



Bear
River
Recreation
And
Parks

Bear River Recreation & Park District

Master Plan 2003 – 2018



FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

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County of Nevada

District Non-Profit Organizations

District Residents

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Executive Summary

The Bear River Recreation and Park District has been providing recreation facilities and programs since January 1, 1995. The district serves residents within a 109 square mile area that encompasses the unincorporated communities of Alta Sierra and Lake of the Pines, and nearby unincorporated areas of Nevada County from Grass Valley to the Placer County line and from the Western Gateway Recreation District to the Bear River. The District is primarily rural in character, with the main concentration of development in the Lake of the Pines and Alta Sierra areas. Residents place a high value on this rural character, and recognize that careful planning will be needed to balance future development with preservation of the oak woodlands, creeks, coniferous forests, and meadows and other open space amenities. While development will contribute to creating new active use park facilities, it also has the potential to eliminate many of the passive recreation activities such as informal trails for equestrians and hikers that are currently available. This Master Plan strives to acknowledge the need for both types of recreation opportunities in a manner that reflects the values and preferences of District residents.

The District currently serves over 22,000 people by providing a variety of recreation programs and cooperative management of several recreation facilities. This Master Plan provides an overview of the District's existing resources, assesses the current and future recreation program and facility needs of the community for the next 15 years, and provides recommendations for how the District can best meet these needs.

This Master Plan reflects the values and priorities of the community served by the District as gathered through meetings with the Master Plan Community Advisory Committee and a public workshop. This feedback was considered along with park planning criteria for acreage, planning areas, and facilities standards per measure of population to establish the level of facility and program service that is needed to adequately serve the community.

A wide variety of recommendations that address the broad spectrum of District facilities, programs, and administration are addressed in this Master Plan. Specific recommendations and associated costs are provided relative to the following subjects:

- Facility development at existing parks,
- New facility development,
- Coordination for joint-use of public recreation facilities,
- Acquisition of park land,
- Coordination with regional trails and bikeways,
- Programs,
- Operations, and
- Planning.

Nearly thirteen million dollars worth of capital improvements are identified by this Master Plan, to be implemented over the next fifteen years. While the District has

the financial resources to address a few of the most important of these projects for the next several years, many significant projects and operations and maintenance are not adequately funded. The District must secure significant additional funding over the next fifteen years if it wishes to implement all of the capital projects identified in this Plan.

Additional funding may be available to the District through grants, future state recreation bond measures, donations, sponsorships, endowments and more aggressive marketing of District facility and equipment rentals. Pursuit of these funding sources should be a high priority for the District, and would be best facilitated by development of a staff or contract position devoted to promoting and coordinating these efforts. Pursuit of a voter-approved assessment is also recommended as an important funding strategy.

Implementation of this Master Plan addresses capital projects and equipment, program support, and operations and administration. The General Manager is the primary person responsible for coordinating the components of the implementation plan, with support from staff, and guidance from the Board of Directors.

While this Master Plan provides District planning direction for the next fifteen years, it is anticipated that an annual or biannual review of priorities, resources and community needs will occur to make sure that the direction of the District remains consistent with the evolving recreation trends and values of the people it serves.



Community Master Plan Workshop

Chapter
1

Introduction

Purpose of the Master Plan

The Bear River Recreation and Park District plays an important role in meeting the diverse recreation needs of over 22,000 people who live in Southwestern Nevada County. The purpose of this Master Plan is to assess how well the District is currently meeting that responsibility, and to provide a road map to guide the District in its operations for the next 20 years.

The scope of services and resources provided by the Bear River Recreation and Park District is continuing to grow along with the relatively young district. The District owns 32 acres of unimproved land and holds approximately 6 miles of unimproved trail easements. The success of the District is largely measured by the positive impact of these services and resources on residents' quality of life, and the District's ability to provide these benefits in a cost-effective manner. The District must work within its fiscal and operational limitations to allocate staff and funding towards the facilities and services that will have the most beneficial impact on the residents it serves. This Master Plan provides information that will help establish current priorities, and determine the levels of funding and support that will be required to meet future needs.

One of the most difficult challenges for the District in developing this Master Plan is trying to predict what services and resources the community will need in the future. The District's communities are constantly changing as new people move into the area and other residents leave. Unpredictable shifts in the economy, social issues and



Magnolia Sports Complex Ball Field

demographic trends will drive future preferences for recreation facilities and programs. The District is also increasingly being asked to address the need for social services, such as preschool classes, daycare, and support services for Seniors.

Another important challenge is achieving a balance between the diverse recreation needs of the District's residents. There is a demand for more active recreation opportunities, such as baseball and soccer fields, but residents also place a very high value on passive resources such as trails and nature areas. As more development occurs within the District, the opportunities for these passive activities may be constrained. For example, many of the informal trails that residents currently use may be replaced by private developments that limit access. It is important that the District provide both types of amenities to residents to adequately meet the recreation needs of the community.

This Master Plan can only represent the District's current best guess as to what the future needs will be. Consequently, the Master Plan will need to be periodically reviewed by the District to test whether its assumptions continue to be valid or if guidelines and priorities need to be adjusted to reflect new issues or trends. Because the Master Plan process is specifically intended to address the District's need for this strategic planning, it does not focus on the detailed design of individual parks or programs. District personnel will address these concerns in separate planning activities and operational review.

The Master Plan Process

This Master Plan was developed by combining input from the Community and District Staff with analyses of data from a variety of sources. The planning process consisted of several distinct phases.

The first phase focused on gathering information about existing public and private recreation resources. District staff conducted an inventory of existing facilities to document acreage, amenities, park conditions, and the types of activities associated with each park. Data about the various types of organized recreation programs currently available to District residents were also gathered. This information was compiled into a spreadsheet that will be used by the District to track changes to existing parks and the addition of new park resources over time.

The next phase looked at information about the people served by the District, including demographic data, land use, and residents' recreation preferences. District residents were invited to participate in a community input meeting to share their thoughts about District resources and priorities for the future.

Acquisition and development standards for acreage and facilities were then established based on District staff input, community input, national and regional guidelines, and an analysis of existing park resources. This information and the communities' input were used to determine what types of facilities and programs are needed to adequately serve the District's population for the next 20 years. The availability of school and regional park resources was also factored into this evaluation since the District does not yet own any developed facilities.

An important part of the Master Plan process involved the estimation of approximate costs for the proposed acquisition, development, and renovation projects. These costs were developed using information on park development and maintenance costs throughout the region.

Finally, a prioritized summary of recommendations was compiled with suggestions for acquisition, development, renovations, programs, and District planning and administration. The Master Plan was distributed to District staff, the District Board of Directors, and made available to the public in draft form for review and comment prior to being adopted as this final Master Plan.

BRRPD Mission

The mission of the Bear River Recreation and Park District, as the recreational leader of the community, is to provide a wide variety of year-round recreation programs, facilities, and park areas which respond to the needs and desires of all residents of the Bear River Recreation and Park district.

BRPPD Goals

This mission is attained by striving to meet the following goals of the Bear River Recreation and Parks District:

- Enhance the quality of life for all residents through the provision of public recreation programs and services;
- Develop park areas and recreational facilities to meet the present and future demands of the District residents;
- Ensure sufficient passive and active park land to meet the leisure needs of present and future populations;
- Maintain park areas and facilities that are clean, safe, and aesthetically pleasing;
- Effectively administer the revenues and expenditures of the District's various budgets;
- Effectively market the District's services, and to contribute to the economic growth of Nevada County; and
- Provision of a variety of passive and active recreation programs for all age groups in cooperation with schools and other community organizations.

The development of this Master Plan is consistent with this Mission and is an essential tool for the District in meeting its obligations to the people it serves.

Chapter
2

**Bear River Recreation & Park District:
People, Parks and Programs**

History of the District

The Bear River Recreation and Park District was incorporated as an independent special district January 1, 1995. The District encompasses about 109 square miles and serves over 22,000 people including the unincorporated communities of Alta Sierra and Lake of the Pines and nearby unincorporated areas of Nevada County (Figure 1).

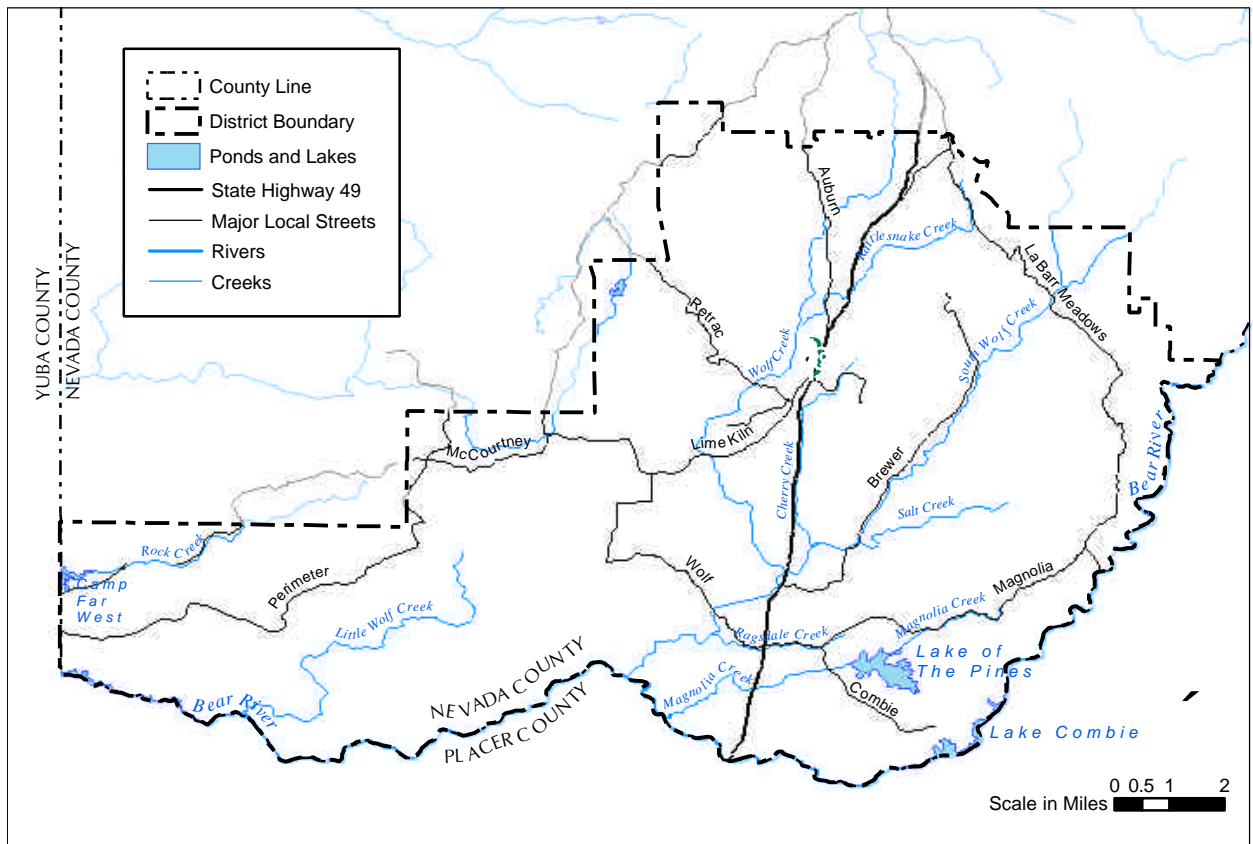


Figure 1 - Bear River Recreation and Park District

Although the Bear River Recreation and Park district was only formed a few years ago, the property it owns or holds easements for is rich with history that dates back to the 1800's and possibly earlier.

