



Fulton-El Camino Recreation and Park District

# Chapter 7

## Recommendations

# Chapter 7 – Section 1

## Recommendations

### 7.1 Introduction

This chapter discusses the recommendations for the District based upon the needs analysis in Chapter 6. These recommendations have been made in consideration of the District survey results, recommendations from the members of the District’s five Park Advisory Committees, individual residents, District staff and Board members.

Table 7.1 identifies the recommendation categories and page numbers where the recommendations are located.

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# Chapter 7 – Section 2

## Park Land and Amenities Recommendations

The following recommendations take into consideration all of the needs identified in Chapter 6, “Needs Assessment.” The recommendations have been categorized as listed in Table 7.1 and by preferred time of implementation. These recommendations are subject to available funding and Board priorities. They will be reviewed annually at the February board meeting. Notices announcing the review of the Master Plan and these recommendations will be made every January.

### 7.2 Park Land Recommendations

In light of the District’s survey results and analysis of community needs, the service radius for Neighborhood Parks has been determined to be a 1/2 mile. The service radius for Community Parks has been determined to be 1 mile, although, in reality, they serve a much greater service radius.

As illustrated on the neighborhood park service area map, Figure 6.1 on page 6-4, there are two neighborhoods not served by either a neighborhood or community park. One is located in the north east portion of the District and the other is located in the east-central section of the District, east of Fulton Avenue between Marconi and El Camino Avenues. Additionally, there are a couple of neighborhoods presently served by neighborhood parks where residents cross busy arterial streets in order to access them. The District will actively seek opportunities to add additional park space in these areas in an effort to address local neighborhood recreation needs. As the District is completely built out, there is limited opportunity to provide additional park land in these areas. In the event land suitable for a mini-park should become available, the District will take advantage of the opportunity to purchase and develop the property to meet the neighborhood park needs for these areas.

Table 7.2 provides a summary of the existing and proposed Neighborhood Park acreage.

Table 7.2  
Summary of Neighborhood Park Recommendations

Park Number	Site	Existing Acres	Proposed Acres	Action
N-1	Bellview Park	4.30	0.00	Upgrade
N-2	Bohemian Park	8.86	0.66	Upgrade
N-3	Santa Anita Park	7.70	0.00	Upgrade
N-4	Seely Park	5.20	0.00	Upgrade
N-5	Babcock Park	5.30	0.00	Provide Public Access
N-6	Creekside School Park (East central)	0.00	3.00	Proposed
N-7	North East Park	0.00	2.00	Unidentified
	<b>Total</b>	<b>31.36</b>	<b>5.66</b>	

## 7.2.1 Neighborhood Parks

### Existing Conditions

The District has five neighborhood parks and two community parks that also serve as neighborhood parks for their adjoining neighborhoods. One of the five parks, Babcock Park, is owned and operated by the Twin Rivers Unified School District. Presently the District has 31.36 acres of neighborhood parks. It is anticipated that an additional 2.7 acres will be needed to address the District's 2035 estimated need. However, two additional parks will be needed to meet the service area requirements and the additional acreage needed is estimated to be 5.66 acres.

For the most part, the neighborhood parks are fully developed, needing minimal improvements. Park amenities; play equipment, drinking fountains benches and picnic tables, will be replaced over time to keep the parks up to District standards.

### Needs Assessment

Based on a half mile service area, two additional neighborhood parks are needed to evenly provide park services to the entire District. The needed parks should be located as follows: one in the north-east portion of the District and the other between Marconi and El Camino Avenues and Fulton and Watt Avenues (East Central portion of the District). (See page 6-4, Figure 6.1)

1. North-east District

The north-east portion of the District is underserved. However, the area is fully 'built-out'. Existing developed property would be purchased.

2. East-central District

The former Creekside School site is located in the east-central portion of the District, 2641 Kent Drive. The District is presently working with San Juan Unified School District to see if it is possible to jointly develop the land to serve the needs of their program participants as well as the neighborhoods in the area. It would not take much to improve this site to address other recreational needs of the local community.

These areas of the District are fully developed with no vacant property. Developing a park in these portions of the District is only feasible through the purchase of land with existing structures. While feasible, it is extremely expensive. The cost of the land may be an impediment to the development of a new park.

Adding more park acreage comes with added maintenance costs and the need for additional maintenance workers. These costs will be factored into the decision to build new parks.

3. Babcock Park

In the past Babcock Park met the neighborhood park needs of the Swanston Estates community. However, this park is owned and operated by the Twin Rivers Unified School District. It was originally developed through a

partnership between the City of Sacramento and our District and was managed by the Sacramento City Parks Department. In 2018 the city decided to cease providing neighborhood park services to this portion of the city and deeded the park to Twin Rivers Unified School District. TRUSD has severely reduced access to the park and no longer considers their land a neighborhood park.

4. **Swanston Estates**

In light of the restricted access to Babcock Park, the Swanston Estates community needs an additional neighborhood park. There is land west of this community and north of Arden Fair Mall that may be developed as mixed use single and multifamily housing. Land in this development must be set aside for a public park. The District will do what it can to ensure a park is built to serve the needs of the Swanston Estates community.

## **Recommendations**

### **General Recommendations for all Neighborhood Parks**

1. Branding of all parks as Fulton-El Camino Recreation and Park District Parks will be instituted.
2. Standardized format Park Monument Signs will be developed for each of the District's neighborhood and community parks.
3. Standardized park welcome signs will be installed at all park entrances.
4. All parks will receive additional benches, trash cans and information kiosks. These will be standardized throughout the District, with the District's logo and/or unique design.

