



Fulton-El Camino Recreation and Park District

Chapter 3

Existing Resources

Chapter 3 – Section 1

Existing Resources

3.1 Introduction

One of the important elements in the Master Plan is to identify existing park/recreation sites and the types of facilities they should contain. In order to make these decisions, it is important to analyze the existing resources in terms of service characteristics, development potential and existing deficiencies. This analysis will also serve as a basis of identifying parkland needs and facility improvements.

The most efficient park system to manage is one made up of different types of parks; each designed to provide a specific type of recreation experience or opportunity. When classified and used properly, they are easier to maintain, create fewer conflicts between user groups and have less impact on adjoining neighbors. In order to assess the District's park system and address specific land needs, the existing resources have been classified based on the following categories; Neighborhood, Community, Open Space, and School Recreational Land.

The ideal park system for a community is one made up of a hierarchy of various park types, each offering certain types of recreation and/or open space opportunities. Separately, each park type may serve only one basic function, but collectively they serve the entire needs of the community. In the District, except for the Creekside Nature Area, there are essentially two types of parks: neighborhood parks and community parks.

While the Needs Assessment indicated a moderate need for more park land and places for more recreation facilities, few if any opportunities exist for additional park sites unless developed land is acquired for this purpose. The exception could be partnerships formed between the Park District and the School District to develop additional fields and play areas on school grounds.

One challenge is how to serve neighborhoods that do not have nearby parks. When analyzed on a ratio of park land per capita, the District needs additional park land. Unfortunately, with the area fully developed, there are very few opportunities to buy land for additional park sites. In several cases it may be possible to develop park facilities on school grounds. In other cases where school sites are not available, the challenge will be whether small individual vacant parcels can be found. It may be necessary to purchase developed land for conversion to a park.

Chapter 3 – Section 2

Park and Land Definitions

3.2.1 Neighborhood Parks

Neighborhood parks are a combination of playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size and are designed to serve an area of approximately one-half mile radius. In reality, they serve a three-quarter mile or greater radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts, multi-use sport fields for soccer, youth baseball, etc. They range in size from 2 to 7 acres, with the optimum size at five acres. Historically neighborhood parks have not had restrooms. However, current public demand indicates a need for permanent restrooms at all parks.

3.2.2 Community Parks

A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities than neighborhood parks. As a result, they require more support facilities such as parking, restrooms, and covered play areas. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius. Size ranges from 20 to 50 acres, with the optimum size at 30 acres.

3.2.3 Open Space Areas

Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Within this context, there are a number of different sub-categories of open space. These include:

Buffers: Includes lands adjacent to highways; community separators between urban areas; and lands that serve as buffers between urban development and resource land.

Greenway Corridors: Consists of lands that link existing resource areas (i.e. parks, trails and view sheds), wildlife corridors and waterways.

Lands that Protect Wildlife and Natural Communities: Includes lands that contain endangered, rare or threatened species and natural plant communities indigenous to the region.

3.2.4 School Recreation Land

These would include property used for recreational purposes located on school grounds.

3.2.5 Partnership Facilities

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Within this context, there are a number of different sub-categories of special use areas. These include:

Athletic parks are sites where sport fields are the central focus. Facilities may consist of baseball, softball and soccer fields. Supplemental activities may include tennis, volleyball and picnic area.

Single Purpose sites are dedicated for unique types of recreational activities. This would include facilities such as indoor facilities, and skate parks.

Chapter 3 – Section 3

Summary of Existing Park and Recreation Resources

3.3.1 Existing Facilities

The existing neighborhood parks currently serve two basic purposes. They provide a place for leisure play and a place for open space and visual respite from existing development.

The District’s parks have been very well designed and maintained, creating a very pleasant setting for its residents. The issue is whether these parks should be modified to meet the growing demand for more facilities and thus changing the setting or whether the District should maintain the setting and not meet the demand for more facilities.

The primary focus of **neighborhood parks** is to provide active and passive recreation opportunities for nearby neighborhoods.

The primary focus of **community parks** is to provide active and passive recreation opportunities for the entire community.

In several neighborhoods, there is the opportunity to develop a school/park concept where sport fields and/or other recreation facilities are added to school grounds. However, the District must accept the responsibility of developing these facilities and maintaining them.