The District holds an easement for approximately 6 miles of the historic Emigrant Trail alignment from Highway 49 to Dog Bar Road. The Emigrant Trail was used in the mid-1800's by thousands of people who emigrated from eastern regions of the United States to California. The trail was first used in 1844 when the area was still part of Mexico making it the earliest overland trail to California. The trail is of regional significance and extends throughout Nevada County. A survey completed in October of 1994 by Dundas & Dundas establishes the recreation easement through the three subdivisions of Golden Oaks, Lodestar Unit II, and Sunshine Valley. The easement is generally 40' in width, but widens in the eastern sections to as much as 140' in width. Unfortunately, since the survey was completed many of the trail stakes have been removed and many fences have been constructed across the easement.

The Kimler Ranch Park site has also been known as Echo Valley Ranch. Echo Valley Ranch is where the Auburn/Grass Valley stage stopped in the 1800's. The property, at one time a dairy farm, contains a farmhouse, a barn, a livery, and several other outbuildings. The farmhouse on the site was built in 1898 and inhabited until the end of 2002. The water supply for the house comes from a spring. The Cunningham Cemetery, an early pioneer cemetery located in the park site, was used for burials as recently as the 1950's. The site is currently leased by a tenant who utilizes the pastures for boarding horses and raising livestock for 4-H projects.

The Magnolia Sports Complex is owned by the Pleasant Ridge School District. Bear River Parks and Recreation District has a joint use agreement with the school district for use of the site. The current complex consists of one lighted Little League baseball field and adjacent parking lots. The school district has priority for use of the site which has become inadequate in recent years to accommodate the recreational needs of the growing community. In the 2001 season 3 out of 10 youths who applied for sports programs had to be turned away due to lack of facilities to host the programs. The BRRPD has a land tenure agreement with Pleasant Ridge School District for a 2.5 acre undeveloped parcel within the complex. Facilities slated for the site by BRRPD include a multi-use playing field, a skateboard park, a restroom, parking, and concession stand. The BRRPD currently has plans underway for developing the site.

District Demographics

Population projections for the communities within the Bear River Recreation and Park District indicate that growth over the next 15 years will vary from between 1.21% annually to as much as 2.86% annually for southwestern Nevada County (Table 1).

Table 1 - Population Projections for Bear River Recreation and Park District for 2000 - 2020

Period		Growth		5 Year Incremental Growth Projections		
From	To	From	To	Increase	5 Yr. % Increase	1 Yr. % Increase
July '00	July '05	22,343	25,538	3,195	14.30%	2.86%
July '05	July '10	25,538	28,181	2,643	10.35%	2.07%
July '10	July '15	28,181	30,176	1,995	7.08%	1.42%
July '15	July '20	30,176	32,002	1,826	6.05%	1.21%

Source: The State of California Department of Finance and the 2000 U.S. Census Bureau

If these projections are accurate, the District can expect 9,659 more people, or about a 43% increase, to serve by 2020. Nevada County expects that public water and sewer utilities will be extended into the BRRPD in approximately 10 years which will allow for increased density in population.

The 2000 census demographic profile for the District shows that the population is predominantly white (Table 2). Black, American Indian, and Asian people account for about 1.5% total of the population. The age breakdown of the District's population is fairly well diversified. In 2000, children under 5 were only 4% of the population, but youth and teens accounted for 18.7%. Collectively, this means that nearly one fourth of the District's population is under the age of eighteen.

Slightly more than one fourth of the population is in the 30 - 49 category with a similar number in the 50 - 69 age group. These data have significant implications for the types of programs and facilities that the District is likely to be asked to provide over the next 15 years. Currently the District is home to a very large number of mature adults (50 - 69). This demographic group typically enjoys much better health, and higher level of affluence than people in the traditional senior demographic which includes people 70 or older. In addition, there has been a pronounced national trend towards earlier retirement over the last 15 years, resulting in greater leisure time and the extension of 'senior' benefits and discounts to people as young as 50 years old. Consequently, the mature adult population is in a position to be one of the largest consumers of recreation services in the District.

It is also important to note, that the number of residents in the 30 - 49 age group is almost identical to the mature adult population. Over the next fifteen years, many of these people will move into the mature adult category, which will have the effect of sustaining the demand for age appropriate programs for this group. With advances in health care and greater social emphasis on fitness, traditional seniors who account for only 15.5% of the District population today, may well account for a much greater proportion in the future.

Nearly 87% of the District population owned or were purchasing the homes they lived in according to the 2000 census. This suggests that most residents have a significant commitment to remaining in the area, pending other economic influences such as employment and cost of living.

Table 2 – Bear River Recreation and Park District Demographics

Total 2000 Population:	22,343	
Race/Ethnicity		Percent of Total
White	21,332	95.6%
Black	50	0.2%
American Indian	145	0.6%
Asian	144	0.6%
Other	672	3.0%
Age		Percent of Total
Under 5	895	4.0%
Age 5 - 17	4,169	18.7%
Age 18 - 29	1,634	7.3%
Age 30 - 49	6,119	27.4%
Age 50 - 69	6,066	27.1%
Age 70 and up	3,460	15.5%
Home Ownership¹		Percent of Total
Owner Occupied	19,434	87.0%
Renter Occupied	2,903	13.0%

Source: 2000 U.S. Census Bureau

¹6 residents in group homes or other quarters

Park Inventory

The Bear River Recreation and Park District owns 32 acres of park land at the Kimler Ranch Park site and holds a trail easement for about 6 miles of the Emigrant Trail alignment. Neither of these resources has been developed yet for public use. The District does, however, share the 6.5 acre Magnolia Sports Complex under a joint use agreement with Pleasant Ridge School District. Since none of the facilities in the Magnolia Sports Complex are owned directly by the District, the facilities are not able to be rented out by the District to provide revenue. However, the District does share in some of the concession revenues associated with District event held at these facilities.

There are also a number of other recreation facilities located within the District which are not owned or operated by the District. It is important that these facilities be considered in assessing the need for additional resources in the District since they do help to meet demand for recreational resources. Most notable are the various facilities and neighborhood parks in the Lake of the Pines community, the Alta Sierra and Dark Horse golf courses, and the sports fields and multi-purpose rooms at the local schools. A comprehensive list of organized recreation facilities located within the District is provided in Appendix A.

Another important recreation resource for District residents is the ready access to informal trails for equestrian and pedestrian use and natural areas. While these areas are limited in terms of the types of activities they can accommodate, they do afford residents with very desirable, high-quality passive recreation options such as hiking and picnicking. The abundance and accessibility of such areas in the District is a reflection of its relatively undeveloped condition.

Recreation Programs and Partners

The Bear River Recreation and Park District employs one part-time general manager and one part-time administrative employee. These staff coordinate recreation programs provided by the District including basketball, volleyball, and after school enrichment. District programs are held at facilities owned and operated by the Pleasant Ridge School District and the Bear Nevada Joint Union High School District under joint use agreements. The District also works with local recreation partners such as the Bear River Junior Bruins, Bear River Little League, and Gold Country Youth Soccer League to provide a variety of popular sports programs to area residents (Appendix B).

School Parks and Programs

The Pleasant Ridge School District and the Bear River High School play an important role in helping the Bear River Recreation and Park District and the local sports leagues meet the communities' recreation and programming needs. The opportunity for joint use of facilities, shared maintenance, and coordinated programming means that resources can be used efficiently to provide the maximum benefit to residents. The Bear River Recreation and Park District has been working with the Pleasant Ridge School District since 1998 to develop opportunities for joint usage and maintenance of facilities. To date, the Magnolia Sports Complex facility, which is owned by the Pleasant Ridge School District, has successfully been shared via a joint use agreement with the BRRPD. The existing facility has one lighted little league field, and adjacent parking lot.

Bear River High School also shares use of the sports fields at Bear River High School with Bear River Recreation and Park District. These and other school facilities, such as the indoor basketball and volleyball courts, are scheduled first for school activities and are available for District programs and activities at other times. The Pleasant Ridge School District also coordinates with the Bear River Recreation and Park District to provide after-school programs at Pleasant Ridge and Alta Sierra elementary schools. These programs offer children a variety of structured recreation, life enrichment, and educational opportunities in a safe and convenient location.

Chapter
3

Park Planning Criteria

This Master Plan uses several criteria to help evaluate how well the Bear River Recreation and Park District is serving the current population, and to estimate the communities' future recreation needs. While none of these criteria by itself provides a complete answer to these questions, collectively they begin to identify meaningful trends that can be helpful in developing recommendations and priorities.

Park Acreage

The District's ability to provide parks and recreation facilities is a function of many factors, including how much land the District owns, maintains or has access to develop. In addition, it is important to distinguish between park land that has been developed or improved, land that is preserved as a natural area, and land that has not been improved or designated for natural area preservation. Each of these provides varying levels of recreation opportunity for District patrons.

National and regional standards typically suggest that communities should have between three and five acres of developed park land per 1,000 people to adequately meet the need for active recreation facilities. The variation in acreage recognizes that some communities have substantial access to other recreation resources such as county, state or federal parks, or public school facilities. The goal of the Bear River Recreation and Park District is to provide five acres of accessible developed park land for every 1,000 residents. Developed park land can include both active and passive use areas. Nevada County has established a separate standard for regional parks of 3 acres per 1,000 people. However, the location and timing for implementation of regional parks by the County is unknown at this time thus it is not feasible to determine the extent to which regional parks will be accessible to residents living in the Bear River Recreation and Park District, and if these regional parks will help offset the local need for neighborhood and community parks.