### **Specific Recommendations by Park**

#### **N-1 Bellview Park**

Bellview Park has recently received a facelift. The park frontage has been improved to include an entranceway. A memorial plaza was created to honor community members that lost their lives in and near the park. Additionally the picnic area was enhanced by the construction of a picnic shelter. The park is close to being complete. The park now needs a restroom, park monument and additional picnic tables and benches.

#### **Short Term - 1 to 5 years**

1. Implement all Americans with Disabilities Act compliance requirements
2. Install additional park benches, picnic tables, trash cans and a kiosk
3. Increase the size and quality of the basketball court
4. Install a park monument sign
5. Construct a fence with gates along the frontage portion of the park

#### **Medium Term - 6 to 10 years**

1. Construct a new restroom
2. Replace the existing play equipment
3. Install a shade canopy over the play area

## **N-2 Bohemian Park**

While Bohemian Park has seen many improvements over the last 16 years it is not a finished park. The parking along the east and southern sides will be paved. There is room for additional features such as a dog park and soccer field. The newly acquired land north of the park provides the opportunity for development of temporary facilities. Permanent facilities in this location should not be considered as the land is earmarked for a community center.

### Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Purchase the last remaining parcel of land for a community center
3. Construct a dog park
4. Repurpose the tennis courts for soccer and or pickle ball
5. Install a monument park sign
6. Install additional park benches, trash cans and a kiosk
7. Add additional pathway lights

### Medium Term - 6 to 10 years

1. Replace the existing play equipment
2. Install shade canopies over play equipment
3. Make the necessary Basketball court improvements/relocation
4. Install exercise stations
5. Construct a community garden

### Long Term – 11 plus years

1. Regrade park to add a multi-use field
2. Develop paved parking on the edge of the park
3. Construct play area shade canopies

## **N-3 Santa Anita Park**

Development in this park, restrooms and picnic shelters, should be limited to the west-end near Bell Street. Pathway lighting, drinking fountains, picnic tables and benches should be the only additional features to be added to the remainder of the park.

### Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Install a monument park sign
3. Install additional park benches, picnic tables and trash cans
4. Install an additional drinking fountain
5. Construct disc golf course launch (tee-off) pads

### Medium Term - 6 to 10 years

1. Construct a restroom in Howe Park near Bell Street to serve Santa Anita Park
2. Renovate the irrigation system to eliminate the non-standard piping

### Long Term – 11 plus years

1. Construct a picnic shelter near Bell Street

#### **N-4 Seely Park**

The splash park draws park users from outside the District detracting from its intended purpose of serving the local neighborhoods. The parking capacity of the park is regularly exceeded. The park does not have a dedicated entryway. The driveway is the primary walkway into the park. A crosswalk and walkway over the drainage ditch is needed to facilitate pedestrian travel into the park.

##### Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Install additional park benches, picnic tables, trash cans and a kiosk
3. Repair the smoke damaged restroom
4. Change restroom fixtures to vandal-resistant stainless steel
5. Construct the walkway over the drainage ditch and modify the parking lot to accommodate pedestrian travel
6. Work with the County to get crosswalks at Bluegrass Way and Sand Dollar Way
7. Upgrade the spray park pump system to include enhanced ventilation and a coat of paint

##### Medium Term - 6 to 10 years

1. Install security fencing across the north end of the park
2. Add additional park pathway lighting

##### Long Term – 11 plus years

1. Construct play area shade canopies

#### **N-5 Babcock Park (Twin Rivers Unified School District)**

This site adjoins Babcock Elementary School on the north and is owned by the Twin Rivers Unified School District. Facilities at the site include a children's playground, one youth baseball field, one additional backstop without a designated field layout, and a large open play area. The District does not presently use or program this site. However, it is important to maintain communication with the school district in order to insure that future recreation needs of the community are met within this portion of District.

##### Short Term - 1 to 5 years

1. Work with Twin Rivers Unified School District to ensure that the park is open and accessible for public use
2. Work with the Swanston Estates Community to ensure that Babcock Park is open and accessible for public use

### **N-6 Creekside School Park (Proposed)**

This proposed park is to be located on the grounds of the former Creekside Elementary School which is now used by the San Juan Unified School District as an adult education school. Before SJUSD paved over the tennis courts, the courts were planned to be resurfaced and one was to be converted to a pickle ball court. A small play area, benches, picnic tables, and a restroom were to be installed to round out the park. The lack of parking is a problem on the site. It is recommended that the Park District work cooperatively with the School District and the neighborhood to help solve this problem.

#### Short Term - 1 to 5 years

1. Work with the community and San Juan Unified School District to develop a Joint Use Agreement to allow for the development of the park
2. Work with the community and San Juan Unified School District to secure funding to develop the land into a neighborhood park
3. Regrade the existing multi-use field to improve its usefulness as a sports field
4. Renew the turf and irrigation systems
5. Install a youth playground with shade canopies
6. Construct 1 tennis court and 1 pickle ball court
7. Construct a restroom
8. Install picnic tables, benches, bike racks, drinking fountains and trash cans
9. Construct a parking area

### **N-7 North-East Park (Unidentified)**

This park would assist in the equitable distribution of neighborhood parks in the District. This area of the District is fully developed with no vacant property. Developing a park in this portion of the District is only feasible through the purchase of land with existing structures. While this is possible, it can be extremely expensive and a major impediment to the development of a new park in this portion of the District.

