the CPCSD Board of Directors and staff, and include an assessment of the progress made towards the prior year's objectives, barriers to success, and new opportunities. The timing and specific implementation of all recommendations in the Master Plan are flexible, so that the CPCSD can respond to changing community dynamics, prior outcomes, and unanticipated circumstances.

Glossary

ACTIVE USE – A type of recreation use that typically includes developed facilities such as play grounds, sports fields, swimming pools, or gymnasiums.

CAPITAL IMPROVEMENT PLAN (CIP) - A financial plan of a local agency which is usually prepared each fiscal year, and which identifies the facilities to be improved/constructed, the budget amount necessary to do so, and the funding source(s).

CARRYING CAPACITY - The amount of use that land can support over a long period without damage to the resource. It is measured in terms of recreation use per time unit (usually a day or a year), and varies with the conditions of rain, topography, soil, climate and vegetative cover. It can be increased by protective measures that do not in themselves harm the resources.

CONCESSION AREA -That portion of the recreation area or facilities that is to be operated by private parties.

DAY USE - Recreation use of an area for one day or less. Day use may include participation in a number of recreation activities, e.g., picnicking, play, water sports, sightseeing, etc., but excludes overnight use.

DEDICATION - A process where a local agency requires a mandatory contribution of land or fees, usually within the process of subdividing land. For parks and recreation, Quimby is the most common form of land or in-lieu fee dedication.

DEVELOPMENT PLAN - A plan showing development proposals for a given park or portion thereof.

FLOODPLAIN - The areas subject to periodic flooding, usually defined by the frequency of flood events, such s as the 10-year or I00-year floodplain.

GEOTOURISM – Visitation to a destination driven by unique natural or cultural characteristics of the destination.

JOINT-USE AGREEMENT - A formal agreement between a local agency and another agency, private individual or club that articulates the rights and responsibilities of each in the development, operation or administration of a particular park and recreation facility.

LANDSCAPE CORRIDOR - A linear strip or area, usually adjacent to a street or road, which is landscaped with turf, groundcover, shrubs, and/or trees, and may include pedestrian or bike paths.

LAND USE MAP - A map showing in a diagrammatic fashion the existing land use.

LAND USE PLAN - A plan showing in a diagrammatic fashion the proposed land uses.

LOOP TRAIL - A trail that returns the user to the original beginning point.

MASTER PLAN - The document guiding the development of a park or a series of parks on a regional/district scale.

MANAGEMENT PLAN - The controlling document that establishes direction for development, operation, programming, operations and maintenance of a park.

MULTIUSE TRAIL – A trail that is designed to support uses by several types of user groups, such as bicyclists, walkers, and/or equestrians.

NATURAL AREA - An area or entire park which is left generally undeveloped except for passive recreation use and provides access to nature as a recreation experience.

OPEN SPACE - An area that is left in its natural state for the protection of a resource such as oak forests or other environmental characteristic.

PASSIVE USE – A type of recreation use that typically needs only minimally developed or no developed facilities, such as hiking or nature photography.

PERCENT (%) GRADE - A figure used in determining the rise or fall of the ground. Vertical change (distance) divide horizontal distance = % grade.

PHASING (PHASED DEVELOPMENT) - The construction of recreation facilities in stages. The basis for phasing or phased development may be recreation demand (for types and/or numbers of facilities), availability of money, etc.

PICNIC - A type of recreation day use which includes at least one meal in the open air. Note: Picnic areas, picnic grounds, picnic sites, picnic units and picnic facilities are usually planned for either family use or group use. In general, the unmodified term "picnic" implies family use (or use by other than a large group). Consequently, the modifier "group" should be used if group use is planned.

PICNIC AREA - The portion of land surface within a recreation site designated or zoned for picnic use.

PICNIC UNIT - A group of facilities developed to accommodate picnic use.

PLAY AREA - A space, usually with play apparatus, and generally for children ages 2 to 13.

PLAY FIELD - Open play space for activities such as frisbee, softball, volleyball, football, etc.

POTABLE WATER - Water that can be used for drinking.

QUIMBY DEDICATION - A statute in the California Subdivision Map Act Section 66477 that allows a local agency to require the dedication of land or payment of in-lieu fees for parklands, usually at the time that a tentative subdivision map is filed.