In order to meet this goal for the current population, the District should have about 106 acres of developed park land (Table 3). The Bear River Recreation and Park District currently has limited access to only about 4 acres of developed or improved park land at the Magnolia Sports Complex. At present, a 2-acre expansion at the Magnolia Sports Complex is planned. This land is owned by the Pleasant Ridge School District with whom the BRRPD has a joint use agreement. The District owns the 32-acre Kimler Ranch park site, which is currently undeveloped but presumably will have some level of facility development in the next few years. If these acreages are classified as community park resources, then subtracting these acreages from the target leaves a current deficit of 28 acres for neighborhood parks and 40 acres for community parks, or a total of 69 acres. If population growth occurs as anticipated and no new land or joint use agreements are secured, by the year 2020 the deficit grows to 39 acres for neighborhood parks and 74 acres for community parks, for a total of 113 acres.

When evaluating conversion of undeveloped natural park land to developed park use, the District needs to select acreage with appropriate topography and location. The land should be located in places that provide adequate access for the community and leverage existing infrastructure. A portion of the natural area should be retained for its value for passive recreation activities or as open space. While no national or regional standards for natural area acreage have been established, these resources are becoming increasingly valuable especially when they are located in close proximity to urban communities or suburban development.

Table 3 – Park Acreage and Population

Year	Population (estimated)	Target (5 acres/1,000)	Neighborhood Parks ¹ (1.5 acres/1,000)	Community Parks (3.5 acres/1,000)
2003	22,343	106	28	78
2005	25,538	120	31	89
2010	28,181	134	35	99
2015	30,176	143	37	106
2020	32,002	151	39	112

¹ Population for Neighborhood Park acreage does not include Lake of the Pines since it is expected that most residents will use the 9.3 acres of private neighborhood parks within that community.

Facilities

Recreation facilities are generally designed to serve a limited number of people at a given time. Consequently, there is a relationship between the number of facilities that should be available to a community and the community’s population. National guidelines have been established to help communities determine how many facilities and the types of facilities they should have to meet the residents’ recreation needs. This Master Plan uses these guidelines, with some modifications to reflect regional and local recreation preferences. Specific input on these standards was provided by the Master Plan Citizens' Advisory Committee, District staff, and Board members.

The facilities assessment also considers the communities’ access to non-District recreation facilities. One of the District’s goals is to work cooperatively with other recreation providers to find the most cost-effective solutions to meet the communities’ needs. It is important that the overall evaluation of facility adequacy include the full range of available resources, including schools, other public and private facilities, etc. It should be noted, however, that facilities not owned by the District might have significant access limitations. For example, some school facilities are heavily used for after school sports programs. This limits the time during which these facilities are available to the general public or for District programs. Certain private facilities are available only to members or on a fee basis. The District recognizes that these types of facilities are not an equivalent substitute for District owned resources. Nevertheless, they do reduce demand on the District’s facilities to the extent that the community utilizes them.

Table 4 shows various types of facilities and the number of each that are recommended for the District based on population. The recommendations are derived from a consideration of similar standards that have been developed on a national level, standards for several other recreation districts in the region, and input from the District staff, the Citizens' Advisory Committee, and the public to reflect recreation preferences and trends specifically for the Bear River Recreation and Park District. The standards reflect the extent to which a type of facility has the potential to be used by a variety of age groups. The table then indicates the number of each facility type currently needed in the District and in 2020 to meet these targets. The number of facilities currently available from the District, the schools, and other recreation partners are then tallied and compared to the target numbers to estimate how many new facilities need to be built during the next fifteen years.

The estimate of new facilities needed also considers the current degree of availability for non-District facilities. District staff and representatives of the local youth and adult sports leagues provided information on the availability of non-District facilities and the extent to which their activities and programs are limited because of scheduling difficulties. For example, the target number of basketball courts for the current population is about five. Even though the schools have eight courts, these are heavily used for school activities and are often not available to the District or the general public for other organized league play or informal use. It is estimated that the District currently needs to build two more new courts and two additional new courts by 2023 to adequately meet the demand for basketball facilities.

Community input on the need for additional facilities and programs is discussed in Chapter 4 of this Master Plan.

Table 4 – Facilities and Population

Facility	Suggested BRRPD 1/n	Target 2003	Target 2020	Available Schools ^A	Additional Facilities Provided by	2003 Needed	2020 Needed
Basketball Court (indoor)	5,000	5	6	8		2	2
Tennis Court	10,000	2	3	6	4 (LOP) ^B		
Volleyball Court	5,000	5	6	8	1 (LOP) ^B	2	2
Baseball Fields (total)	3,500	7	9	8		4	2
Baseball Fields (lighted)	5,000	5	6	4		1	2
Soccer Field	5,000	5	6	1		4	1
1/4 Mile Running Track	30,000	1	1	2			
Community Center	15,000	1	2		Lions Club	1	1
Skateboard Park	30,000	1	1			1	
Trail System					In Planning Stages w/County		
Equestrian Arena	30,000	1	1			1	
Playgrounds	3,000	8	11	3	1 (LOP) ^B	5	3
Golf Courses:							
9 hole standard	25,000	1	1			1	
18 hole standard	50,000	0	1		3 (LOP ^B , AS, Dark Horse)		
Driving range	50,000	0	1		AS		
Swimming Pools	20,000	1	2	1 (BRHS) ^C	1 (LOP) ^B		
Group Picnic Area	5,000	5	6			5	1
Gymnasium	10,000	2	3	4		1	1

^A Availability limited due to school use and events

^B Public access is limited to residents and guests

^C Pool planned for construction in 2005

^D 1 all-weather surface soccer field needed

Planning Considerations

Access to recreation resources is a critical planning consideration. Parks need to be properly distributed throughout the District so that barriers such as major highways, ravines, and rivers don't prevent residents from getting to the facilities they want to use. The travel distance to parks is also potentially a barrier to access if the facilities are too far away. This is especially true for residents who don't drive or must rely on public transportation.

Having school grounds within a community or the absence of such facilities is another factor that will effect planning decisions. In areas where formal developed parks are lacking, school grounds in many ways will function as the park for the neighborhood they are in. Park sites and school grounds can also be planned together, which allows for pooling of resources. Both groups benefit by only needing to build part of the full complement of facilities to achieve a full complement at one site.

Chapter
4

Community Needs and Preferences

Bear River Recreation and Park District residents were invited to contribute their suggestions and priorities for recreation resources as part of this Master Plan process. At a community workshop participants were asked to discuss the recreation needs they felt to be most important. This discussion also included consideration of the relative value and priority of these needs. The specific results of the Community meeting are described below. In addition, residents served on the Citizen's Advisory Committee (CAC) which reviewed the master plan document throughout the planning process.

Community input showed that District residents place a high value on preserving the rural character of the District and having access to trails and natural areas, but they also want to see the development of additional active recreation facilities such as sports fields. The District needs to incorporate these values into future planning and design decisions by locating active use parks in areas that can accommodate such uses without being overly disruptive to the rural quality of the area, by identifying and securing public access for passive recreation to areas that will remain in a relatively natural condition as the District develops, and by using good design to combine passive and active facilities such as at the Western Gateway Park.

Community Input Meeting

The BRRPD notified the public and distributed flyers about the Community Input meeting. About forty people attended, representing a broad cross section of community interests and concerns. Participants were provided with an overview of the District's facilities and programs. The whole group was then divided into five teams and each team was asked to discuss how well these resources meet the community's needs, and rank the relative priority of the following key recreation resource considerations:

- Recreation programs and community events
- New park land acquisition
- Enhancements to the facilities at existing parks
- Equestrian, walking, and bike trails
- Natural areas and open space
- Maintenance and repairs
- Other

Following the team discussion, individual participants expressed their priority preferences by indicating which portion of a limited sum of funding should be allocated to each of the resource areas both as a team and as individuals. Table 5

shows how the various categories of parks and recreation needs were ultimately prioritized based on both the team exercises and the individual poll. The categories were ranked with highest priority assigned a score of 1. It should be noted that all of the parks and recreation needs were considered important. The prioritization refers to their relative level of importance when compared to each other. The purpose of this ranking is to provide the District with input from the community on how to allocate its limited financial and staff resources when addressing these needs.

Table 5 - Recreation Priorities

Parks and Recreation Needs	Team Priority Ranking	Individual Priority Ranking	Team and Individual Average
Walking, Equestrian, Bike Trails	1	1	1
Recreation programs and community events	2	2	2
Enhancements to the facilities at existing parks	3	3	3
Natural areas and open space	3	6	4.5
Maintenance and repairs	5	5	5
Other (Good Management, Community Pool, Equestrian Facilities)	7	4	5.5
New park land acquisition	6	6	6

The participants determined the highest priority was adding equestrian and walking trails and bikeway facilities to the BRRPD. Workshop participants specifically suggested the desire to implement trails that would serve all ages and abilities. Several written comments by participants noted that trails facilities need to be shared by multiple user groups including hikers, bikers, and equestrians. The support for equestrian trails is especially significant in this relatively rural District where many residents own horses and regularly ride on the existing informal network of trails.

Recreation programs and community events were ranked as the second priority. One team expressed the desire to see after school recreation available at more sites within the District. Another team wanted programs and activities for kids such as disk golf and activities for adults such as bingo, and community theater. Adult recreation leagues, pre-school play groups, senior classes, and senior recreation leagues were specifically requested.

The option for enhancements to facilities at existing parks was the third priority choice. Support for this option was greatest among Alta Sierra residents, while Lake of the Pine residents felt it was less important. The need for additional facilities, however, is closely tied to the desire for more programs since programs require the availability of appropriate facilities.

The broad category of “other” was identified as priority 4. Participants specifically named good management, a community pool, and equestrian facilities such as an

arena as the three components of this category. Teams also added non-competitive sport programs as a fourth component.