#### Short Term - 1 to 5 years

1. Work with the community, Sacramento Housing and Redevelopment Authority, local realtors and other stakeholders to determine potential park sites and develop an estimate for the purchase of one to two acres of land.

#### Medium Term - 6 to 10 years

1. Work with an architectural firm to develop construction and maintenance estimates. Develop a grant proposal to enable the purchase of the land and to develop the park.

## 7.2.2 Community Parks

### Existing Conditions

The District has two community parks, Howe Park and Cottage Park totaling 45.5 acres. The District will need an additional 1.57 acres to meet the 2035 demand.

### Needs Assessment

Based on a one mile service area, an additional community park is needed (See Table 6.4.) Due to the level of intensive community development and land availability, Bohemian Park provides the best opportunity to fulfill this need.

## Recommendations

### General Recommendations

Table 7.3 on the next page identifies the existing and proposed acreage needed to address the Community Park needs.

Table 7.3  
Summary of Community Park Recommendations

Park Number	Site	Existing Acres	Action
C-1	Cottage Park	7.50	Upgrade
C-2	Howe Park	38.00	Expansion of use
C-3	Bohemian Community Center	2.00	Build Community Center
<b>Total Acres</b>		<b>45.50</b>	

### Specific Recommendations by Park

#### C-1 Cottage Park

While most of the park is in fairly good condition Strong Ranch Slough's stream banks need riparian restoration and shoring up to eliminate the yearly erosion that comes with major rain events. The eastern bridge (bridge #1) is in the process of being replaced as the cost of its repair exceeds the cost for a new bridge.

#### Park, General

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Install additional park benches, picnic tables, trash cans and a kiosk
3. Convert the remaining asphalt walkway to concrete
4. Replace bridge #1 with a new bridge

5. Protect the streambank from further erosion
6. Restore native riparian vegetation
7. Develop an environmental interpretive nature area
8. Resurface the tennis courts and change one court to pickle ball
9. Install a monument park sign

Medium Term - 6 to 10 years

1. Redesign the parking lot to accommodate more cars and a better traffic flow
2. Install a digital marquee on Cottage Way
3. Increase the park pathway lighting
4. Replace the youth play equipment
5. Add a shade canopy over the play area

Long Term – 11 plus years

1. Replace the tot play equipment

**Pool Complex**

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Repair the outside shower facility
3. Replace the chain link fence with wrought iron
4. Install new starting blocks
5. Install additional benches
6. Replace the bleachers

Medium Term - 6 to 10 years

1. Install additional shade structures
2. Resurface the pool deck

Long Term – 11 plus years

1. Reconfigure the entire pool complex to include
  - a. Toddler pool
  - b. Zero-entry pool
  - c. Separate slide pool
  - d. 25 yard lap pool

**C-2 Howe Park**

This existing park is the largest and most heavily used park in the District. The park receives periods of use that exceeds its capacity to adequately serve the needs of park users. Parking is frequently insufficient for the level of use it receives. It is necessary to control the size and numbers of groups that wish to use the park for picnics by limiting the availability of “Drop-in picnic spaces” for large groups. This requires the establishment of additional group picnic areas available only through reservation. Even with increased requirements for advanced picnic reservations, available parking is insufficient for the competing park uses.

Presently the large field north of the pond is being utilized for overflow parking during major events. Ultimately, parking capacity will be

permanently enlarged to accommodate the increased activity at the community center, sports fields and general use of this popular park.

The 2001 Master Plan identified the area south of the community Center as an area suited for additional parking. The existing parking lot was striped to increase parking by 18 spaces. Adding more parking to this area will require the use of prime-park picnicking areas and is not recommended. Instead, the large field north of the pond is best suited for use as a parking area. The slope of the field does not make it desirable for use as a sports field and is the least used portion of Howe Park.

### **Park, General**

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Install additional park benches, picnic tables, trash cans and a kiosk
3. Make improvements to the dog park, including lights
4. Install a digital marquee on Cottage Way
5. Install a monument park sign

Medium Term - 6 to 10 years

1. Repurpose the field north of the pond to address the need for additional parking spaces
2. Increase parking area lighting
3. Increase the park pathway lighting
4. Replace the youth play equipment
5. Construct a splash park near the First 5 tot lot
6. Add a shade canopy over the play area
7. Pond
  - A. Repair the sinking pathway and retaining walls
  - B. Repair the third spray fountain

Long Term – 11 plus years

1. Construct a skate park
2. Install walking path fitness stations
3. Replace the tot play equipment
4. Replace the youth play equipment

### **Park, Picnic Areas**

Short Term - 1 to 5 years

1. Construct four medium sized group picnic areas in the “Chicken Ranch Woods portion of the park (immediately south of the community Center)

### **C-3 Bohemian Community Center (C-3)**

Short Term - 1 to 5 years

1. Purchase the final parcel connecting Bohemian Park to Edison Avenue
2. Seek funding to construct a community center building on the Edison Avenue properties

### **7.2.3 Partnership Facilities/Organizations**

We presently have one Partnership Facility, Leo Palmiter High School. Unfortunately, the availability of the gymnasium for use for our sports programs has been greatly reduced. Efforts to add Partnership Facilities have not been fruitful due to facility costs. San Juan Unified School District does not discount their facility rental prices for park districts, making their facilities too expensive for our programs.