Table 3.1
Summary of Existing Parks and Recreation Facilities
(All Agencies within the District boundaries)

Agency Parkland Type	FEC	Twin Rivers USD	San Juan USD	TOTAL
Neighborhood Parks	25.40	5.30	-	30.70
Community Parks	45.50	-	-	45.50
Open Space Areas	1.90	-	-	1.90
School Recreation Land	0.00	-	37.36	37.36
TOTAL ACRES	72.80	5.30	37.36	115.46

Figure 3.1
Existing Resource Map

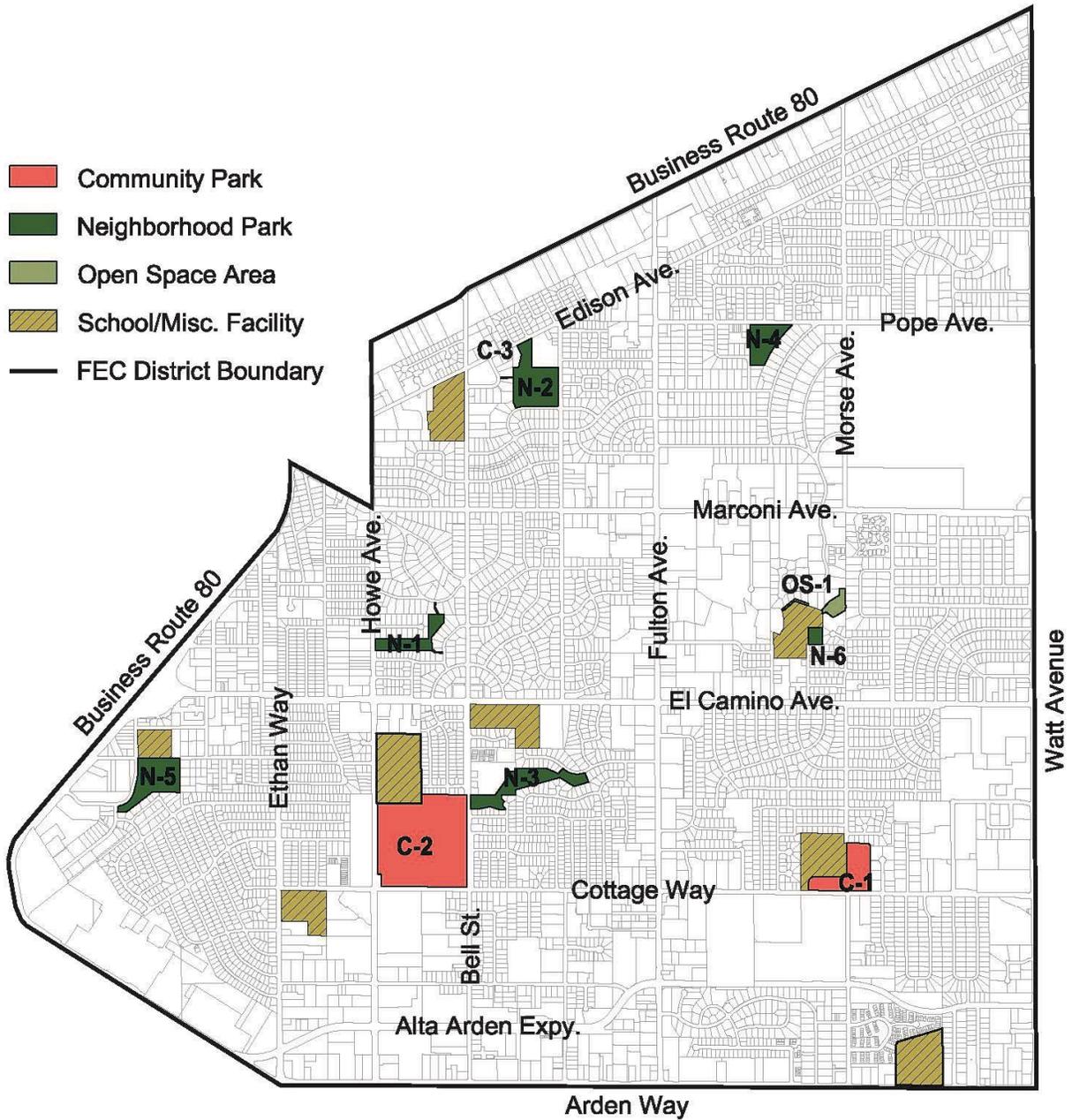


Table 3.2 is intended to provide a quick reference for location the discussion on specific park sites.

