

- Trails -- Multiple use trails along the length of King Road, from Barton Road along the length of Secret Ravine, and along the roadways as shown on the Recreation Facilities Map (see Exhibit D).
- Schools -- The school sites in the Plan area can either be further developed with additional active recreation facilities, or land adjacent to existing fields should be considered for future acquisition.
- Griffith Quarry Park and Museum -- The Placer County Department of Museums maintains one small museum, the Griffith Quarry Museum, within the community plan area. As with other services, the growth in the population of this area will increase the demand for preservation of historical sites and for active and passive interpretation of the community's heritage. Future historical facilities in this area may focus on the agricultural industry; the diverse ethnic populations that made their home in the area; or in the impact of the transportation industry on the area. The development of other types of museum facilities, such as a natural history museum or a children's museum might also be considered. At the Griffith Quarry Park and Museum, there is ample room for expansion of the picnic facilities. Care must be taken to ensure that any improvements done at this site retain the passive and historic quality of the area. Any future development must also be designed to require a minimum amount of maintenance.

F. TRAILS

In order to achieve the basic goals of maintaining the area's rural character and quality of life, and improve regional air quality, new development projects are encouraged to include pedestrian/equestrian trails in their designs. These facilities should provide for pedestrian and equestrian travel from residential areas to regional connector trails in areas where land is designated to allow livestock-related activities.

Typically when subdivisions are designed, a great deal of time, effort, and money is spent in designing, constructing, and maintaining roadways to ensure that people in cars will be able to access every home site in a safe and efficient manner. Similar efforts should be invested in designing, constructing and maintaining trails to ensure that people walking, or riding their bikes or their horses will be able to access every home site in the same safe and efficient manner. Meanwhile, millions of dollars are being spent on health through exercise, and cleaning up our air by trying to reduce automobile travel.

It is the intent of this chapter to minimize the amount of site disturbance caused by construction of public pedestrian/equestrian trails, at the same time ensuring that safe, direct and aesthetically pleasing corridors for non-motorized travel are provided in all development projects.

The implementation of a comprehensive recreation trail system will require a long-term commitment from County Government, as well as residents of the area. The designation of trail corridors on the Community Plan is the first step in implementing a trails system. Through various existing community plans, the Placer County Parks Division has been charged with the responsibility to develop and monitor trails throughout Placer County.

There are three basic ways for a jurisdiction to obtain trail rights-of-way. First, and most preferably, the jurisdiction may require trail easements and construction as a condition of development. Secondly, the County may purchase fee title land or easements for trails from private property owners. Finally, the

County, through use agreements, may obtain trail easements or rights-of-way from other agencies or public utilities.

Those trails indicated in the plan that fall on property to be developed, or along project frontages or access roads required for such projects, should be developed as a part of the proposed project's construction activities. Trails that do not fall into the above category, and which are not parallel to public roads can be built as separate projects at any time that easements are acquired to permit logical trail connections to points of origin or destination points. Trails, especially bicycle and pedestrian trails that are not built as a part of a private project's development process (frontage improvement requirement) are most economically constructed as a part of a larger-scale public road, trail, or pathway project.

Development guidelines for trail design and construction are available at the Placer County Parks' Department.

All public road projects in the Horseshoe Bar/Penryn Plan area that affect trails depicted in this Plan should include the construction of those trails as a part of the project. Transportation Development Act funds designated for bicycle trails can be used to offset the additional cost of adding bicycle trails to public roads. Other capital improvement funds that are available for recreation development, and not specifically limited to bicycle trail construction, should be used only where bicycle and pedestrian trail improvements are needed along fully developed public roadways. Therefore, the construction of a trail system in the Horseshoe Bar/Penryn Plan area must be closely coordinated with other transportation planning activities.

Development plans need to be carefully reviewed as there could be some developments proposed which would eliminate some existing trails (which have not been formally designated), and others that will convert lands to residential use which would be more ideally suited for trails.

The system of public trails will be a source of local pride and provide conservation of our farm lands, open space, flood plains, and riparian areas. The trails will also serve as an alternative mode of transportation.