We are always looking for organizations with which to partner. The District is presently working with the following organizations to help our District provide recreation opportunities to our community:

#### **Sacramento County Office of Education (SCOE)**

The District will continue to work with SCOE to provide work opportunities for their student through the School to World program, encourage and support their Culinary Café program, and work with their horticultural program.

#### **San Juan Unified School District (SJUSD)**

Our District is working with the SJUSD, Adult Education Department, located at the old Creekside Elementary School, to form a cooperative arrangement for use of the small gymnasium at that school in exchange for limited use of the District's Boardroom for English as a Second Language classes for middle-eastern immigrants. An MOU is being drafted between our District and San Juan Unified School District to facilitate the mutually beneficial use of District and SJUSD facilities to benefit the public.

The District's Recreation Division works closely with the SJUSD After School Program, providing recreation staff to help deliver after school care and recreation opportunities for elementary and middle school students.

It is recommended that the District continue to seek ways to work with other agencies to secure low or no cost use of local facilities. The District will continue to explore additional ways to work with the SJUSD to add recreation program opportunities for the community.

#### **Twin Rivers Unified School District (TRUSD)**

Our District will work to develop contacts and establish a mutually beneficial working relationship with the TRUSD to ensure the Babcock Park facilities are available to satisfy the recreation needs of the Swanston Estates community.

#### **Sacramento Suburban Water District (SSWD)**

Continue to work with the SSWD to jointly serve the needs of our community.

#### **Sacramento Municipal Utilities District (SMUD)**

Develop a working relationship with the SMUD to effectively and efficiently serve the needs of our community.

The District needs support from the County and City of Sacramento in areas of recreation and community programs that address needs of regional importance and significance such as a community band shell and gymnasium. Historically our District has not received this level of support from either entity. Recently incorporated cities of Citrus Heights and Rancho Cordova have proven to benefit the park districts within their jurisdictions. Because of this, and in an effort to

fulfill the District's obligation to provide a full spectrum of recreation services, the District will support efforts to incorporate the community of Arden Arcade as well as support laws that will help facilitate the establishment of cities. This District will also fight against any effort of the City of Sacramento to annex any portion of Arden Arcade as they have demonstrated they are not willing to provide park and recreation services to our community.

#### **7.2.4 Open Space Area**

At one time there were numerous opportunities for the preservation of open space, these have been lost to development. All that remains is one small parcel along Chicken Ranch Slough. This site is the Creekside Nature Area. Open space areas are designed to preserve environmentally sensitive portions of the District. Due to the intense level of development, there are no additional open space lands remaining to preserve.

##### **OS-1 Creekside Nature Area**

Short Term - 1 to 5 years

1. Maintain and manage Creekside Nature Area as natural open area
2. Work with the County Oak and Riparian mitigation programs
3. Site improvements should be kept to a minimum, with the natural environment, interpretive, and educational features emphasized  
Such improvements should be limited to the following:
  - A. Pathways
  - B. Seating
  - C. Information/Directional/Interpretive Signs
  - D. Weed abatement
4. Construct an information kiosk at the entrance to the nature area
5. Replace the bridge with a wider bridge that can carry a fire truck
6. Create a new self-guided nature walk trail

Medium Term - 6 to 10 years

1. Create an access pathway from the front of the school
2. Non-native species should be removed and native indigenous species re-introduced in open space areas

Long Term – 11 plus years

1. Maintain and manage Creekside Nature Area as natural open area

#### **7.2.5 Trees and Urban Forest**

##### **Tree Management**

In accordance with the findings in the needs assessment, these are the recommendations established for tree management in the District, in priority order.

1. The District will respond to downed trees and limbs
2. The District will proactively conduct basic risk mitigation, such as pruning, removal, and cabling
3. The District will conduct a program of juvenile tree pruning for the prevention of future problems
4. The District will invest in planting new forests
5. The District will implement a program of mature tree care

## **Urban Forest**

Respondents ranked the following priorities for the District's urban forest, from highest to lowest:

1. Biodiversity
2. Safety
3. Proactive Maintenance
4. Good Neighbor Actions
5. Property Value Enhancement
6. Environmental Benefits
7. Native Species Representation
8. Reactive Infrastructure Management
9. Ordinance Compliance

In accordance with the survey findings described in Chapter 5, Section 5.1.3.5, these are the recommendations established for the District's urban forest management, in priority order.

1. The District will implement a program of biodiversity through a mix of species and ages of trees. This will reduce the risk of losing trees at a given location at the same time through disease, insect infestation, and extreme weather.
2. The District will conduct a systematic program of safety maintenance to allow the urban forest to live and grow in a predictable manner with minimal unexpected tree and limb failures.
3. The District will implement proactive routine maintenance for its urban forest.
4. The District will implement "Good Neighbor Actions" like (1) pruning trees on park property away from neighboring fences and (2) managing insect disease and pest problems.
5. The District will encourage property value enhancement by having large trees.
6. The District's Urban Forest Program will optimize the environmental benefits of air quality, carbon storage, air particulate removal, water quality improvement, erosion reduction, and saving energy by shading buildings.
7. The District will encourage native species representation which, in the long run, will realize cost savings.
8. The District will undertake reactive infrastructure management, such as work performed to protect buildings and hardscape.
9. The District will enforce compliance with ordinances governing protected tree species, tree removal, and tree pruning over roadways and near utilities.