Table 3.2
Index of Individual Park Sites

Site Number	Park Name	Status
N - Neighborhood		
N-1	Bellview Park (FEC)	Developed
N-2	Bohemian Park (FEC)	Developed
N-3	Santa Anita Park (FEC)	Proposed
N-4	Seely Park (FEC)	Developed
N-5	Babcock Park (Twin Rivers)	Unmanaged
N-6	Creekside School Park (San Juan)	Proposed
N-7	North-East Park (Unidentified)	Proposed
C - Community		
C-1	Cottage Park (FEC)	Developed
C-2	Howe Park (FEC)	Developed
C-3	Bohemian Community Center (FEC)	Proposed
OS - Open Space		
OS-1	Creekside Nature Area (FEC)	Managed
PF – Partnership Facilities	Leo. Palmiter School (*SCOE)	Minimal Use

*SCOE – Sacramento County Office of Education



Chapter 3 – Section 4

District Parks

3.4.1 Neighborhood Parks

N-1 Bellview Park

Description:

This four acre park is one of the District's two linear neighborhood parks. While only four acres in area, it feels larger than it is. Its linear open spaces with a dog-leg angle to the northeast creates a feel of roominess. It is ideal for walking and jogging enthusiasts. The newly constructed memorial plaza offers a welcoming entrance to the park. The new picnic shelter provides an inviting setting for neighborhood gatherings and picnics. The play equipment near the parking lot provides active play opportunities for children. A basketball court halfway down the pathway from the parking lot, near the Granite Way pedestrian access, offers another active play opportunity.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located off Howe Avenue, north of El Camino Avenue, Address: 2600 Howe Avenue

Size/Status:

4.30 Acres- Developed

Ownership:

Fulton-El Camino Recreation and Park District (FEC)

Existing Facilities:

1 playground, 1 basketball court, pathway and parking area with 21 spaces

Site Location:



N-1 Bellview Park

Notable Improvements since 2001:

Play equipment, concrete sidewalks, Picnic shelter, Frontage plantings, Memorial plaza, ADA entrance

Deficiencies:

Benches and individual picnic areas. There is no permanent restroom.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Additional benches and picnic tables.

Deferred Maintenance:

Basketball court needs resurfacing.

Desired Improvements:

Improve: Size and quality of basketball court.

Add: Permanent restroom, Monument park sign, and Shade canopies over the play areas.

Comments:

Bellview Park received a complete frontage facelift including sidewalks, an ADA memorial plaza entrance, and an aesthetically pleasing picnic shelter. The park now has great curb appeal. Play equipment will need replacing in 6 to 10 years.



N-2 Bohemian Park

Description:

This 8 acre park was quadrangular in shape, but acquisition of adjacent land has created an expansion north to Edison Avenue. The park has a look and feel all its own, including a good deal of central and peripheral open space. This park features a large youth and separate tot play areas. There is one centrally located picnic shelter for group picnics and there are many individual picnic tables spread throughout the park. Tennis and basketball courts provide for active sports for the neighborhood. The oval walkway provides a convenient and safe path for jogging and walking. There are no curbs around the exterior of the park and bollards are used to keep automobiles outside the park. The area between the bollards and the street is unpaved.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located off Wright Street, just south of Edison Avenue, Address: 3131 Wright Street

Size/Status:

8.20 Acres - Developed

Ownership:

Fulton-El Camino Recreation and Park District (FEC)

Existing Facilities:

Playground areas 1 youth and 1 tot, basketball court, 2 tennis courts, 1 group picnic shelter with 4 picnic tables, 6 individual picnic tables throughout the park, a circular pathway, unfinished on-street parking around the east and north side of the park (35 spaces)

Site Location:



(The west pedestrian access easement is owned and maintained by

Sacramento County Department of Water Resources)

N-2 Bohemian Park

Notable Improvements since 2001:

Play equipment, concrete sidewalks, Group picnic shelter, picnic tables and park benches, purchase of 1.33 acres of land - two residential lots fronting Edison Avenue, one with a duplex house.

Deficiencies:

The parking area around the park is not paved. There is no permanent restroom.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Additional benches and picnic tables, Permanent restroom, Dog park, Asphalt parking area, Multiuse field (re-grade center of the park).

Deferred Maintenance:

Resurface basketball court and tennis courts.

Desired Improvements:

Add: Exercise stations, Monument park sign, Community garden, Pathway lighting, and Shade canopies for the play areas.

Adjust: Tennis courts to accommodate soccer and or pickle ball, relocate the basketball court.