The last three priorities as determined by the participants were natural areas and open space, maintenance and repairs, and new park land acquisition. These three priorities rank below 3.5 which is the half way indicator in a total of seven selections. The fact that these three items ranked as the lowest priority is understandable for several reasons. The BRRPD is located in an area with abundant natural areas and open space, so the perceived need for more is not great. As development continues in the BRRPD preserving this invaluable resource is likely to become a higher priority. Maintenance and repairs ranked as a low priority likely do to the fact that the BRRPD does not currently have any facilities to repair or maintain. Once facilities are built the resources spent on preventative maintenance will be immeasurably valuable to the District. The lowest priority determined by the participants was acquiring new land for future parks and open space. Generally this is one of the highest priorities for park districts located in urbanized and rapidly urbanizing areas as prices for land climb to a premium. As this region continues to build and become more dense, this priority will likely rise. For now, however, the community's perception is that the BRRPD needs to develop the property it already owns before acquiring additional land.

The findings of the community workshop survey are very similar to the results of a survey conducted by Nevada County in August, 2001 to evaluate property owners' attitudes towards park funding. That survey found a very high level of support (greater than 50%) for an assessment to support more community trails, enhanced after school enrichment programs, and an increased number of sports programs for youth.

Chapter
5

Priorities and Recommendations

This section of the Master Plan provides specific recommendations for the Bear River Recreation and Park District that are focused on meeting the recreation needs of District residents over the next fifteen years. These recommendations reflect the results of the various analyses described in the earlier chapters of this Master Plan, including park planning criteria based on population, acreage, existing facilities, and input from the community and District staff. Recommendations address needs in the following areas:

- trails and bikeways,
- facility development at existing sites,
- facility development at undetermined sites;
- acquisition,
- recreation programs,
- operations, and
- Quimby impact fee standards.

Trails and Bikeways

EMIGRANT TRAIL

The BRRPD needs to focus on developing the Emigrant Trail into a multi-use recreation trail. Establishing adequately sized trail head locations and parking areas will be essential to facilitate adequate public access to the existing recreation trail easement which passes through private developments. The District will need to work cooperatively with the current land owners to provide a trail design that is sensitive to the concerns of adjacent property owners and also meet the needs of the public while not compromising the health, safety, and welfare of either.

Another consideration when developing this corridor is that of historic preservation. Prior to trail implementation, an archaeological review should be conducted as part of preparing the requisite environmental document. The study should indicate whether some or all segments of the easement should have archeological data collected before commencing any construction activity.

An interpretive and directional signage program should also be developed for the trail to identify sensitive historic and natural resources and to inform users about trail etiquette and safety measures.

NON-MOTORIZED RURAL RECREATIONAL TRAILS MASTER PLAN

The Nevada County Department of Transportation and Sanitation specifically includes the Emigrant Trail through BRRPD as one component of Element D of the Non-Motorized Rural Recreational Trails Master Plan. Elements A through C include Commute Facilities, Sidewalk Facilities, and Safe Route to School Facilities. The Nevada County Department of Transportation and Sanitation will implement and be the lead agency for these projects. However, Element D of the plan, Rural Recreational Trail Facilities, is only discussed in general terms in the document. Specific trail locations within the corridors, cost estimates, and lead agency designation for plan implementation are not included in the Non-motorized Transportation Master Plan. Element D of the plan targets several corridors within Bear River Recreation and Park District in addition to the Emigrant Trail corridor as shown in Figure 2.

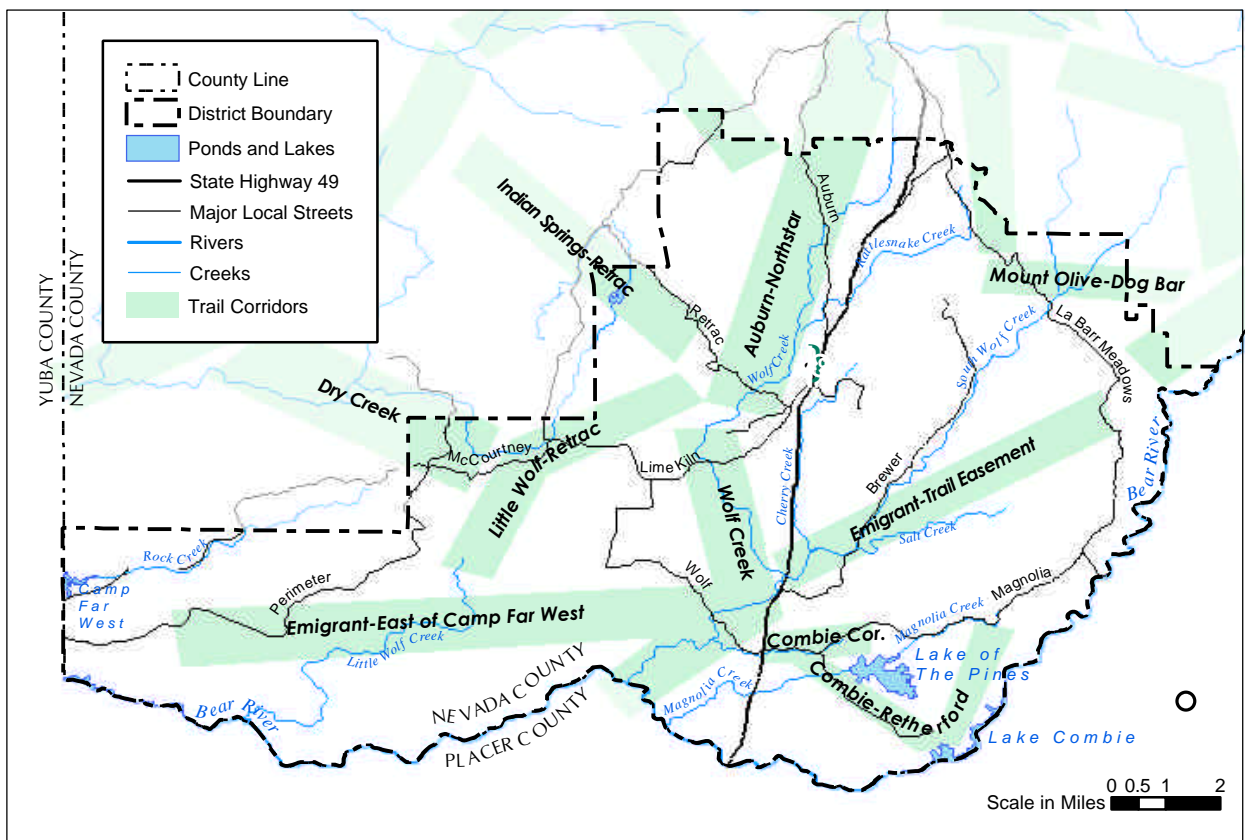


Figure 2 - Rural Recreational Trails Proposed by Nevada County

These trails are identified in the County plan as follows:

- Auburn-Northstar Corridor
- Combie Corridor
- Combie-Retherford Corridor
- Dry Creek Corridor
- Emigrant-East of Camp Far West
- Indian Springs-Retrac Corridor
- Little Wolf-Retrac Corridor
- Wolf-Creek Corridor
- Mount Olive-Dog Bar Corridor

The BRRPD should assert itself as the lead agency for Element D of the Non-motorized Transportation Master Plan for these corridors in order to have an authoritative voice in how these resources are eventually developed. Lead agency status will be facilitated by establishing specific trail alignments and easements through corridors defined in the planning document. By being the designated lead agency for Rural Recreational Corridors within the BRRPD boundaries, the BRRPD will be able to make decisions and affect change within the corridors that best contribute to the quality of recreation that the District would like to provide its residents.

LOCAL TRAILS WORKING COMMITTEE

Development of trails and bikeways was designated as the number one priority of residents who participated in the community input meeting. In recognition of the high demand for such facilities, the District should identify potential corridors beyond those identified in the County's Non-Motorized Rural Recreational Trails Master Plan that could be used for shorter, local trail loops or spurs. The Auburn-Northstar and Wolf-Creek corridors in the County Plan are aligned generally along Wolf Creek on the west of Highway 49. However, there are many smaller creeks, tributaries, and NID ditches in the District where development is constrained and trails could be implemented. Acquisition of easements or property in these areas will be essential if these trail opportunities are to be realized. A working committee should be established to identify these potential trail locations and to work with other regional partners such as Friends of the Yuba River, Nevada County Land Trust, Gold Country Trails Council, and NID, which have expertise in developing public and private land for passive recreation access.

Acquiring land and establishing easements for trail corridors will be much easier now than later given the anticipated increase in population and demand for property. More development will also increase the number of buildings, parcel boundaries, and other obstructions that will make establishing a continuous corridor more challenging and perhaps impossible altogether.

Every attempt should be made to ensure that trails constructed for recreational use are separated from surfaces and roads intended for vehicular traffic as much as possible. Adding bike lanes on roadways is preferable to not having any designated space for

biking or other recreational use at all, but sharing a road is not a pleasant or safe experience for motorists or recreation facility users.

Facility Development at Kimler Ranch Park Site

Citizen input to this planning process strongly supported the use of District resources to develop additional facilities at existing parks. Development of such improvements provides high recreational value to the community because the District can leverage the resources it has already invested in the acquisition of land.

The Kimler Ranch Park site is the only property that the District currently owns. It is approximately 32 acres, with a number of significant natural features, wetlands, an historic cemetery, and an old farm house and out buildings. While the site is large and relatively flat when compared to much of the District terrain, its potential for development as an active park site with organized sports fields is somewhat constrained. In addition to the sensitive environmental resources on the site such as the wetlands and oak trees, the site has significant historical value, and there is not an adequately sized or maintained road providing access to the site. The only access at this time is from East Lime Kiln Road which is not maintained by the County and not engineered to safely conduct large numbers of visitors into and out of the site. It is possible that access from Karen Drive could be secured in the future through acquisition of an easement or a single parcel. Portions of the site are situated in a low lying area prone to flooding in the winter and the proximity to private residences could create noise, traffic, and night lighting issues.

For these reasons, at this time the Kimler Ranch park site should be used primarily as a passive recreation park, with improvements such as nature trails, interpretive signage, picnic areas, informal grass fields, disc golf, unlit tennis and/or basketball courts, a children's play area, and minimal parking. The improvements will probably need to be phased depending on availability of resources. At a minimum, the initial phase should include the trail, interpretive signage, disc golf, access controls, and basic parking. Depending on the condition of the existing buildings and the house, they may be suitable for reuse as small meeting rooms, an environmental education classroom, or an administrative office for the District. The historic character of the Kimler property should be a key element in designing an interpretive program, including the use of the old ranch house and structures as feasible.