## **7.2.6 Pathways**

Pathways are designed to provide walking and bicycling opportunities inside the District. They may be paved or unpaved depending on the need and surrounding conditions. In addition to their recreational value, they can also serve as alternative transportation routes and local pedestrian access. The survey indicated strong support for walking areas.

### **7.2.6.1 Pathway Development Guidelines**

- a. The District will adhere to policies and guidelines related to bikeways found in the City and County's Transportation System Plan.
- b. District bikeways will be planned, sized, designed, and located to minimize their impacts.

- c. District bikeways will be developed throughout the community to provide linkages to schools, parks, and other destination points.
- d. Where possible, on-street pathways will link up with pathways within the parks.
- e. District bikeways will be planned, sized, and designed for multiple uses to minimize potential user conflicts
- f. The District will be sensitive to private owners when trails are proposed adjacent to private property.

#### **7.2.6.2 Pathway Recommendations**

In this pathway plan, use for bicyclists and pedestrians is emphasized. The primary purpose of this trails system is to provide safe recreational walking and bicycling opportunities. The challenge of the plan is to provide maximum off-street pathways where few opportunities exist. In order to meet this objective a basic loop system is proposed utilizing street right-of-ways and pathways through the parks. This plan is illustrated on the following page.

The path utilizes existing park pathways and surface streets to link all existing District parks. The District will encourage the County to improve surface streets to increase safety for bicycle travel.

## Chapter 7 – Section 3

# Building and Facility Recommendations

### 7.3 Building Recommendations

Establishing needs for specialized facilities such as community centers, gymnasiums, meeting rooms, restrooms, sport fields, courts, and trail systems was derived from several analytical approaches. This included an analysis of present recreation participation levels, needs expressed in the community survey, trends identified in national surveys, as well as play and practice time requirements of sport teams.

On the following pages, the needs for specific types of facilities are discussed. Similar to the discussion of parkland needs, the "existing ratio" and "recommended demand norm" are expressed as a ratio. The ratio is the existing population divided by the number of facilities. Likewise, the recommended demand norm is the desired ratio of population to facilities. This is based on the desired level of service.

By establishing a desired level of service and applying it to the existing and future population forecast, one can determine appropriate recommended demand norm and ultimately the future needs. To determine the existing ratio for facilities, the 2017 population within the District was used.

Facility maintenance, if not addressed early, can result in damage to the point where it cost more to repair than to replace. To address this issue, it is highly recommended that during the budgeting process, a dedicated fund for park rehabilitation be created and funded annually.

#### 7.3.1 Parks

##### N-1 Bellview Park

Short Term – 1 to 5 years

1. Build a permanent restroom
2. Construct a fence on the west side of the park

##### N-2 Bohemian Park

Short Term – 1 to 5 years

1. Build a permanent restroom

Medium Term - 6 to 10 years

1. Construct a Community Center

##### N-3 Santa Anita Park

Medium Term – 6 to 10 years

1. Construct a restroom in Howe Park near Bell Street to serve both Santa Anita and Howe Parks

Long Term – 11 plus years

1. Construct a picnic shelter near Bell Street

#### **N-4 Seely Park**

Short Term – 1 to 5 years

1. Paint the restroom facility

#### **C-1 Cottage Park Park, General**

Short Term – 1 to 5 years

1. Construct a restroom in partnership with SJUSD near the group picnic and youth play area
2. Improve the storage capabilities of the green shed storage building

Medium Term – 6 to 10 years

1. Construct Picnic Shelter near the youth play area

#### **Community Building**

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Restroom accessibility improvements
3. Eliminate outside access to restrooms
4. Paint the building, inside and out

Medium Term - 6 to 10 years

1. Replace the HVAC system
2. Modernize the kitchen with new amenities
3. Change the single pane windows to double pane

#### **Pool Complex**

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. Paint the pool office building
3. Restroom improvements
  - a. Accessibility improvements
  - b. Increase shower capacity and improve the shower drainage system

Medium Term - 6 to 10 years

1. Reroof the pump room building

#### **C-2 Howe Park Park, General**

Short Term - 1 to 5 years

1. Implement all Americans with Disabilities Act compliance requirements
2. The softball office will be converted into a snack bar to serve the needs of the community as well as Little League

3. Construct a storage building next to the community center to house tables, chairs recreation supplies and theatrical sets

Medium Term - 6 to 10 years

1. Construct Picnic Shelter near the youth play area

Long Term – 11 plus years

1. Construct a performing arts band shell/stage

### **Park, Restrooms**

Short Term - 1 to 5 years

Group Picnic Area

- A. Paint the exterior of the restroom
- B. The sinks and toilets will be changed from porcelain to vandal resistant stainless steel fixtures
- C. Install vandal resistant hand drier blowers and soap dispensers in each restroom

Tennis Court Restrooms

- A. Bring both restrooms up to Americans with Disabilities Act standards and turn them into unisex facilities utilizing vandal resistant fixtures

Youth Play Area Restroom

- A. Construct a restroom near the youth play area to serve the south eastern portion of the park as well as the proposed Chicken Ranch Woods group picnic areas

Medium Term - 6 to 10 years

North Parking Lot

- A. Construct a restroom near the Howe Park north parking lot, to serve the Howe Park pond picnic areas as well as Santa Anita Park