Comments:

While Bohemian Park has seen many improvements over the last 16 years it is not a finished park. The parking along the east and southern sides needs to be paved. There is room for additional features such as a dog park and soccer field. The newly acquired land north of the park provides the opportunity for development of temporary facilities. Permanent facilities in this location should not be considered as the land is earmarked for a community center. Play equipment will need replacing in 6 to 10 years.



N-3 Santa Anita Park

Description:

This 7.7 acre park is the District's other linear neighborhood park. It is a shady, quiet gem that straddles Chicken Ranch Slough. Its meandering walkway along the slough keeps the casual walker engaged and feeling in touch with nature and separated from the surrounding urban environment. Although the park may seem narrow on a map, it feels much larger than it really is. It is located east of, and across Bell Street from, Howe Park.

Location:

Sacramento County, Arden Arcade within the Fulton-El Camino Recreation and Park District: located off Bell Street.
Address: 2298 Bell Street

Size/Status:

7.70 Acres - Developed

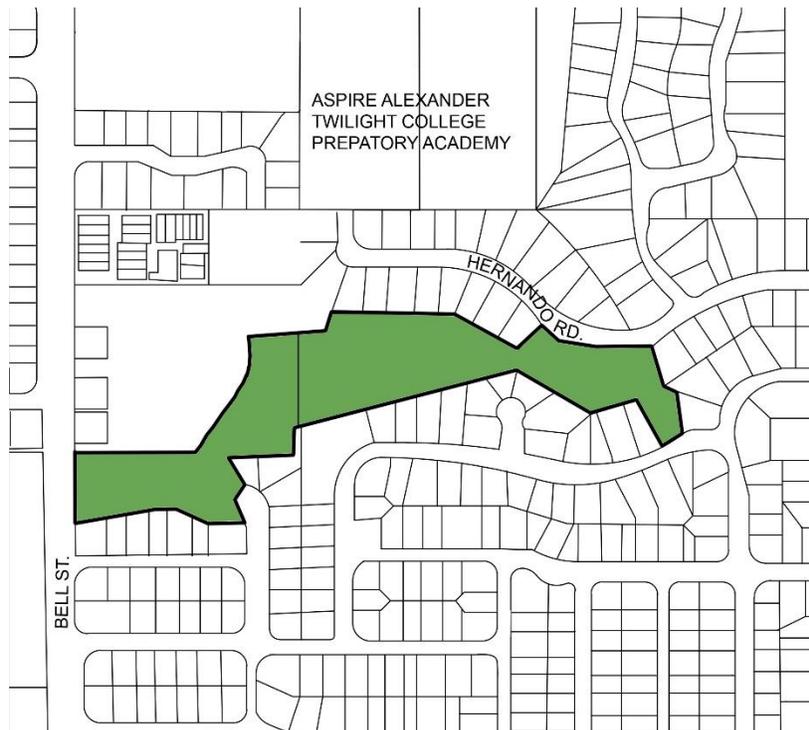
Ownership:

Fulton-El Camino Recreation and Park District (FEC)

Existing Facilities:

Pathway, 9 hole disc golf course, picnic tables and benches

Site Location:



N-3 Santa Anita Park

Notable Improvements since 2001:

Concrete pathways, picnic tables and park benches, disc golf course, information kiosk

Deficiencies:

More drinking fountains, benches, and picnic tables are needed.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Benches and picnic tables,

Deferred Maintenance:

The irrigation system needs renovating to eliminate non-standard pipes.

Desired Improvements:

Add: Picnic shelter, Permanent restroom (in Howe Park near Bell Street), Pathway lighting, Park monument sign. Disc golf course launch pads.

Comments:

Construction of a restroom and picnic shelter should be limited to the west end or the park near Bell Street. Pathway lighting, drinking fountains, picnic tables and benches should be the only additional features to be added to the remainder of the park.



N-4 Seely Park

Description:

This 5.2 acre park was recently redeveloped to include a spray park, basketball court, group picnic area, and youth, tot, and swing play areas. Despite its plentiful amenities, it still manages to retain a feel of open space. Located in a relatively quiet neighborhood, the spray park draws users from neighboring communities giving it regional importance.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located off Pope Avenue.
Address: 3000 Pope Avenue

Size/Status:

5.20 Acres - Developed

Ownership:

Fulton-El Camino Recreation and Park District

Existing Facilities:

Spray park, permanent restroom, basketball court, youth playground, tot playground, swings, small group picnic areas (2), parking area (19 spaces)

Site Location:



N-4 Seely Park

Notable Improvements since 2001:

Complete park remodel including the construction of a spray park, picnic shelter, picnic tables and benches, basketball court, new pathways, and a permanent restroom

Deficiencies:

There are only 19 parking spaces and park users commonly park on the adjoining neighborhood streets.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Additional benches and picnic tables, Walkway over Pope Avenue drainage ditch (to accommodate pedestrian access to the park), Crosswalks at Bluegrass Way and Sand Dollar Way.