The hours of operation for Kimler Ranch park facilities should be controlled so that noise from the site is not unduly impacting nearby residents. The District will need to either provide regular patrols of the park or maintain a presence on the site. Periodic maintenance, such as trash removal and vegetation management will also be needed.

As some of these constraints are addressed in the future, it may well be feasible to develop active use fields and facilities on the site. This will be an option that the District will need to keep open particularly since there is currently no other public land available for such uses and the demand for these facilities is significant. An alternative would be for the District to sell a conservation easement on the property to a land trust or other similar organization that would allow the passive uses already described, but prohibit the future development of organized sports fields. The

District could then transfer this value to another acquisition or development opportunity.

The District is currently in the process of developing a site master plan for the Kimler Ranch property. The purpose of the plan will be to design a facility that meets the needs of the greatest number of District residents while also respecting the concerns of the neighbors and preserving the unique environmental and historical qualities of the site.

Magnolia Sports Complex Expansion

The District should immediately pursue development of additional sports facilities at the Magnolia Sports Complex to help relieve some of the overuse and scheduling difficulties associated with existing fields. The Bear River Little League and Gold Country Soccer League organizations have volunteered to donate labor to build the snack shack and restrooms and the School District is also supportive. Recommended features for the site include a multiuse field, parking, landscaping, a concession stand, restrooms, and a skateboard park. By locating such a facility in this location, the District will be able to leverage the existing infrastructure to save costs and will be furthering the partnership with the School District and Little League. The plan for site improvements will need to be approved by Nevada County to insure that the design adequately addresses the flow of traffic into and out of the site.

Costs for Facility Development at Existing Sites

Table 6 shows the costs associated with implementing the recommended improvements at the Magnolia Sports Complex, Emigrant Trail, and Kimler Ranch Park. Implementation includes short-term improvements that are proposed to occur within the next three years, and longer-term improvements that would be implemented in years 4 to 10.

Table 6 - Recommended Facility Development at Existing Sites

	Short-term 0 – 3 Yrs	Long-term 4 – 15 Yrs
Magnolia Sports Complex		
<i>Multi-use Building (1,200 sq ft)</i>	\$ 125,000	
<i>Multi-purpose Field</i>	\$ 130,000	
<i>Parking Lot Upgrade and Expansion</i>	\$ 45,000	
<i>Skate Park (10,000 sq ft)</i>	\$200,000	
TOTAL	\$500,000	
Emigrant Trail Implementation		
<i>Resource Assessment</i>	\$ 6,000	
<i>Section 106 (Cultural/Hist) Assessment</i>	\$ 10,000	
<i>Trail Master Plan</i>	\$ 10,000	
<i>Trail Head Acquisition</i>		\$ 60,000
<i>CEQA/NEPA Environmental Review</i>	\$ 10,000	
<i>Construction Documents</i>		\$ 18,000
<i>Implementation (Phased)</i>		\$ 200,000
<i>Interpretive Signage</i>		\$ 12,000
TOTAL	\$36,000	\$290,000
Kimler Ranch Park		
<i>Explore Acquisition of Buck Mnt (+/- 10 ac.)</i>		
<i>Resource Assessment</i>	\$ 4,000	
<i>Section 106 (Cultural/Hist) Assessment</i>	\$ 8,000	
<i>Finalize Master Plan</i>	\$ 3,000	
<i>CEQA/NEPA Environmental Review</i>	\$ 10,000	
<i>Construction Documents</i>	\$ 40,000	
<i>Phase 1 Implementation (Trail, signage, parking, etc.)</i>	\$150,000	
<i>Phase 2 Implementation TBD</i>		\$500,000
TOTAL	\$215,000	\$500,000

Note: Estimates reflect 2003 costs.

New Facility Development

Based on the input from District residents, population projections and the number of existing facilities, there are a variety of additional facilities that the Bear River Recreation and Park District needs to develop in order to meet the anticipated demand for recreation resources over the next fifteen years. The priorities include gymnasiums with indoor basketball and volleyball courts, lighted baseball fields, soccer fields, a community center, group picnic areas, playgrounds, and a skateboard park.

Development of most of these facilities will need to take place at new park sites to be acquired in the future or through new joint-use agreements. It is important for the District to look for additional joint-use opportunities in order to make the most efficient use of its limited funds, especially for operations and maintenance. Costs for new facility development are summarized in Table 7.

GYMNASIUMS

The District currently needs 1 additional gymnasium or large multi-purpose facility and a second will be needed within fifteen years. Because gymnasiums are very expensive (\$500,000 to \$2,000,000) their location should be determined based on joint-use opportunities with existing or proposed schools.

BASKETBALL AND VOLLEYBALL COURTS (INDOOR)

The District currently needs two additional indoor basketball courts and volleyball courts, and two more of each over the next fifteen years. The multi-purpose/gymnasium building should be arranged to allow at least one of the basketball courts to be full-sized for adult league play.

SPORTS FIELDS

The District currently needs four new baseball fields (one lighted), and four new soccer fields. In fifteen years two more lighted baseball fields and one more soccer field may be needed if recreation trends in the District continue.

The estimated cost to develop a new lighted baseball field without property acquisition is \$125,000 - \$175,000. However, simply adding lights to an existing baseball field would only cost about \$70,000. This is the preferred approach to meet the immediate need for a lighted field if a new field is not built soon. Multi-use or soccer fields could be developed for about \$40,000 - \$75,000. These estimates are based on costs for comparable projects developed in the region.

COMMUNITY CENTERS

At least one new community center is needed to serve the District's current population, and another is likely to be needed within fifteen years. The cost to develop a community center is widely variable depending on the features it contains. At a minimum, the community center should have a large multi-purpose room, several smaller classrooms, a kitchen, restrooms, a locker room and parking. Costs for such a facility are in the range of \$2 million to \$4 million.

The District will also need to acquire acreage for development of the community center. Depending on the availability of land, it is suggested that an effort be made to acquire enough property (8 to 10 acres minimum) to allow room for sport fields and a playground in conjunction with the community center.

GROUP PICNIC AREAS

There are no improved public group picnic areas in the District at this time. Five areas are recommended to meet the immediate need with another added in fifteen years. A group picnic facility should be developed at the Kimler Park site and could also be developed in concert with a new community center if property is available. If not, a separate park site should be acquired that would include group picnic facilities along with other amenities. Group picnic facilities typically provide ten or more tables, a covered area, a food preparation area with running water, barbecues and restrooms. The estimated cost to develop such a facility, if supporting utilities and parking are already in place, is estimated from \$120,000 to \$180,000.

HORSE ARENA

While there are a number of private stables and equestrian riding facilities located throughout the District, the popularity of equestrian activities among residents suggests that a public arena and stable facility should be developed. Ideally such a facility should be located adjacent to trail connections so that parking areas could double as staging areas, and riders would be able to incorporate arena activities with trail rides. The cost for developing an arena will vary greatly depending on the acreage, type of facility, and amenities. It is suggested that the District involve the equestrian community and the Gold Country Trails Council in designing the arena with a phased approach to implementation that includes opportunities for residents to donate labor and materials. Estimates for a basic covered arena with simple spectator seating range from \$50,000 to \$75,000. This does not include the cost of acquiring at least 1 to 2 acres of land.

SWIMMING POOL

Bear River High School is scheduled to construct a new competition pool that will be available for public use when school is not in session. This facility should meet the current need provided adequate access times are made available.

PLAYGROUNDS

Five additional playgrounds should be added to meet the existing need and another three over the next fifteen years. New playgrounds can range in cost from \$20,000 to \$40,000 depending on the type of play structures provided. One of the new play areas should be included at the Kimler Ranch park site.

SKATE PARK

Most communities are experiencing a continuing demand for skate parks as a recreation resource for youth and teens. The District needs to work with the skate park community to find ways to provide this type of recreational opportunity in a manner that would help spread the costs of development and operation, and the liability with appropriate partners. For example, other communities have developed skate parks by leasing land to a private skate park developer and operator. Any facility developed by the District or in cooperation with other entities must meet the recognized industry standards for design and safety.

The cost for new skate park development can vary widely, depending on the size of the facility and the types of features it provides. Small parks can be built for less than \$100,000 while more elaborate ones can cost three to four times that amount. Park users should be included in the design of the park to insure that their needs are being adequately met. The best location for a skate park would be at the Magnolia Sports Complex in order to serve the greatest number of youth and teens.

Table 7 – Recommended New Facility Development

Facility	Short-term: 0 - 3 Yrs		Long-term: 4 – 15 Yrs		Unit Cost
	Need	Cost	Need	Cost	
Basketball Court (indoor)	2		2		incl. in gym cost
Volleyball Court	2		2		incl. in gym cost
Baseball Fields (unlighted)	3	\$ 300,000			\$ 100,000
Baseball Fields (lighted)	1	\$ 320,000	2	\$ 320,000	\$ 160,000
Soccer Field	4	\$ 240,000	1	\$ 60,000	\$ 60,000
Community Center	1	\$3,000,000	1	\$3,000,000	\$ 3,000,000
Skateboard Park ^A	1	0			
Playgrounds	5	\$ 150,000	3	\$ 90,000	\$ 30,000
Group Picnic Area	5	\$ 750,000	1	\$ 150,000	\$ 150,000
Equestrian Arena	1	\$65,000			\$ 65,000
Gymnasium	1	\$1,500,000	1	\$1,500,000	\$ 1,500,000
TOTAL:		\$6,165,000		\$5,120,000	

^ASkateboard Park cost is included in Table 6 under improvements to Magnolia Sports Complex.

Note: Estimates reflect 2003 costs and do not include acreage.

Acquisition

The Bear River Recreation and Park District's ability to provide recreation services in the future will be highly dependent on its ability to acquire land on which to develop additional facilities and establish trails. Land acquisition is made difficult by several factors. The character of the land that will be suitable for facility development is, unfortunately, essentially the same as land that is desirable for other potentially more profitable development objectives. This means that the cost of land to the District will most likely be inflated by competing development interests. This issue is compounded by the very high demand for developable property in southwest Nevada County and by the relative scarcity of flat land that does not have physical or environmental constraints to development.

Based on the recommended acreage targets identified in Chapter 3, the District ought to acquire or enter into long-term joint use agreements for about 68 acres now and another 45 acres over the next 15 years to keep pace with projected population growth. It will be especially critical for the District to exercise its authority under the Quimby ordinance to collect land dedications or fees in-lieu of land for all new developments in order to mitigate for the impacts of such growth on recreation resources.