RECREATION - An activity beyond that required for personal or family maintenance or for material gain, that is, for enjoyment rather than for survival.

ACTIVE RECREATION AREA - That portion of land and water surface that is designated for active recreation use and sports activities.

RECREATION ELEMENT - A non-mandated element of the General Plan of a local agency in California. Recreation Elements often provide standards and diagrams for how and where an agency will construct parks.

RECREATION DEMAND - The measured, implied or predicated ability and desire of the people in a designated recreation area to expend (exert) recreation in a designated recreation resource. It may be latent, as in an undeveloped area that would be used if it were developed. It may be expressed or measured in units of use plus units turned away.

RECREATION FACILITY - A specific structure or device built, installed, or established to accommodate recreation use; e.g., a gymnasium, playground, skateboard park, etc.

RECREATION SITE - A parcel of land within a recreation area that has recreation potential and is designated for recreation development and use. Does not imply specific development for the type of designated recreation use.

RECREATION USE - The occupation, utilization, consumption or enjoyment of a recreation resource, or of a particular part of a recreation resource.

RIPARIAN ZONE - An area adjacent to creeks and streams that usually harbor vegetation which rely on the semi-wet conditions found in a narrow strip along each side of these streams.

SERVICE AREA – A geographic area for which a specific park is intended to provide recreation resources to the residents therein.

TRAIL - A pathway or roadway designed and constructed to carry other than normal vehicular traffic. Use of a trail may be as restricted as is desired by the recreation operator. For example, hikers, equestrians, cyclists, or some combination may use a trail.

TRAILHEAD - A developed area that serves as the beginning point of a trail and includes typically parking, trail information, rubbish containers, potable water, and sanitary facilities.

Appendices

Appendix A – CPCSD Park Inventory

Cameron Park CSD - Park Facilities Inventory

		Total Acres	Improved Acres	Unimproved Acres	Baseball Fields	Basketball Courts	BBQ's	Boating	Children's Play Area	Community Building	Concession Building	Dance Studio	Dog Park	Fishing	Football Fields	Gymnasium	Horseshoes	Kitchen	Lake/Water Feature	Multi-purpose Room	Multi-use Field	Parking Capacity	Performance Stage	Picnic Areas	Picnic Tables	Restrooms - Public	Shade Structure	Skate Park	Soccer Fields	Softball Fields	Swimming Pond	Swimming Pool	T-Ball Fields	Tennis Courts	Track	Trail System	Trails (miles)	Turf Area - Acreage	Volleyball Courts
CPCSD Facilities																																							
Name	**Park Type**																																						
Cameron Park Community Center	Community	4.1	4.1			1				1		1				1		1		2		200+	1	1	6	1						1						0.50	
Cameron Park Lake	Community	56.5	56.5				12	1	1		1			1			1		1			98+		20	50	1	1				1			4		1	1.10	5.00	
Christa McAuliffe Park	Community	7.1	7.1						1													64		1	4	1		1	2									4.00	
Rasmussen Park	Community	10.1	10.1		2				1													98		1	2	1			2				1			1	0.75	7.00	
David West Park (LLAD)	Neighborhood	6.2	3.0	3.0	1																	12		1	2				1									2.00	
Dunbar Park Site	Neighborhood	0.9		0.9																																			
Eastwood Park (LLAD)	Neighborhood	2.2	2.2																					1	1													2.00	
Gateway Park	Neighborhood	13.3		13.3																		4														1		1.00	
Hacienda Park	Neighborhood	4.9	4.9										1									7		1	4											1	0.75	1.00	
Northview Park (LLAD)	Neighborhood	5.2	5.2						1															1	1		1									1	0.75		
Bonanza Park Site	Natural Area	12.6		12.6																																			
Knollwood Park Site	Natural Area	6.5		6.5																																			
Royal Oaks Park	Natural Area	10.4		10.4																		6														1	0.50		
Sandpiper Park Site	Natural Area	3.1		3.1																																			
	TOTAL	**143.1**	**93.1**	**49.8**	**3**	**1**	**12**	**1**	**4**	**1**	**1**	**1**	**1**	**1**		**1**	**1**	**1**	**1**	**2**		**489**	**1**	**27**	**70**	**4**	**2**	**1**	**5**		**1**	**1**	**1**	**4**		**6**	**3.85**	**22.50**	
Other Facilities																																							
Name	**Owner**																																						
Blue Oak Elementary	School	10.2	10.2			3			2											1	1						4												
Green Valley Elementary School	School	10.3	10.3		2	1			2											1	1						2												
Rescue Elementary School	School	19.8	10.3	9.5	2	1			2											1	2						1												1
Camerado Springs Middle School	School	20.0	20.0		2	4														1	1													2					
Pleasant Grove Middle School	School	26.0	26.0		2	3														1	2													4					3
Ponderosa High School	School	40.6	40.6		2	5									1	1											1		1	2		1		5	1				
Bass Lake Park Site	County	40.0		40.0																																			
	TOTAL	**166.9**	**117.4**	**49.5**	**10**	**17**			**6**	**0**					**1**	**1**				**5**	**7**						**8**		**1**	**2**		**1**		**11**					**4**