1. GOALS

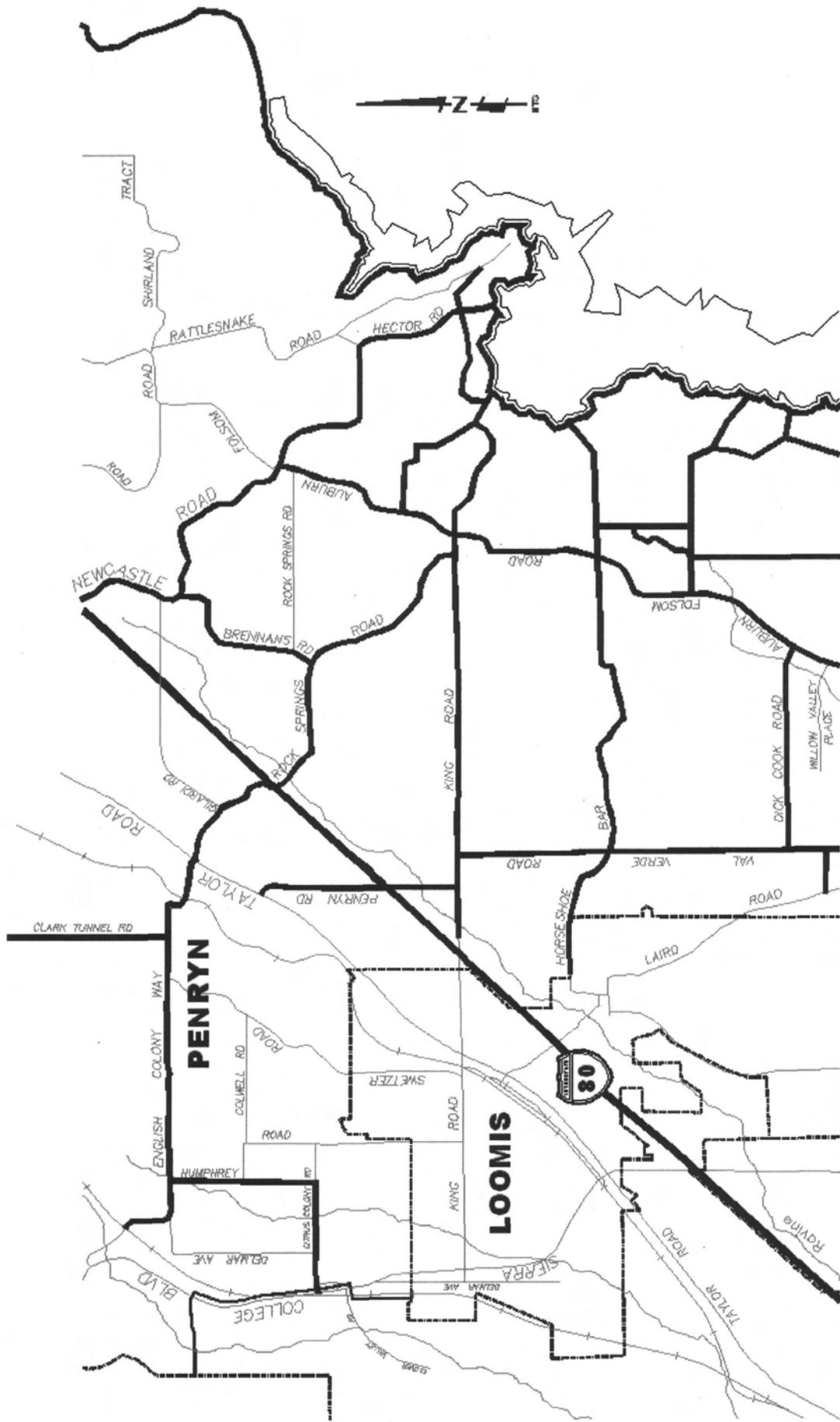
- A. TO PRESERVE THE CURRENT SYSTEM OF TRAILS AND TO PROMOTE A COMMUNITY-WIDE TRAIL NETWORK THROUGHOUT THE PLAN AREA.
- B. TRAIL CORRIDORS SHOULD BE PROVIDED FOR ALL RESIDENTIAL PROJECTS WHERE THE AVERAGE LOT SIZE IS GREATER THAN 1/2 AN ACRE.
- C. TO ENSURE THAT EXISTING TRAIL-USE CORRIDORS BECOME RECORDED PUBLIC EASEMENTS DURING THE DEVELOPMENT PROCESS.
- D. TO GAIN CONNECTING EASEMENTS BETWEEN EXISTING TRAIL EASEMENTS WHENEVER FEASIBLE.
- E. TO PROVIDE FOR THE USE OF TRAILS IN PLACE OF SIDEWALKS WHEREVER FEASIBLE.