LONG-TERM ACQUISITION PLAN

There are several recommendations in this Master Plan that call for acquisition of additional park land either in anticipation of future development or to meet existing needs. The District needs to develop a long-range acquisition plan that identifies preferred locations as specifically as possible. Early identification of preferred areas will make it possible for the District to begin discussions with key property owners and will give the District more flexibility as to which sites are ultimately selected. The Acquisition Plan will also identify areas where future acquisition may be problematic or impractical.

The District should identify potential acquisition properties with an emphasis on the most underserved, populated areas (such as Alta Sierra) first. In general, neighborhood parks should be at least 5 acres in size and community park at least 10 acres. Park sites should be equitably distributed throughout the District and reflect concentration of population. Land acquisition costs may vary tremendously depending on the proximity of the land to other development, access to infrastructure, and other improvements or constraints on the proposed uses of the property.

JOINT-USE AGREEMENTS

The District should consider alternatives to acquisition such as long term joint-use agreements that would provide access to other public lands, such as the Nevada Irrigation District 600-acre parcel or the Nevada County Sanitation District treatment facility that will be scaled back when the Lincoln regional wastewater facility comes on line. However, it may not be possible for the District to develop permanent fields or other facilities on such properties. Prior to entering into joint-use agreements for either property, the natural and cultural resources should be mapped, and an opportunity and constraints analysis performed. The District would then have sufficient information to enter into an MOU or other form of agreement to provide limited public access to these lands.

Another potential joint-use property is located at Highway 49 and Running “M” Drive. This property is approximately 18 acres and is owned by the Sierra Vista Covenant Church. About eight years ago, the Church entered into exploratory discussions with the District to develop a joint-use agreement for the property. At that time, the District had no Master Plan and the agreement was not pursued. The property offers significant potential for active use facilities and is easily accessible due to its proximity to Highway 49. District staff and the Board should reopen these discussions and identify the terms and conditions under which facilities and programs could be jointly developed, operated, and maintained.

Programs

The Bear River Recreation and Park District provides a limited variety of recreation and life enrichment programs focused mainly on youth between the ages of 6 and 18. For all age groups, there are several program areas that need to be expanded or emphasized in order to meet the current and projected needs of the community. However, the District's ability to offer more programs is severely constrained by the lack of available facilities and staff to coordinate and promote programs. The District will continue to work in collaboration with the local sports leagues and the School District to leverage their paid and volunteer resources to make programs available to the community. Lake of the Pines also offers a wide variety of recreation programs, many of which are available to the general public, and the District should help make information about these opportunities more widely available.

PRESCHOOL PROGRAMS

Daycare for preschool children is available through some churches and private providers. Preschool education is important to the community because it provides children with opportunities to develop their physical, social, and learning skills prior

to entering elementary school. The District recognizes these programs as a priority service area and look for opportunities to enhance or expand offerings.

AFTER-SCHOOL PROGRAMS FOR ELEMENTARY AND MIDDLE SCHOOLS

After-school programs for elementary and middle school children are becoming increasingly important. The trends toward two-income families and single-parent households leave many children on their own from the time school lets out until a parent returns home in the evening. The District currently offers after-school programs at two elementary schools in cooperation with the Pleasant Ridge School District, and will continue to support these valuable programs while looking for opportunities to increase participation.

Once children move onto the middle school environment, very few after-school programs are available to them. These children are still young enough to need adult supervision and structured activities. The District should work with the local schools and the community to develop strategies to expand and improve after-school programs for this age group, such as providing scholarships and additional staffing through grants, business sponsorships and community donations to support expanded participation in all after-school programs. Many other communities in the region have developed similar programs and should be contacted by the District for suggestions on fee structures, facility use and programming.

TEEN ADVISORY COUNCIL

Outside of organized school sports, there are few structured recreation activities that are targeted specifically at teens, although some community churches play an important role in providing sports and recreation options for some teens.

Formation of a Teen Advisory Council is recommended to provide a mechanism for teens to participate in program, event, and facility planning. Representatives should be selected from each of the middle school and the high schools to serve on the Council for fixed terms. The Teen Advisory Council should meet regularly, be supported by District staff, and report to the District Board of Directors.

MATURE ADULT PROGRAMS

Over 42% of the Bear River Recreation and Park District residents were aged 50 year or older according to the 2000 census. Nationally there has been an increase in the number of people in this group due to the aging of the “baby boomer” generation. Many of the people in this demographic have recreation needs that are very different than those traditionally recognized for seniors. Overall, they are an active group of people interested in maintaining health through a variety of sports and exercise options. They are also interested in continuing education and in opportunities to participate in community service.

The District should begin to recognize these distinct needs and considering how best to meet them. This will continue to be a priority programming concern for the District during the next fifteen years. The District should seek input from the mature adults in the community to develop programs and facilities targeted specifically to this group of residents.

Operations

ADMINISTRATIVE STAFFING

The Bear River Recreation and Park District currently employs a part-time General Manager and a part-time administrative assistant. Additional staff time is needed to enhance existing program coordination, and facilitate implementation of the various recommendations outlined in this Master Plan. Increasing the General Manager position full-time or adding another part-time staff should be considered. The estimated minimal annual cost of salary and benefits for this position is \$58,500 in 2003 which represents a base salary of about \$45,000.

MAINTENANCE STAFFING

Once the Kimler Ranch Park site is improved and open to public use, the District will need to provide maintenance of the site on a regular basis. Until the specific plans for the site are settled, the level of maintenance cannot be determined. However, since much of the property will most likely remain in a natural condition, the maintenance should be greatly reduced. It is anticipated that this labor could be contracted on a seasonal or as needed basis depending on the level of facility use and development.

ADMINISTRATIVE FACILITIES

Most of the District's administrative functions are carried out in a leased office space in a small commercial development off Combie Road in Grass Valley. This office does not include a conference room, or adequate space for programs, or community events. A larger and more permanent home for the District administrative office would provide greater programming and event opportunities, and create a more visible presence for the District in the community. As the Kimler Ranch Park master plan is developed, the District should evaluate the potential to eventually convert the old farmhouse structure to the District's offices. This option is especially attractive for many reasons. It would reduce costs since the District already owns the land, provide additional oversight and supervision of activities at the park, provide opportunities for the District to lease the facility in conjunction with the park for small events, and to hold programs and workshops that utilize the park amenities.

Quimby Act Fee Standards

This Master Plan is consistent with the District’s goal of providing five acres of accessible active or passive park land for every 1,000 people it serves and includes both neighborhood and community parks. As new residential development occurs within the District it will be important for additional property to be acquired and improved to maintain the standard of three acres per 1,000 people. The Quimby Act under Section 66477 of the California Government Code allows jurisdictions to require developers to dedicate land or fees in lieu of land, to local park agencies for new park acquisition and development to mitigate impacts to recreation due to increased population.

It is important for the District to work with the County to periodically review the in-lieu fee amount to make sure the fee is keeping pace with the increasing land and park development costs. Currently, the County assesses a \$487 fee per new residential unit created through the subdivision process on behalf of the Bear River Recreation and Park District as mitigation for recreation impacts. As shown in Table 8, this rate is the lowest recreation impact fee for all of the recreation benefit zones in the County¹. Assuming a rate of 2.5 people per unit, the fee equates to about \$194,800 for every additional 1,000 new residents. With an acreage standard of 3 acres/1,000 people, the District would have about \$65,000/acre to spend on both acquiring and developing new park facilities to serve the new residents. Development costs alone for typical park improvements are estimated to be between \$130,000 to \$170,000 per acre depending on the size of the park and the type of amenities. With the additional funding that would be needed for land acquisition, it is clear that the current assessment level will not be adequate to meet future recreation needs.

Table 8 - Nevada County Recreation Impact Fees

County Recreation Benefit Area	Recreation Impact Fee per Unit
Bear River Recreation and Park District	\$ 487
Grass Valley and Nevada City Recreation Benefit Zone	\$ 721
Twin Ridges Recreation Benefit Zone	\$ 747
Western Gateway Recreation Benefit Zone	\$ 917
Truckee-Donner Recreation and Park District	\$1,009

It is also critical for the District to track proposed and approved development plans in order to make sure the Quimby dedication is occurring fully and reliably. The County allows developers to provide improved park facilities in lieu of up to 75% of the impact fee. District staff and Board members should be actively participating in the County’s development review process with the Planning Commission and Board of Supervisors’ to make sure any proposed in-lieu agreements provide facilities that are appropriate and meet District standards.

¹ Nevada County Land Use Development Code Chapter IX – Mitigation and Development Fees. Slightly lower fees are charged for Like Wildwood and Lake of the Pines developments.

**Chapter
6**

Funding

Revenues

The Bear River Recreation and Park District currently receives revenues from a variety of sources (Table 9). Property taxes provide relatively consistent funding stream that is anticipated to gradually increase over the next ten years as the tax base grows. The ten year budget assumes a three percent increase annually. However, the District currently receives only about \$14,000 annually from property taxes. The most significant sources of revenue for the District are development fees collected in lieu of land donation, grants, and program fees. While these sources potentially provide large sums of revenue, grants and development fees are not always predictable and generally cannot be spent on park operation, maintenance, or staff salaries. Given the anticipated growth in the District over the next ten years, the in-lieu fees are likely to continue at a relatively steady pace, but they are not by any means guaranteed. Program fees are almost always offset by equivalent if not greater expenses associated with providing the programs.