Appendix B — El Dorado County Major Land Division Ordinance Parkland Dedications

16.12.090 Dedication-Park and Recreational Uses.

A.Required.

A. When a subdivision proposes to or creates lots, the board of supervisors may require the dedication of land, the payment of fees in lieu thereof, or a combination of both for park and recreational purposes as a condition of the approval of the final subdivision map when the condition has been imposed as a condition of approval of the tentative map of the subdivision; provided, that:

A. The dedication of land, payment of fees or combinations thereof are in conformity with the goals, objectives and standards contained in the recreation element of the general plan and any applicable specific plans or amendments thereto; and

B. The land, fees or combinations thereof are found to have a reasonable relationship to the use of the park and recreation facilities by the future residents of the subdivision; and

C. The land, fees or combinations thereof are to be used only for the purpose of providing park or recreation facilities to serve the subdivision.

A. In the event park and recreational services and facilities are provided by a public agency other than a city or a county, the amount and location of land to be dedicated for active recreational use or fees to be paid shall be jointly determined by the county having jurisdiction and the public agency.

B. Land or fees required under this section shall be conveyed or paid directly to the local public agency which provides park and recreational services on a community- wide level and to the area within which the proposed development will be located, if the agency elects to accept the land or fee. The local agency accepting the land or fees shall develop the land or use the fees only for the purpose of developing new or rehabilitating existing neighborhood or community park or recreation facilities that serve the subdivision. For the purposes of this section of the chapter, where land is dedicated by the subdivider, and where improvements are made thereto, the value
of the improvements, together with any equipment located thereon, shall be a credit against the calculated land dedication requirement, or fees, or combination thereof.

C. The county or other local public agency to which the land or fees are conveyed or paid shall develop a schedule specifying how, when and where it will use the land or fees, or

both, to develop park or recreational facilities to serve the residents of the subdivision. Any fees collected under this chapter shall be committed within five (5) years after the payment of such fees or the issuance of building permits on one-half '(%) of the lots created by the subdivision, whichever occurs later. If the fees are not committed, they, without any deductions, shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bear to the total area of all lots within the subdivision.

D. The provisions of this section do not apply to commercial or industrial subdivisions nor do they apply to stock cooperatives or condominium projects which consist of the subdivision of airspace in an existing apartment building which is more than five (5) years old when no new dwelling units are added.

E. Only the payment of fees may be required in subdivisions containing fifty (50) parcels or less, except that when condominium project, stock cooperative, or community apartment project exceeds fifty (50) dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than fifty (50).

F. Subdivisions containing less than five (5) parcels and not used for residential purposes shall be exempted from the requirements of this chapter. However, a condition may be placed on the approval of such a parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within four (4) years, the fee may be required to be paid by the owner of each such parcel as a condition to the issuance of such permit.

G. It is found and determined that the public interest convenience, health, welfare and safety require the dedication of land and/or the payment of fees in lieu thereof be required to be devoted to park and recreational purposes as herein provided.

H. Population density for the purpose of this section shall be determined in accordance with the following:

B. Single family dwelling units and duplexes, three persons per dwelling unit within the boundaries of the Cameron Park Community Services District, three and three-tenths persons per dwelling unit within the boundaries of the El Dorado Hills Community Services District, and two and eight-tenths person per dwelling unit throughout the remainder of the county; and

C. Multiple family dwelling units, two and one-tenth persons per dwelling unit.

B.Amount of Land to be Dedicated.