2. POLICIES

The public trails in the plan area are being maintained by volunteers; however, the County has to provide some maintenance through paid staff which is financed through the County General Fund. There are some trail maintenance tasks which cannot be done by volunteers. For example, the application of weed control chemicals cannot legally be performed by volunteers. There are also some tasks which require heavy equipment, such as the removal of fallen trees.

The following are policies for trail construction and maintenance in the Horseshoe Bar/Penryn Plan area.

- a. Create and maintain a multiple-use trail network which will ensure the safe and efficient movement of people throughout the County.
- b. Encourage all forms of non-motorized trail use including hiking, jogging, bicycling, mountain biking, and equestrian as major transportation and recreational modes. All trails are to be open to bicycle use unless otherwise posted.
- c. Provide all County residents, as well as visitors, with convenient access to a multi-use trail network which serves both the County and region.
- d. Create multi-use trail networks between major residential areas and employment centers.
- e. Encourage communication and cooperation for all transportation related issues, including trails, with adjacent jurisdictions.
- f. No trail shall be constructed unless there is a provision for short and long-term maintenance. The funding mechanism must be in place and provide for funding to include the cost of administration, overhead, trail plan development and reviews, field inspections, construction and maintenance.
- g. Provide for the financing of trails through a combination of funding mechanisms. Whenever possible, require a County Service Area to pay for trail maintenance and administrative costs.
- h. Trails should link and be in proximity to residential areas, horse populations, park and recreation areas, schools, major waterways such as rivers and lakes, and major vista locations.
- i. Trails should provide for multiple use (i.e. pedestrian, equestrian, bicycle, etc.), recognizing however, differing surface requirements to accommodate user needs.
- j. Hiking and equestrian trails may be separated from cycling paths where possible.
- k. Trails shall be separated from the traveled roadway wherever possible by curbs, barriers such as fences or rails, landscape buffering and spatial distance.
- l. Existing public corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways shall be put to multiple use for trails where possible.



- m. Links to the major County-wide trail system should be provided.
- n. Where appropriate, native soils are the desired trail surface. This is considered the least costly type of trail surface to construct and to maintain. It also keeps the area in a more natural appearance than other trail surfacing materials.

G. IMPLEMENTATION

1. Cost of Active Recreational Facilities

The following table identifies costs to construct certain active recreational facilities. The costs include actual construction only. Lump sum costs for grading, road, water, electrical, design, administration and contingencies are shown below for a typical park, however the costs vary depending on specifics of a particular site.

When purchasing land, there are additional costs which are incurred for items such as appraisal, negotiations, surveying, etc. These additional costs average approximately \$5,000.

It is important to note that all new facilities must be in compliance with the Americans with Disabilities Act. This legislation requires all facilities to be accessible to the disabled. This will usually result in a higher development and maintenance cost.

**TABLE 13
PARK CONSTRUCTION COSTS**

FACILITY	UNIT	CONSTRUCTION COSTS
GRASS AREAS Soccer or Free Play	Square Foot	\$ 1.35
TENNIS COURT	1 Court 2 Courts	\$ 50,000 \$ 100,000
SOFTBALL/LITTLE LEAGUE (300' fence)	Square Foot	\$ 1.50 \$ 60,225
BLEACHERS	Each	\$ 5,000
BASKETBALL Asphalt - 8,500 sq. ft.	Full court With colored surface	\$ 17,000 \$ 22,000
*TRAILS	Decomposed granite sq. ft. Asphalt sq. ft. Natural soil sq. ft. Concrete sq. ft.	\$ 1.60 \$ 2.00 \$.50 \$ 2.60
PLAYGROUNDS Base Surface	Square Foot	\$ 20.00
GROUP PICNIC SHELTER	Square Foot	\$ 25.00
GRADING	Cubic Yard	\$ 2.75
ROADWAY - ASPHALT	Square Foot	\$ 2.90
PARKING AREAS	Square Foot	\$ 2.15
STRIPING PARKING	Spaces	\$ 8.50
FENCING - CHAIN LINK	Linear Foot	\$ 15.00
ADMINISTRATION	Project	10% of cost
CONTINGENCY	Project	10% of cost
DESIGN & CONSTRUCTION ENGINEERING	Project	20% of cost
OVERALL DEVELOPED SITE	Acre	\$ 100,000