Table 9 – Bear River Recreation and Park District 10-Year Revenue Projection

Income	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
40000 · Fund Balance	38,119	0	0	0	0	0	0	0	0	0
40010 · Current Secured Taxes	13,338	13,738	14,150	14,575	15,012	15,462	15,926	16,404	16,896	17,403
40030 · Current Unsecured Taxes	410	422	435	448	461	475	490	504	519	535
40040 · Prior Unsecured	1	1	1	1	1	1	1	1	1	1
40170 · Suppl. Secured Taxes	684	705	726	747	770	793	817	841	866	892
40180 · Suppl. Unsecured	16	16	17	17	18	19	19	20	20	21
40280 · Suppl. Prior Unsecured	3	3	3	3	3	3	4	4	4	4
43010 · Interest	588	606	624	642	662	682	702	723	745	767
44190 · ST - Homeown Prop Tax	270	278	286	295	304	313	322	332	342	352
44590 · State Grants	123,461	230,795	220,000	0	0	100,000	103,000	106,090	109,273	112,551
44890 · Federal Grants	0	0	100,000	0	0	50,000	51,500	53,045	54,636	56,275
44940 · In Lieu Revenues	135,000	139,050	143,222	147,518	151,944	156,502	161,197	166,033	171,014	176,144
45270 · County Loan	30,000	0	0	0	0	0	0	0	0	0
46080 · Repays	64,948	68,195	71,605	75,185	78,945	82,892	87,037	91,388	95,958	100,756
46200 · Other (fees, don, misc)	96,356	101,174	106,232	111,544	117,121	122,977	129,126	135,583	142,362	149,480
Total Income:	\$503,194	\$554,983	\$657,302	\$350,977	\$365,241	\$530,120	\$550,141	\$570,968	\$592,637	\$615,182

Expenses

Estimated expenses for the Bear River Recreation and Park District over the next ten years are illustrated in Table 10. Less than ten percent of the District’s annual budget is used for staff salary and benefits. Services and supplies, including utilities,

liability insurance, and maintenance, are responsible for about another tenth of the District’s annual expenses. The most significant expenses in the budget are for those directly associated with providing programs and developing new facilities. The District is in a position to fund capital improvements at this time due to its recent success in securing grants for key projects. The District currently has about \$575,000 in grant funds available for capital improvements. About one-third of this money is obligated to implementing the Overland Emigrant Trail and the expansion of the Magnolia Sports Complex. The remaining grants came to the District through programs funded under Propositions 12 and 40 under the California Department of Parks and Recreation. The specific use of these funds is still being determined by State Parks, but the expectation is that they are to be used on capital improvement projects only.

Table 10 – Bear River Recreation and Park District 10-Year Expense Projection

Expense	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
51010 · Regular Salaries	20,640	21,672	22,756	23,893	25,088	26,342	27,660	29,043	30,495	32,019
51020 · P/T Seasonal Salaries	12,060	12,663	13,296	13,961	14,659	15,392	16,162	16,970	17,818	18,709
51050 · Payroll Taxes	4,428	4,649	4,882	5,126	5,382	5,651	5,934	6,231	6,542	6,869
51060 · Workmens Comp	4,000	4,200	4,410	4,631	4,862	5,105	5,360	5,628	5,910	6,205
51100 · Tax Exempt (Enrich)	16,700	17,535	18,412	19,332	20,299	21,314	22,380	23,499	24,674	25,907
52070 · Liability Insurance	4,500	4,725	4,961	5,209	5,470	5,743	6,030	6,332	6,649	6,981
52110 · Maint & Janitorial	1,166	1,224	1,286	1,350	1,417	1,488	1,563	1,641	1,723	1,809
52120 · Memberships	620	651	684	718	754	791	831	872	916	962
52140 · Office Expense	1,500	1,575	1,654	1,736	1,823	1,914	2,010	2,111	2,216	2,327
52150 · Professional Svcs/Fees	95,957	100,755	105,793	111,082	116,636	122,468	128,592	135,021	141,772	148,861
52160 · Publications/Advertising	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551
52170 · Rent	3,492	3,667	3,850	4,042	4,245	4,457	4,680	4,914	5,159	5,417
52190 · Small Tools/Office Equip	880	924	970	1,019	1,070	1,123	1,179	1,238	1,300	1,365
52201 · Recreation Services	950	1,045	1,150	1,264	1,391	1,530	1,683	1,851	2,036	2,240
52202 · Travel Expenses	500	525	551	579	608	638	670	704	739	776
52203 · Property Taxes	0	0	0	0	0	0	0	0	0	0
52240 · Utilities	600	630	662	695	729	766	804	844	886	931
52340 · Telephone	2,400	2,520	2,646	2,778	2,917	3,063	3,216	3,377	3,546	3,723
53000 · Recreation Supplies	4,500	4,950	5,445	5,990	6,588	7,247	7,972	8,769	9,646	10,611
54020 · Structures & Improve	242,061	280,521	368,816	47,738	46,478	195,019	197,846	200,576	203,194	205,683
56000 · Contingency	85,240	89,502	93,977	98,676	103,610	108,790	114,230	119,941	125,938	132,235
Total Expenses:	\$503,194	\$554,983	\$657,302	\$350,977	\$365,241	\$530,120	\$550,141	\$570,968	\$592,637	\$615,182

The District budget includes the expectation that additional grants will be obtained in the future on a fairly consistent basis in order to fund new projects and that any fund surplus in a given year will be applied to structures and improvements in that year. However, even at the projected level of grants and other revenues, funds will not be adequate to address all of the recommendations identified in Chapter 5 of this Master Plan. Chapter 7 discusses the relative priority of the various recommendations and provides an estimate of the additional resources needed to implement the recommendations for the next fifteen years.

Funding Recommendations

Because currently anticipated resources will not be adequate to implement all of the recommended improvements to District parks and programs, it will be critical for the District to aggressively seek other sources of funding over the next fifteen years. The following strategies should be pursued to build a stronger financial base for the District and to make sure that the recreation needs of the community continue to be met with high-quality services and facilities.

GRANTS AND DONATIONS COORDINATOR

There are significant opportunities for the Bear River Recreation and Park District to secure funding through public and private grants and donations. Funding is available to support recreation, natural area preserves, trails and bikeways, and a variety of community programs. However, effective pursuit of these opportunities is time-consuming and requires professional grant-writing expertise, marketing skills, regular monitoring of funding organizations, grant cycles, and the ability to build strong collaborative relationships with potential grant partners. Resources in the form of volunteer labor and donated materials could also play a very significant role in helping the District meet its funding needs by reducing capital and/or maintenance costs. It is recommended that the District create a half-time staff position or contract for a Grants and Donations Coordinator to aggressively pursue funding through these channels. The goal of this position would be to secure funding and donations valued significantly in excess of the cost of the position, and to establish annual targets for grant funding in the future that could be incorporated in the budget planning process.

SPONSORSHIPS AND ENDOWMENTS

The District should consider developing a strategy to attract sponsorships and endowments from businesses and individuals to fund specific facilities or program operations. Contributions could be directed to single events, ongoing programs, or facility development ranging from memorial trees and benches to major buildings. Such a plan would provide businesses and individuals with the opportunity to contribute to the realization of a project or program that holds a particular personal interest and to associate that project or program with the business or person's name in perpetuity.

To implement this program, the District needs to develop a list of potential projects or programs suitable for sponsorship or endowment and to make the information available to the community. The District will also need to establish guidelines for accepting donations and signage that are compatible with its goals, image and objectives.

ASSESSMENT

The growth and level of service that the Bear River Recreation and Park District is able to provide to residents is significantly constrained by the lack of a meaningful and reliable source of revenues for non-capital expenditures. General Fund revenues average only about \$14,000 annually and the vast majority of grants cannot be used for staff, operations, or maintenance costs. While the District makes the best possible use of these funds and leverages whatever resources it can to provide services, the District simply cannot expect to be a viable provider of recreation services without

other revenues. The District should therefore consider asking residents to approve an annual assessment that would provide some reliable means of funding critical expenses. A survey conducted last year of District residents in fact indicated that most people would vote in favor of such an assessment. An assessment should be pursued and implemented as a high priority.

Chapter
7

Implementation

The implementation strategy for the Bear River Recreation and Park District Master Plan has three major components: capital projects and equipment, program support, and operations and administration. Each of these components is to some extent dependent on the others, and must be managed in close coordination. This coordination is the joint responsibility of the General Manager with significant direction from the Board of Directors.

Capital Projects and Equipment

This Master Plan identifies nearly thirteen million dollars worth of proposed capital improvements for the District over the next fifteen years. Table 11 summarizes these project costs and assigns a schedule for each project. While all the projects are important, budget constraints make it necessary to select those that will be implemented first.

The short term projects are those needed to provide the most highly demanded services or to leverage the investments the District has in existing resources. These total an estimate \$6.9 million over the next three years. The most critical of the short-term projects to be implemented as soon as possible are the Magnolia Sports Complex improvements, implementation of the Emigrant Trail, the initial phase of the Kimler Ranch Park improvements, two new baseball fields (one of which should be lighted), two new soccer fields, a play area, a group picnic area, and the equestrian arena. The play area and group picnic area should be located at the Kimler Ranch Park site, and have not been included in the initial phase cost estimate. These priorities reflect the input of the community and are intended to address the various recreation priorities of District residents in a balanced and equitable manner. The total estimated cost for these highest priority projects is about \$3.28 million.

Based on anticipated revenues discussed in Chapter 6, the District only has about \$800,000 dollars available over the next three years for such capital improvements, leaving a shortfall of about \$2.48 million. This capital improvement shortfall and non-capital costs, such as staff salaries and the operations and maintenance associated with development of any new facilities, may potentially be addressed by aggressively implementing the funding recommendations described in Chapter 6 of this plan. These include a very proactive pursuit of grants, sponsorships, donations, contributions of materials and volunteer labor to reduce capital and maintenance costs, an increase in the development impact fee, and approval of a dedicated recreation assessment.

Table 11 – Master Plan Proposed Implementation Costs

Recommendation	Short-term (3 years)		Long-term (4 – 15 years)		Total
	Qty	Estimated Cost	Qty	Estimated Cost	
Magnolia Sports Complex					
<i>Multi-use Building (1,200 sq ft)</i>		\$125,000			\$125,000
<i>Multi-purpose Field</i>		\$130,000			\$130,000
<i>Parking Lot Upgrade and Expansion</i>		\$45,000			\$45,000
<i>Skate Park (10,000 sq ft)</i>		\$200,000			\$200,000
Emigrant Trail Implementation					
<i>Resource Assessment</i>		\$6,000			\$6,000
<i>Section 106 (Cultural/Hist) Assessment</i>		\$10,000			\$10,000
<i>Trail Master Plan</i>		\$10,000			\$10,000
<i>Trail Head Acquisition</i>				\$60,000	\$60,000
<i>CEQA/NEPA Environmental Review</i>		\$10,000			\$10,000
<i>Construction Documents</i>				\$18,000	\$18,000
<i>Implementation (Phased)</i>				\$200,000	\$200,000
<i>Interpretive Signage</i>				\$12,000	\$12,000
Kimler Ranch Park					
<i>Explore Acquisition Karen Dr. Access</i>		TBD			TBD
<i>Resource Assessment</i>		\$4,000			\$4,000
<i>Section 106 (Cultural/Hist) Assessment</i>		\$8,000			\$8,000
<i>Finalize Master Plan</i>		\$3,000			\$3,000
<i>CEQA/NEPA Environmental Review</i>		\$10,000			\$10,000
<i>Construction Documents</i>		\$40,000			\$40,000
<i>Phase 1 Implementation (Trail, signage, parking, play area etc.)</i>		\$150,000			\$150,000
<i>Phase 2 Implementation TBD</i>				\$500,000	\$500,000
New Facilities					
<i>Basketball Court (indoor)</i>	2	incl. in gym cost		incl. in gym cost	
<i>Volleyball Court</i>	2	incl. in gym cost		incl. in gym cost	
<i>Baseball Fields (unlighted - 1 ASAP)</i>	3	\$300,000			\$300,000
<i>Baseball Fields (lighted – 1 ASAP)</i>	1	\$160,000	2	\$320,000	\$480,000
<i>Soccer Field (2 ASAP)</i>	4	\$240,000	1	\$60,000	\$300,000
<i>Community Center</i>	1	\$3,000,000	1	\$3,000,000	\$6,000,000
<i>Playgrounds (1 ASAP)</i>	5	\$150,000	3	\$90,000	\$240,000
<i>Group Picnic Area (1 ASAP)</i>	5	\$750,000	1	\$150,000	\$900,000
<i>Equestrian Arena (ASAP)</i>	1	\$65,000			\$65,000
<i>Gymnasium</i>	1	\$1,500,000	1	\$1,500,000	\$3,000,000
TOTAL		\$6,916,000		\$5,910,000	\$12,826,000

Note: Estimates reflect 2003 costs.