### **Conzelmann Community Center & Howe Ave. Theater**

Short Term - 1 to 5 years

1. Building

- A. All Americans with Disabilities Act standards compliance recommendations will be implemented including but not limited to:
  1. All entrance and exit doors, including the patio access doors, must be Americans with Disabilities Act standards and safety compliant with push bars
- B. The HVAC systems will be replaced
- C. The building will be painted

2. Hall

- A. Replace the flooring with appropriate flooring that can take the level of use for a facility of this type
- B. The tables will be replaced
- C. The chairs will be upgraded

Medium Term - 6 to 10 years

1. Building

- A. The roof will be replaced
- B. The single pane windows will be made energy efficient

### **7.3.2 Administration Division**

1. District Office
  - A. The workroom needs an emergency exit door
  - B. The office will be painted
  - C. The carpet will be replaced
2. Reception Area
  - A. The reception area will be painted
3. Classroom and Storage area
  - A. The classroom will be painted
  - B. The storage area needs painting and shelving in the furnace room
4. Boardroom
  - A. The eastern door will be changed from using a padlock to a push bar to meet safety requirements
  - B. The window coverings will be replaced
  - C. The walls will receive new paint and/or wallpaper
5. Restrooms
  - A. Paint the restrooms
  - B. Power wash & seal restroom floor and wall tiles
  - C. Replace the sinks

### **7.3.3 Recreation Division**

#### **7.3.3.1 Indoor Recreation Facilities**

There is a need for more classroom space for recreation purposes. There is also a great need for a gymnasium. This is due in part to limited access to existing school gymnasiums and the cost for use of these facilities. The gymnasium will provide needed space for fitness activities and large group gatherings. The current multi-purpose room at the Conzelmann Community Center is booked almost every weekend.

#### **1. Conzelmann Community Center, Boardroom**

The Boardroom is used for recreation classes and staff training.

Short Term - 1 to 5 years

1. The closet storage will be upgraded to meet the needs of the classes
2. A flat screen television will be installed to meet the training and meeting needs of staff and the public

#### **2. Conzelmann Community Center, Hall/Theater**

Numerous recreation programs, events, and fine arts productions utilize the hall.

Short Term - 1 to 5 years

1. A separate storage facility located to the south east of the hall would accommodate not only the recreation needs but also the tables and chairs needed for hall rentals

#### **3. Conzelmann Community Center, Kitchen**

The Kitchen is utilized as a tool to promote the rental of the community center hall as it can be utilized by caterers as a staging area for food delivery. It is also used for the Senior Program, Special Events and cooking classes. The Kitchen, as presently configured, meets these needs.

#### **4. Cottage Community Building**

Short Term - 1 to 5 years

1. The tables and chairs used for the preschool and before and after school programs will be replaced

Short Term - 1 to 5 years

1. Budget the replacement of the tables and chairs over a period of time

#### **5. Other Indoor Recreation Facility Needs**

Class offerings are limited due to a lack of available indoor space.

Medium Term - 6 to 10 years

1. Additional classrooms, recreation rooms and a gymnasium will be added to increase the recreation programming of the District to include, among other activities:
  - a. Basketball
  - b. Volleyball
  - c. Badminton

### **7.3.3.2 Outdoor Recreation Facilities**

#### **1. Howe Park, Ball Field #1**

Short Term - 1 to 5 years

The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards.

1. The score table will be replaced and new aluminum bleachers with hand rails will be purchased to replace the wood bleachers.

Medium Term - 6 to 10 years

Ballfield lights are marginal. They are not meeting the lighting foot candle standards for softball or Little League games.

1. Change the existing ball field lights to LED lighting that meet standards and reduce the cost of operations

#### **2. Howe Park, Ball Field #2**

Short Term - 1 to 5 years

The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards.

1. The score table will be replaced and new aluminum bleachers with hand rails will be purchased to replace the wood bleachers

Medium Term - 6 to 10 years

Ballfield lights are marginal. They are not meeting the lighting foot candle standards for softball or Little League games.

1. Change the existing ball field lights to LED lighting to meet standards and reduce the cost of operations

#### **3. Howe Park, Ball Field #3**

Short Term - 1 to 5 years

The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards.

1. The score table will be replaced and new aluminum bleachers with hand rails will be purchased to replace the wood bleachers

#### **4. Howe Park, Ball Field #4**

Short Term - 1 to 5 years

The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards.

1. The score table will be replaced and new aluminum bleachers with hand rails will be purchased to replace the wood bleachers

#### **5. Other Ball Field Needs**

Additional Little League ball fields will be needed as the Little League program grows. Improve the local school's ball fields in accordance with future needs assessments.

**6. Howe Park, Under 16 & 6-A-Side Soccer Field**

Short Term - 1 to 5 years

1. This soccer field will be weeded and reseeded

**7. Howe Park, Under 12 Soccer Field**

Short Term - 1 to 5 years

1. This soccer field will be weeded and reseeded

**8. Other Soccer Field Needs**

There is great need for additional soccer fields in our district.

1. Develop the Creekside School sports field into an under 10/12 soccer field or possibly a couple of Under 6 fields.
2. Develop the Cottage Elementary School sports field into useable soccer fields

**9. Bohemian Park Tennis Courts**

Short Term - 1 to 5 years

1. The tennis courts will be resurfaced and repurposed into a pickle ball court and a soccer court

**10. Cottage Park Tennis Courts**

Short Term - 1 to 5 years

1. The tennis courts will be resurfaced and one court repurposed into one or two pickle ball courts

**11. Creekside Park Tennis Courts**

The tennis courts were paved over by San Juan Unified School District. They have promised to work with us to install new pickle ball courts when we develop the Creekside School Park.