C. The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. However, the dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per one thousand (1,000) persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds

that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five (5) acres per one thousand (1,000) persons residing within a subdivision subject to this section.

C. The amount of land required to be dedicated by a subdivider pursuant to this section shall be based on the total number of lots or units shown on the approved or conditionally approved tentative map in accordance with the provisions set forth in subsection A(8) and (9) of this section.

C. The following formula shall be used for calculated the park dedication requirement:

"D" is equal to the number of proposed dwelling units.

"P" is equal to the average population density of the type of dwelling unit; i.e., whether single family or multiple family units as determined by census report.

"CR" is equal to the number of acres as determined pursuant to B(1).

"A" represents the land dedication requirement in acres.

C. "Dwelling unit" means one or more rooms in a building or structure or portion thereof designed exclusively for residential occupancy by one family for living or sleeping purposes and having kitchen and bath facilities, including mobile homes.

C. "Single family area" means an area of land used for or proposed for detached buildings designed for occupancy by one family.

C. "Multiple family area" means an area of land used for or proposed for residential occupancy in buildings or structures designed for two (2) or more families for living or sleeping purposes and having kitchen and bath facilities for each family including two family, group, and row dwelling units.

C.Fee In-lieu of Land Dedications.

1. Where a fee is required to be paid in lieu of land dedication, the amount of the fee shall be based upon the fair market value of the amount of land which would otherwise be required to be dedicated pursuant to the ordinance codified in this section. The amount of fee shall be the sum equal to the fair market value of the

amount of land required in subsection B of this section.

C. The following formula shall be used for calculating in lieu of land dedication fees: A x V =

F

"A" is equal to the amount of land required for dedication as provided for in subsection B of this section.

"V" is equal to the fair market value per acre of the land proposed for subdivision as established by the county assessor under the terms of this section.

"F" is equal to the fee in lieu of land dedication.

C. The amount of parkland area required to satisfy the provisions of this section shall be determined as of the time of approving or conditionally approving the tentative map. Where a park in-lieu fee rather than parkland dedication is required, the fee shall be calculated on the amount of parkland area required for the tentative map with the fee amount to be determined based on the fair market value established by the county assessor's office. The fair market value shall be established at the time a final map or parcel map is submitted, except that where it has been determined by the planning department that the amount of parkland area required is .03 acres or less. In such case where the parkland required is .03 per acres or less, there shall be a minimum in-lieu fee of One Hundred Fifty Dollars ($150), and the county assessor will not be required to establish the fair market value.

Where there is an objection to the fair market value, as determined by the assessor's office, the party filing the objection may, at their own expense, obtain an appraisal of the property by a qualified real estate appraiser. The board of supervisors shall determine fair market value in the case of such objections. (Ord. 4250, 1992)

D.Procedure. The procedure for determining whether the subdivider is to dedicate land, pay a fee or both shall be as follows:

C. Subdivider. Prior to the filing of a tentative map, the owner of the property shall contact the county and/ or the local public agency providing park and recreational services for the area to be subdivided to confer and determine whether a fee should be paid, land should be dedicated, and/or suitability of any land proposed to be dedicated for park land.

C. Action of County. At the time of the tentative map approval, the planning commission shall determine as the part of the approval whether to require the dedication of land within the subdivision, payment of a fee in lieu thereof, or a combination of both except that if park and recreational services and facilities are provided by a public agency other than the county, such determination shall be made jointly by the planning commission and such public agency.
3. Prerequisites for Approval of Final Map. Where dedication is required, it shall be accomplished in accordance with the provisions of the Subdivision Map Act. Where fees are required, except as to the collection of in-lieu fees as to other than single family subdivisions provided for in section 16.12.110 hereinafter, they shall be paid prior to approval of the final map and required dedications shall be recorded concurrently with the final map.

C. Determination. Whether the county accepts land dedications or elects to require payment of a fee in lieu thereof or a combination of both, the county determination may include, but not be limited to consideration of the following: (Ord. 4250, 1992)

C. Recreational element of the county's general plan;

C. Topography, geology, access and location of land in the subdivision available for dedication;

C. Size and shape of the subdivision and land available for dedication;

C. Capital improvement programs of public agencies providing recreational services and facilities as incorporated in the recreational element in the county general plan.