Without such measures, the District is not likely to make significant progress in achieving its service goals. It is important to consider that the longer the level of service remains substandard, the more difficult it will be in the future to regain the desired level as construction, acquisition, and staff costs increase. Revenue projections through ten years include the assumption that the District will be able to secure grant monies at a rate of at least \$150,000 per year beginning in 2008 with annual adjustments for inflation. Even with these grant funds, the District will only have about one-quarter of the revenues over the next ten years needed for implementation of the projects identified for short-term implementation within the next three years. Another \$5.9 million dollars are needed to implement the long term projects through 2018.

The District must aggressively pursue the funding recommendations described in this Master Plan if it is to accomplish its stated objective of meeting the diverse recreation needs of its residents. Even so, other capital and operational needs not anticipated in this plan are likely to become apparent over time and will need to be addressed. Therefore, the General Manager should conduct an annual review of current and future capital needs and evaluate relative priority on a rolling fifteen year period, for both the short-term (three year) and long-term. This review will determine which projects will be implemented based on revenue and expense projections and will be formulated in collaboration with the Board of Directors.

Program Support

Providing recreation and life-enrichment programs is an essential part of the service the Bear River Recreation and Park District provides to the community. It is anticipated that the District will continue to provide this service and will continually evaluate what types of programs, frequency, location, instructors, and fees will best meet the community's needs.

In addition to this ongoing program evaluation, this Master Plan recognizes the need for District staff to devote particular attention to program development in the following key areas:

- Establishment of a Teen Advisory Council,
- Mature adult programs,
- After-school programs for elementary and middle schools, and
- Preschool programs.

Responsibility for this focused program support should be assigned to a new Program Coordinator staff position. It is not realistic to expect that the General Manager will be able to effectively foster program development while also implement the capital improvement and planning projects the District seeks to accomplish. The costs for this new position are estimated below in the section addressing Operations and Administration Staffing recommendations. It is possible that the cost for the position may to some degree be offset by revenues from program fees. The Program Coordinator will work with community partners such as the school districts, Nevada County, youth sports leagues, and service clubs to expand and improve

programs in these areas to continue to meet the changing needs of the community.

Planning

Implementation of the District's objectives as described in this Master Plan will require that a number of planning, outreach, and management tasks are pursued by District staff in coordination with other recreation partners, community groups, and the Board of Directors. These tasks are:

- Assessment of relocation of District offices to Kimler Ranch Park,
- Identifying additional joint-use opportunities,
- Marketing and promotion of District programs and initiatives,
- Pursuit of endowments and sponsorships,
- Oversight of Quimby fee implementation,
- Development of Acquisition Plan,
- Establishing a lead role for regional trail and bikeway development, and
- Coordination of local Trail Committee.

The General Manager will be responsible for allocating staff to address these tasks, with the expectation that the Board will provide oversight and assistance in establishing priorities and direction. Costs to implement these tasks are included in the staffing cost discussion below.

Operations and Administration Staffing

This Master Plan recommends that District significantly increase permanent staffing in a phased manner over the next one to two years in order to effectively implement the District's objectives. Staffing recommendations include:

- Increasing the General Manager position to full-time status,
- Increasing the Administrative position to full-time status,
- Creating a new full-time Program Coordinator position, and
- Establishing a half-time Grants and Donations Coordinator position.

The costs for current staff levels are reflected in the 10-year expense projections in the previous chapter. The anticipated incremental increase in costs for these proposed changes in staffing levels is shown in Table 12. Since grant funds typically cannot be used for staff expense, the cost of increased staffing will need to be covered by other sources such as an assessment or program fees. In addition, grants secured by the Grants Coordinator could be used for capital expenses thus potentially freeing other revenues to fund the position.

Table 12 - Recommended Staffing and Costs

Position	Base Salary	W/Benefits	Additional FTE	Total Annual Cost
General Manager	\$45,000	\$58,500	.5	\$29,250
Admin. Assistant	\$32,000	\$41,600	.6	\$24,960
Program Coordinator	\$38,000	\$49,400	1	\$49,400
Grants Coordinator	\$38,000	\$49,400	.5	\$24,700
Total				\$128,310

Note: Costs represent incremental increase over existing staff levels.

The Board of Directors will have primary responsibility for defining the specific duties of the full-time General Manager position. The General Manager and the Board together will share responsibility for defining duties and filling the other staff positions. Consideration should be given to the level of experience and expertise expected, and the potential to use contract services for maintenance or administrative services as needed.

Appendix
A

**Public and Private Recreation Facilities in the Bear
River Recreation and Park District**

Appendix
B

**Recreation Programs Available in the Bear River
Recreation and Park District**

Program	Provider	Notes	Location	Age Group	Age	Cost	Season
Volleyball League	Bear River Recreation and Park District			Youth	8 - 11		Apr - June
Volleyball League	Bear River Recreation and Park District			Tween	12 - 14		Apr - June
Volleyball League	Bear River Recreation and Park District			Teen	15 - 18		Apr - June
Volleyball League	Bear River Recreation and Park District			Adult	19+		Apr - June
Basketball League	Bear River Recreation and Park District			Youth	8 - 11		Dec - Mar
Basketball League	Bear River Recreation and Park District			Tween	12 - 14		Dec - Mar
Basketball League	Bear River Recreation and Park District			Teen	15 - 18		Dec - Mar
After School Enrichment Classes	Bear River Recreation and Park District		Pleasant Ridge Elem.	Youth	5 - 11	\$30 + mat'ls	school year
After School Choir	Bear River Recreation and Park District		Pleasant Ridge Elem.	Youth	9 - 11		school year
After School Sports	Bear River Recreation and Park District		Pleasant Ridge Elem.	Youth	8 - 11		school year
After School TLC (Tutoring & Learning Club)	Bear River Recreation and Park District		Pleasant Ridge Elem.	Youth	6 - 10		school year
After School Enrichment Classes	Bear River Recreation and Park District		Alta Sierra Elem.				
Football League	Bear River Junior Bruins	180 - 200 total participants in all age groups		Youth	8 - 11		July - Nov
Football League	Bear River Junior Bruins	180 - 200 total participants in all age groups		Tween	12 - 14		July - Nov
Football Camp	Bear River Junior Bruins			Youth	8 - 11		July
Football Camp	Bear River Junior Bruins			Tween	12 - 14		July
Cheerleading	Bear River Junior Bruins	100 total participants in all age groups		Youth	5 - 11		July - Nov
Cheerleading	Bear River Junior Bruins	100 total participants in all age groups		Tween	12 - 14		July - Nov
Little League	Bear River Little League	teams in 2003		Youth	5 - 11		Mar - June
Little League	Bear River Little League	teams in 2003		Tween	12 - 14		Mar - June
Fall Ball	Bear River Little League	30 boys total in all age groups; 4 teams		Youth	7 - 11		Sept - Nov
Fall Ball	Bear River Little League	30 boys total in all age groups; 4 teams		Tween	12 - 14		Sept - Nov
Soccer League	Gold Country Youth Soccer League			Youth	4 -11	\$65	Aug - Nov
Soccer League	Gold Country Youth Soccer League			Tween	12 - 13	\$65	Aug - Nov
Spring Break Soccer Camp	Bear River Recreation and Park District			Youth	4 -11	\$65	April
Spring Break Soccer Camp	Bear River Recreation and Park District			Tween	12 - 13	\$65	April
Summer Soccer Camp	Bear River Recreation and Park District			Youth	4 -11	\$65	July
Summer Soccer Camp	Bear River Recreation and Park District			Tween	12 - 13	\$65	July
Summer Music Series	LOP		LOP	Family		\$5	
Lake Swim	LOP		LOP	Adult			
Triathlon	LOP		LOP	Adult			
Sand Sculpture	LOP		LOP	Family			
Fishing Derby	LOP		LOP	Family		\$5	
Kayak Paddlefest	LOP		LOP	Family		\$5 - \$20	
Tennis Clinics	LOP		LOP	Family		\$30	
Yoga	LOP		LOP	Adult		\$48	
Junior Golf	LOP		LOP	Various	5 - 17		
Kid's Coloring	LOP		LOP	Youth			
Kid's Movie Nights	LOP		LOP	Various	5 - 12	\$8	
Children's Art	LOP		LOP	Various	8 -12	\$23	
Aqua Fitness	LOP		LOP	Adult	16+	\$1	
Sailing School	LOP		LOP	Various	9+	\$40	
Watercolor Workshop	LOP		LOP	Adult		\$38	
Intro to Watercolor	LOP		LOP	Adult		\$48	
Kid's Camp	LOP		LOP	Youth	6 - 10	\$50	
Children's Dance	LOP		LOP	Youth	3 - 10	\$35	
Open Swim	LOP		LOP	Family			
Swimming Lessons	LOP		LOP	Various		\$40	
Other Program Providers							
Combie Bible Church							
Forest Lake Christian School							
Sierra Pines Methodist Church							
Boy Scouts & Girl Scouts							
4H							
Wolf Mountain Conference Association							
Dark Horse Golf Academy							