**12. Howe Park Tennis Courts**

Short Term - 1 to 5 years

1. Two of the lower tennis courts will be converted into basketball courts with a state grant
2. The two remaining courts will be used for hardscape recreation use under the lights

Medium Term - 6 to 10 years

1. The upper courts will be resealed and resurfaced

**13. Sand Volleyball Courts**

Short Term - 1 to 5 years

1. One court will be converted to accommodate corn hole courts to support the group picnic area rentals
2. The second court will be converted to decomposed granite for volleyball use and Petanque

**14. Bellview Park Basketball Court**

Short Term - 1 to 5 years

1. The Basketball court will be resurfaced and restriped

**15. Bohemian Park Basketball Courts**

Short Term - 1 to 5 years

1. The Basketball court will be restriped

**16. Howe Park Basketball Courts**

Short Term - 1 to 5 years

1. Develop two of the Howe Park lower tennis courts into basketball courts with funding already approved from a state grant.

**17. Seely Park Basketball Courts**

Medium Term - 6 to 10 years

1. The Basketball court will be resurfaced and restriped

## **18. Other Basketball Courts**

Develop a MOU with San Juan and Twin Rivers Unified School Districts to have their outdoor basketball courts available for public use

## **19. Other Court Needs**

Short Term - 1 to 5 years

1. Pickle Ball Courts
  1. Construct 1-2 Courts at Bohemian Park
  2. Construct 1-2 Courts at Cottage Park
  3. Construct 2 Courts at Creekside School Park
2. Petanque Courts
  1. One of the sand volleyball courts at Howe Park will be converted to decomposed granite to accommodate playing Petanque as well as volleyball
3. Corn Hole Courts
  1. One of the sand volleyball courts will be converted to decomposed granite to accommodate construction of corn hole courts

## **20. Cottage Pool**

Short Term - 1 to 5 years

1. Starting blocks will be replaced at the pool
2. A new storage shed will be built in the pool area to accommodate the Americans with Disabilities Act lift chair

Long Term – 11 plus years

1. Redesigned and rebuild the pool with a zero entry pool access, separate pool slide area and separate competitive 6 lane lap pool

## **21. Other Pools**

Medium Term - 6 to 10 years

1. Construct a splash park for Howe Park near the First 5 tot lot

## **22. Other Outdoor Recreation Facilities**

The District will evaluate the need for additional facilities as community interests dictate and space and funds become available

Short Term - 1 to 5 years

1. Develop a Universally Accessible Play area on Bell Street, south of Hurley Way
  - A. Secure a donation of land from the Sacramento Municipal Utilities District
  - B. Working with the Sacramento Parks Foundation to develop the park

### **7.3.4 Maintenance Division**

#### **1. Howe Park Corporation Yard Building**

Short Term - 1 to 5 years

1. Paint the corporation yard building

#### **2. Howe Park Corporation Yard**

Short Term - 1 to 5 years

1. Move the waste container to a secured location off of Bell Street
2. Improve the covered storage area
3. Expand the yard northward for soil, chips and decomposed granite stalls

4. Secure the perimeter fencing with an additional layer of security wire
5. Increase the security lighting for the yard

#### **7.3.5 Park Police Division Facilities**

Presently the Division has a command office in the Conzelmann Community Center in Howe Park and an operations office at the Central California Intelligence Center at 3720 Dudley Blvd, Mather CA, 95652. The Central California Intelligence Center facility safely houses the security sensitive communications equipment, firearms and police vehicle parking. This center is centrally located for providing contract services.

1. Maintain the Division at this location.

# Chapter 7 – Section 4

## Conservation, Energy and Water Recommendations

### 7.4 Conservation, Energy and Water Recommendations

The District will work closely with the Sacramento Municipal Utilities District (SMUD), Pacific Gas and Electric (PG&E) and the Sacramento Suburban Water District (SSWD) to ensure all energy and water saving measures are being employed.

#### 7.4.1 Buildings

##### 1. Energy

The buildings have had the lighting systems upgraded to LED lights and occupancy sensors

Short Term - 1 to 5 years

1. Make the windows energy efficient

##### 2. Water

1. Maintain the building's existing low flow fixtures and toilets

#### 7.4.2 Park Facilities

##### 1. Energy

A. The primary park lighting is rented from the SMUD. SMUD is in the process of upgrading all of the old style park lighting to LED lights for all local park districts. Our parks are on the list to have the lighting changed within the next two years

B. The District's park lighting at Seely Park and Cottage Park pool have been converted to LED

Short Term - 1 to 5 years

1. Tennis Court, Volleyball Court and Ballfield lighting all will be converted to LED as funds become available
2. The pool pumps and splash park pumps will be converted to variable frequency drive motors to improve efficiency

Medium Term - 6 to 10 years

1. Replace the pool heater before it fails

##### 2. Water

Short Term - 1 to 5 years

1. An up-to-date irrigation system will be installed to ensure maximum water conservation and cost savings

Medium Term - 6 to 10 years

1. Elimination of unnecessary turf areas and their conversion to low water landscape will be instituted over time

#### 7.4.3 Equipment

##### Energy

The District's vehicles will be evaluated and if possible be converted to electric vehicles as they need replacing.