The determination of the board of supervisors as to whether land shall be dedicated or whether a fee shall be charged or a combination thereof, shall be required.

C. Limitations. Dedicated land and fees are to be used for the purpose of providing local park and recreation facilities to serve residents of the subject subdivision. If the general plan of the county calls for a larger park or recreational development within the serving district or county service area containing the subdivision the lands or fees may be applied to local park or recreational facilities within the larger recreational area so long as the use otherwise complies with 66477(c).

C. Credit for Privately Owned Recreation Facilities. Where private open space for park and recreational purposes is provided in a planned development, real estate development, stock cooperative, or community apartment project, as defined in sections 11003, 11003.1, 11003.2, 11003.4 and 11004, respectively of the Business and Professions Code and condominiums as defined in section 783 of the Civil Code and the space is to be privately owned and maintained by the future residents of the subdivision, the areas shall be credited against the requirements of dedication for park and recreation purposes as set forth in this section or the payment of fees in lieu thereof as set forth in this section with a credit allowance ranging from fifty percent (50%) to seventy five percent (75%) of the amount of the required park land dedication or fees in-lieu thereof; provided, the board of supervisors finds it is in the public interest to do so and that the following standards are met:

1. That yards, court areas, setbacks and other open areas required to be maintained by the zoning and building regulations shall not be included in the computation of the private open space; and
2. That the private ownership and maintenance of the open space is adequately provided for by written agreement; and

3. That the use of the private open space is restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of property within the tract and which cannot be defeated or eliminated without the consent of the board of supervisors; and (Ord. 4250, 1992)

4. That the proposed private open space is reasonably adaptable for use for park and recreational purposes taking into consideration such factors as size, shape, topography, geology and location of the private open space land; and

5. That facilities proposed for the open space are in substantial accordance with the provisions of the recreational element of the general plan and are approved by the board of supervisors; and (Ord. 4250, 1992)

6. Land or facilities which may qualify for credit will generally include the following: parks, playing fields, playgrounds, picnic areas, and golf courses; court areas for tennis, badminton, shuffleboard or similar hard-surfaced areas designed and used exclusively for court games; recreational swimming areas of no less than one thousand (1,000) square feet of water surface defined as fenced areas devoted primarily to swimming and diving,

including decks, lawned area, bathhouses or other facilities developed and used exclusively for swimming and diving; recreational buildings, designed and primarily used for the recreational needs of the subdivision residents; special areas such as historic sites, hiking, riding or bicycle trails, lake sites or river beaches. A plan designating the timing of the completion of such private recreation facilities receiving such credit shall be submitted at the time of the final map.

7. That private recreational facilities for which credit is given, pursuant to this section, shall be constructed as agreed upon in the subdivision improvement agreement.

H. Calculation of Credit Allowance. Credit in excess of the fifty percent (50%) allowed under subsection G of this section may be approved by the board of supervisors upon appropriate showing by the applicant. (Ord. 4007 §1(part), 1989: prior code §9351(4))

Appendix C — CPCSD Browning Reserve Study Summary of Park Repairs and Renovations through FY 2023/24