* Cost for asphalt roadway, parking areas and trails are based on ideal conditions not requiring the use of imported soil. Costs vary considerably depending on subgrade work, storm drain cost (if needed) and soil stabilization.

Park improvement costs have been applied to the County's standards for acreage and facilities. Table 14 shows the cost of providing parks for each household. The present park mitigation fee collected from subdivision activity is 1,150 per lot, as of July 1, 1993. The cost per household for the park need created is two to three times this cost. The cost varies depending on the location of the property because land costs vary throughout the County. The difference in cost must be made up with other funding sources. The use of volunteers, school contributions, community service groups and State and Federal grants have all been coupled with park dedication fees in the past. The park dedication fees cannot be seen as the only funding mechanism for providing future parks. Table 14 shows the park improvement costs as they are applied to the County park standards and concludes with the cost per household for parks.

**TABLE 14
PARK IMPROVEMENT COSTS BY HOUSEHOLD**

PARK IMPROVEMENT	STANDARD	DEVELOPMENT COSTS	COST PER 1,000 PEOPLE	COST PER HOUSEHOLD
Parkland	1 acre per 500 people	\$60,000/acre	\$120,000	\$360
Play lot	25,000 sq. ft. per 1,000 people 75 sq. ft. per child (1 per household)	\$51,000/\$3,000 sq. ft.	\$212,500	\$638*
Playground	5 acres per 2,000 people	\$60,000/acre	\$150,000	\$450
Play fields	1.5 acres per 1,000 people	\$60,000/acre	\$90,000	\$270
Court	1 court per 3,000 people	\$50,000/court	\$16,667	\$50
Trails	1 mile per 1,000 people	\$48,000/mile (asphalt approx. \$80,000/mile)	\$48,000	\$144
Total			\$637,167	\$1,912
Add Land Costs as a Variable - 5 acres/1,000 people				
GRANITE BAY	Land cost per acre =	\$100,000	\$1,317,167	\$3,412
DRY CREEK/WEST	Land cost per acre =	\$ 75,000	\$1,012,167	\$2,519
AUBURN/BOWMAN	Land cost per acre =	\$ 50,000	\$ 887,167	\$2,662
BALANCE OF CO.	Land cost per acre =	\$ 30,000	\$ 787,167	\$2,362
Cost per home to provide recreation facilities to meet 100% of demand created. Past policy has been to recover costs to meet 1/2 of demand created only.				
Assumes 3.0 people per household and will vary with cost of land.				

* Reduced by 1/2

2. Funding Sources for Active Recreation

A number of different funding sources exist for acquisition and development of public recreation facilities. In the case of many projects, a combination of two or more different funding sources would be necessary to complete the development process. Any funding mechanism considered should be considered for the acquisition of both active and passive sites. Of course, additional funding mechanisms should not be ruled out if they can be obtained. The following are provided as examples of some of the types of financing which has been utilized by various park districts:

- a. The Quimby Act (Government Code Section 66477) permits the County to require the dedication of land and/or payment of fees to be used to help meet the demand for recreation created by occupants of new housing units. Land can only be required when a proposed subdivision contains fifty (50) or more lots. These "in- lieu" fees are collected by Placer County and at the present time (FY 2002-03) are \$1,410 per unit/lot. These funds can be used for acquisition, development or for major repairs. The funds cannot be used for operations and maintenance.
- b. Grant funds continue to be available from the Federal government. The Federal grants are funded through the Land and Water Conservation Fund. This fund has been greatly reduced in recent years and is now in jeopardy of being eliminated. A match is required and the program is very competitive. This program can be used for acquisition and development.
- c. State grants can also be used for acquisition and development; however, this funding source is also in jeopardy.
- d. Donations of land or money are sometimes available for park purposes. Organized civic groups are capable of soliciting donations from both private individuals, as well as large corporations. Organized athletic leagues frequently donate money and/or labor to assist in the construction of fields which the league can then use.
- e. School districts often have land available where active recreational facilities can be located. Tremendous public benefits result from such projects, including reduced cost of land, additional recreation facilities available which enable schools to expand their physical education programs, maximization of use of such facilities, joint use of parking lots, access roads, water service, etc.
- f. Mello-Roos Community Facilities District. This type of assessment district can be used for financing park facilities, including acquisition, development, maintenance and operation. The way in which the assessments are handled is extremely flexible in terms of charges being made per acre, per lot, per house or any other reasonable method. This type of district is most often used in developing areas as opposed to developed areas due to the need for two-thirds voter approval of the assessments. Bonds can be sold to raise capital for improvements through assessments. The procedure to initiate such a district can be started by either the Board of Supervisors or by petition from residents of the affected area.
- g. Land trusts are community based, non-profit corporations which have been organizing throughout the United States to protect and preserve open space. Public agencies have taken advantage of their purchasing abilities when there has not been sufficient funding.
- h. Bequeaths/Endowments come in many forms. Individuals can give lands for park purposes and reap tax benefits while saving the space specifically for park uses.

- i. Bonds have been successful in some counties to fund large capital improvements. The bonds are paid off after a given number of years and so can be appealing to voters.
- j. Local sales taxes can be charged with proceeds going directly to parks.
- k. The Land Bank program is an acquisition and control program designed as a tool to assist California School Districts located in growth areas to meet their future school site needs. Parks can be planned on these school grounds. Land can be purchased by a non-profit corporation and have interest payments deferred until the sites are projected to be needed upon completion of actual construction. Any revenue and financing mechanism typically available for construction would be used to purchase the parcel.
- l. Use of volunteers for specific projects may be considered as a separate additional method of financing. Community service organizations or trail user groups can provide funding and/or personnel for special projects such as "Adopt a Trail" for maintaining trails.

Other specific implementation measures include the following:

- m. The potential park sites shown on the Land Use Diagram will serve as the most desirable sites to meet the future needs of the Horseshoe Bar/Penryn Community Plan area. As development occurs, the acquisition of these sites will be considered.

Responsible Agency/Department: Parks Department

Time Frame: On-going

Funding: Public/Private Programs

- n. The County will prepare a revised park land dedication ordinance which addresses the policy of ten acres per 1000 people established by this Plan.

Responsible Agency/Department: Planning Department/Parks Department

Time Frame: 1994

Funding: General Fund

- o. As new development occurs, the County will require the dedication of rights-of-way and/or the actual construction of those trail segments identified in this Plan, which are affected by the development project.

Responsible Agency/Department: Development Review Committee/Parks Department

Time Frame: On-going

Funding: Permit Fees

- p. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project whenever feasible.

Responsible Agency/Department: Caltrans/Public Works

Time Frame: On-going

Funding: Road Funds

- q. Review new trail construction for consistency with the County's Trail Guidelines.

Responsible Agency/Department: Committee/Parks Department

Time Frame: On-going

Funding: Permit Fees

3. **Conclusion**

Many private citizens and community service groups have historically volunteered to assist the County in providing recreational facilities in the Horseshoe Bar/Penryn Community Plan area. These combined efforts have allowed citizens to enjoy a diverse park system which provides for both active and passive park needs. Because the population in the plan area has grown, more recreational facilities are needed. Existing facilities were compared to park standards and analyzed to determine what these future recreational facilities should be.

The Plan area has enjoyed limited growth while maintaining a rural atmosphere. Future park planning must be careful to allow for there to be an adequate number of recreational facilities provided while still retaining this rural atmosphere.

This Recreation Chapter has reviewed and updated goals and policies relative to parks and trails, looked at various funding mechanisms available and made specific recommendations in order to provide for the recreational needs of present and future citizens, and their visitors, of the Plan area.