## **Chapter 7 – Section 5**

# **Equipment and Technology Recommendations**

### **7.5 Equipment/Technology Recommendations**

#### **7.5.1 Administrative Division**

Short Term - 1 to 5 years

1. The District has many file cabinets filled with records that the District is required by law to keep in perpetuity. At some point the District will run out of room for the paper files and will be forced to save them electronically.
  - A. The District will either contract with a firm or secure the necessary computer program to store paper documents electronically
2. Replace the tables used for rentals
3. Replace the chairs used for rentals laced with up to date comfortable lighter weight chairs

Medium Term - 6 to 10 years

1. Incorporate technological improvements to the phone system and web sites in concert with the Americans with Disability Act
  - A. The District will enact all Americans with Disabilities Act standard required improvements as soon as possible

#### **7.5.2 Recreation Division**

Short Term - 1 to 5 years

1. Update the Automated External Defibrillators

Medium Term - 6 to 10 years

1. Install a server large enough to keep up with expanding needs of the district
2. Replace the swim meet timing system
3. Replace the Cottage Pool sound system

#### **7.5.3 Maintenance Division**

Short Term - 1 to 5 years

1. There are several pieces of equipment that would allow the Division to operate more efficiently and improve the quality of the parks:
  - A. The District will acquire over time:
    - a. Core Aerator
    - b. Lift Truck
    - c. Dump Truck
2. The Rainbird Maxicom Computerized Irrigation System has not proven to be user friendly and has not met the needs of the District.
  - A. The District will modernize the irrigation control system to an internet cloud system
3. The pool filtration system is inefficient and wastes water.
  - A. The pool filtration system will be upgraded to a variable frequency drive system to save energy, water and money

#### **7.5.4 Park Police Division**

##### **1. Communications**

- A. Work with the County Sheriff to decrease the cost of connecting to the County computer system and dispatch service

##### **2. Vehicles**

The Division logs thousands of miles on each police vehicle during the year. Maintenance of the older vehicle fleet is increasing.

- A. Add a new vehicle to the fleet every two years

# Chapter 7 – Section 6

## Staffing Recommendations

### 7.6 Staffing Recommendations

#### 7.6.1 Administrative Division

1. Administrative staffing levels are not presently adequate for the daily operations of the District.
  - A. Add an additional part-time person is needed to staff the reception area. Presently Recreation staff are taken away from their duties and responsibilities to cover the reception desk when the Administrative Assistant is away to the County or on breaks on the days the Assistant clerk is not on duty.
  - B. Add an additional Administrative Projects Supervisor is needed for the District to take full advantage of available grant opportunities as well as aid with project development. It is possible that much of the cost to staff this position will be offset by the value of the grants received.
  - C. Explore consolidation and incorporation as a means of addressing staff needs.

#### 7.6.2 Recreation Division

1. Increase the Recreation Division staffing level to accommodate the addition of a new facility, programs and/or special events.
2. Factor in the additional cost to staff and provide maintenance support for facilities and events prior to offering them.

#### 7.6.3 Maintenance Division

1. Staff at least one person in each of the identified job classifications. Presently the Project Specialist (PMII) position is vacant.
  - A. Add a Park Specialist (PMII) to the Maintenance Division.
2. Hire a Full-time Maintenance Lead Position (PMI) to specialize in tree and turf maintenance. The District has well over 2,100 trees and the turf is in need of specialized attention.
  - A. Add a Maintenance Lead Position (PMI) to the Maintenance Division to address the tree and turf needs
3. Hire an additional Regular Part-time Park Maintenance Worker (PMWI) to the Maintenance Division to help with the increase in the day-to-day facility and park maintenance duties
4. Hire Additional Maintenance Division staffing to accommodate the addition of new parks and or facilities
  - A. Factor in the cost of maintenance needs for new facilities prior to committing to their development and or taking on maintenance commitments

#### 7.6.4 Park Police Division

1. Maintain adequate Park Police staffing to meet the District's and contract district's needs
2. Ensure the Division becomes P.O.S.T. certified
3. If the community becomes a city the District will work with the city to ensure the park security needs are met

# **Chapter 7 – Section 7**

## **Programs and Training Recommendations**

### **7.7 Programs and Training Recommendations**

#### **7.7.1 Administrative Division**

1. District Staff require specific knowledge to adequately perform their job responsibilities.
  - A. Provide training for District staff to keep the District up to date with current trends and technology, especially in the areas of Human Resources and Facility Management

#### **7.7.2 Recreation Division**

1. The Division requires up to date certification for staff.
  - A. Staff will attend conferences and trainings suited for the job responsibilities

#### **7.7.3 Maintenance Division**

1. Ensure there are at least two staff members that have each of the following required certificates at all times:
  - a. Certified Aquatics Facility Operator or Certified Pool Operator
  - b. Pesticide Spray License
  - c. Playground Safety Inspector (Preferred, not required)
  - d. Send all full-time maintenance personnel to the Pacific Southwest Maintenance Management School when the budget allows

#### **7.7.4 Park Police Division**

1. All officers will receive Police Officer Standards and Training (P.O.S.T.) to maintain the quality of the Park Police Division.
  - A. Hire qualified P.O.S.T. certified officers and provide the necessary ongoing training to keep up the necessary certifications