CPCSD Park Repairs and Renovation through FY 2023/24

Source: Browning Reserve Study October, 2013

Capital Project	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Community Center												
Paving	-	-	16,578	-	-	-	-	18,756	-	-	-	35,333
Concrete	-	-	13,267	-	-	-	-	15,011	-	-	-	28,278
Painting: Exterior	-	2,721	-	-	6,110	34,895	-	-	6,744	3,315	-	53,785
Painting: Interior	-	-	-	-	-	53,864	-	-	-	-	-	53,864
Structural Repairs	3,075	-	4,846	-	3,394	5,798	3,566	1,828	3,747	-	3,936	30,190
Rehab	-	-	-	-	-	26,093	-	-	-	-	3,936	30,029
Pool	-	7,801	-	6,623	-	54,969	8,826	81,657	-	-	39,363	199,239
Basektball/Sport Court	-	-	-	-	-	-	-	-	-	-	17,713	17,713
Office Equipment	-	-	-	-	-	74,800	-	-	-	-	-	74,800
Mechanical Equipment	-	-	-	-	-	-	-	14,377	-	-	275,538	289,915
Furnishings	-	-	-	-	-	11,017	-	-	-	-	6,101	17,118
Audio/Visual	-	-	-	-	-	8,988	-	-	-	-	-	8,988
Safety/Access	-	-	-	-	-	-	-	-	-	-	13,121	13,121
Flooring	-	-	-	-	-	7,014	-	7,771	-	-	57,131	71,916
Outdoor Equipment	-	-	-	-	-	7,654	-	-	-	-	1,050	8,704
Appliance	-	4,203	538	-	453	8,756	-	4,874	-	640	-	19,463
Miscellaneous	7,175	-	-	-	-	9,278	-	-	-	-	10,759	27,212
Grand Total	**10,250**	**14,725**	**35,229**	**6,623**	**9,956**	**303,126**	**12,392**	**144,273**	**10,490**	**3,955**	**428,648**	**979,669**
Cameron Park Lake												
Paving	-	-	6,331	-	-	-	-	7,162	-	182,127	-	195,620
Concrete	-	-	4,256	-	-	-	-	4,815	-	-	-	9,071
Painting: Exterior	5,453	7,417	1,602	3,296	1,856	11,133	3,124	-	5,777	7,578	6,781	54,017
Painting: Interior	-	-	-	-	2,154	-	-	-	-	-	-	2,154
Structural Repairs	7,544	-	-	7,247	5,657	-	-	-	8,199	25,602	9,657	63,905
Roofing	-	-	-	-	-	-	-	-	-	21,505	-	21,505
Rehab	-	-	-	-	-	-	-	-	-	11,521	-	11,521
Gate Equipment	-	-	-	-	-	-	-	-	-	3,840	-	3,840
Tennis Courts	-	-	-	15,785	-	-	-	-	-	-	18,763	34,547
Landscaping	-	-	5,384	-	35,023	-	-	6,092	-	-	-	46,499
Lakes/Ponds	-	-	-	8,279	25,457	-	-	-	9,366	-	-	43,102
Fencing	-	-	17,774	-	-	-	-	-	37,940	-	-	55,714
Retaining Wall	-	-	-	-	-	-	-	-	-	5,600	-	5,600

CPCSD Park Repairs and Renovation through FY 2023/24

Source: Browning Reserve Study October, 2013

Capital Project	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Lighting	-	-	3,877	-	-	-	-	4,386	-	-	-	8,263
Signage	-	-	-	1,656	-	-	-	-	1,873	-	-	3,529
Mechanical Equipment	-	-	-	-	-	-	-	6,092	-	-	-	6,092
Outdoor Equipment	-	2,627	-	-	2,829	-	-	3,046	-	135,945	3,280	147,726
Miscellaneous	21,525	22,063	-	-	83,159	37,690	6,538	7,920	4,995	15,361	27,554	226,804
Grand Total	**34,522**	**32,107**	**39,224**	**36,261**	**156,133**	**48,823**	**9,662**	**39,513**	**68,151**	**409,080**	**66,035**	**939,512**
Rasmussen Park												
Paving	-	-	7,034	-	-	-	-	7,959	-	-	-	14,993
Concrete	-	-	1,933	-	-	-	-	2,187	-	-	-	4,121
Painting: Exterior	-	1,576	-	-	-	-	1,783	-	-	-	-	3,359
Painting: Interior	-	-	-	-	1,249	-	-	-	-	-	-	1,249
Structural Repairs	-	-	-	-	-	-	-	-	-	3,200	-	3,200
Roofing	-	-	-	-	-	-	-	-	-	1,024	-	1,024
Rehab	-	-	-	-	-	-	-	-	-	7,681	-	7,681
Landscaping	-	2,101	9,676	-	2,263	-	-	13,384	-	968	2,624	31,016
Fencing	-	-	-	-	-	-	-	-	27,631	-	-	27,631
Signage	-	-	-	-	2,829	-	-	-	-	-	-	2,829
Flooring	-	-	-	-	-	-	-	-	-	1,720	-	1,720
Outdoor Equipment	-	2,734	-	-	2,944	4,175	-	5,413	-	25,858	3,415	44,539
Grand Total	**-**	**6,411**	**18,643**	**-**	**9,285**	**4,175**	**1,783**	**28,943**	**27,631**	**40,451**	**6,039**	**143,361**
Christa McAuliffe Park												
Paving	-	3,608	-	-	-	-	4,082	-	-	-	-	7,690
Concrete	-	-	1,406	-	36,205	-	-	1,591	-	-	-	39,202
Painting: Exterior	-	4,633	-	-	-	5,114	-	-	-	5,645	-	15,393
Painting: Interior	-	-	-	-	1,376	-	-	-	-	-	-	1,376
Roofing	-	-	-	-	453	-	-	-	-	-	-	453
Rehab	-	3,677	-	-	-	-	-	-	-	-	-	3,677
Fencing	-	-	-	-	-	-	-	-	12,333	13,441	-	25,773
Signage	-	-	-	-	2,829	-	-	-	-	-	-	2,829
Outdoor Equipment	-	-	-	-	-	-	-	-	-	15,617	-	15,617
Grand Total	**-**	**11,918**	**1,406**	**-**	**40,862**	**5,114**	**4,082**	**1,591**	**12,333**	**34,703**	**-**	**112,009**

CPCSD Park Repairs and Renovation through FY 2023/24

Source: Browning Reserve Study October, 2013

Capital Project	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Hacienda Park												
Paving	-	-	1,054	-	-	-	-	1,193	-	-	-	2,247
Concrete	-	-	995	-	-	-	-	-	-	-	-	995
Structural Repairs	-	-	-	552	-	-	-	-	624	-	-	1,176
Landscaping	1,025	2,101	5,384	1,104	35,600	-	1,189	8,529	-	1,280	2,624	58,836
Fencing	-	-	-	-	1,471	-	-	-	-	1,408	-	2,879
Signage	-	-	-	-	-	-	1,189	-	-	-	-	1,189
Outdoor Equipment	-	-	-	-	-	-	-	-	-	333	-	333
Grand Total	**1,025**	**2,101**	**7,434**	**1,656**	**37,071**	**-**	**2,377**	**9,721**	**624**	**3,021**	**2,624**	**67,654**
Eastwood Park												
Painting: Exterior	-	1,503	-	-	-	1,660	-	-	-	1,832	-	4,995
Landscaping	-	7,617	-	-	9,334	-	-	8,833	-	1,536	9,513	36,833
Fencing	4,715	4,833	4,954	5,078	5,204	5,335	5,468	5,605	5,745	5,888	6,036	58,860
Landscaping	-	-	-	-	2,829	-	-	-	-	-	-	2,829
Fencing	-	-	-	-	-	696	-	-	-	12,442	-	13,138
Grand Total	**4,715**	**13,953**	**4,954**	**5,078**	**17,367**	**7,690**	**5,468**	**14,438**	**5,745**	**21,699**	**15,548**	**116,654**
David West Park												
Paving	-	1,634	-	-	-	-	1,849	-	-	-	-	3,482
Concrete	-	1,681	-	-	-	-	1,902	-	-	-	-	3,583
Painting: Exterior	-	946	-	-	-	-	1,070	-	-	-	-	2,015
Structural Repairs	-	1,182	-	-	-	-	1,337	-	-	-	-	2,519
Basektball/Sport Court	-	-	-	-	-	-	-	-	-	3,200	-	3,200
Landscaping	-	1,576	-	-	2,829	-	-	1,828	-	1,536	1,968	9,736
Retaining Wall	-	-	1,292	-	-	-	-	1,462	-	-	-	2,754
Outdoor Equipment	-	-	-	-	-	-	-	975	-	15,361	-	16,336
Grand Total	**-**	**7,018**	**1,292**	**-**	**2,829**	**-**	**6,158**	**4,264**	**-**	**20,097**	**1,968**	**43,627**
Northview Park												
Concrete	-	-	4,656	-	-	-	-	5,267	-	-	-	9,923
Landscaping	1,025	7,682	-	1,104	2,829	-	6,909	3,046	-	1,280	3,280	27,154
Fencing	2,995	3,070	3,146	3,225	3,306	3,388	3,473	3,560	3,649	3,740	3,834	37,385
Outdoor Equipment	-	788	-	-	849	-	-	914	-	-	984	3,534
Grand Total	**4,020**	**11,540**	**7,802**	**4,329**	**6,983**	**3,388**	**10,382**	**12,787**	**3,649**	**5,020**	**8,098**	**77,997**