Deferred Maintenance:

Repair the smoke damaged restroom walls.

Desired Improvements:

Add: Shade canopies over the play areas, Park lighting, Wrought iron fencing across the north portion of the park.

Improve: Spray park pumping system.

Desired Programs:

Music in the park

Comments:

The splash park and basketball court tend to be the primary draw for people from outside the District. Constructing an additional splash park and basketball courts at other District park(s) could help mitigate the impact of excessive park attendance in Seely Park. Play equipment will need replacing in 10 to 15 years.



N-5 Babcock Park

Description:

This park serves the Swanston Estates community located in the eastern portion of the City of Sacramento. It is owned and operated by the Twin Rivers Unified School District. It features a youth play area, basketball court, youth ballfield, baseball field and open play space.

Location:

City of Sacramento, within the Fulton-El Camino Recreation and Park District
Address: 2498 Cormorant Way, Sacramento, CA 95815

Size/Status: 5.30 Acres- Developed

Ownership:

This park was originally constructed through an agreement between the City of Sacramento and Fulton-El Camino Recreation and Park District in 1973. Each contributed land and funds to develop the park with the understanding that the City of Sacramento Parks Department would operate and maintain the park. In 2008 the City of Sacramento relinquished operational control of the park to the Twin Rivers Unified School District without contacting Fulton-El Camino Recreation and Park District for first rights of refusal. The Twin Rivers Unified School District (TRUSD) has operated and maintained the park since 2008.

Existing Facilities:

1 playground, 1 basketball court, 1 baseball field, 1 youth ballfield, pathway and off-street parking.

Site Location:



N-5 Babcock Park

Notable Improvements since 2001:

The baseball field has been improved by private users who maintain a use contract with the Twin Rivers Unified School District.

Deficiencies:

Accessibility to the park is an issue. Twin Rivers Unified School District is keeping the park closed during school hours and periodically after school and weekends.

Priority Improvements:

Making the park available to the residents. Fencing off the "School's" portion of the park to provide the security the school needs, while allowing the community to access the park.

Deferred Maintenance:

N/A

Desired Improvements:

Allow at least some portion of the park to remain open to the public during the day.

Comments:

The District needs to work with the Twin Rivers Unified School District and develop a working relationship to enhance the recreational program offerings at Babcock Park.



N-6 Creekside School Park (Proposed)

Description:

This proposed park is to be located on the grounds of the former Creekside Elementary School which is now used by the San Juan Unified School District as a special needs adult school. The park was to include the District's tennis courts before they were paved over for parking by the San Juan Unified School District without District knowledge or approval. The tennis courts were to be repurposed to pickle ball courts. A small play area, benches and picnic tables were to be installed to round out the park. The lack of parking is a problem on the site. It is recommended that the District work cooperatively with the School District to create a park for the local community.

Recommended improvements include:

Regrade a portion of the school sports field for soccer use and add new turf and irrigation system. Install a youth playground, 1 tennis court and 1 pickle ball court, restrooms, picnic tables, benches, bike racks, drinking fountains and trash receptacles.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located east of Creekside School,
Address: 2641 Kent Drive

Size/Status:

.5 – 3 Acres (depending on the inclusion of the sports field)

Ownership:

San Juan Unified School District (SJUSD) – (Joint use)

Existing Facilities:

Unmaintained sports field

Site Location:



El Camino Avenue

N-6 Creekside School Park (Proposed)

Notable Improvements:

The unusable tennis courts were paved over to create additional parking for the school.

Deficiencies:

The sports field is not irrigated and is not maintained for public use. There are no restroom facilities and limited parking.

Priority Improvements:

None at this time.

Deferred Maintenance:

Not applicable

Desired Improvements:

Regrade a portion of the school sports field for soccer use and add new turf and irrigation system. Install a youth playground, 1 tennis court and 1 pickle ball court, restrooms, picnic tables, benches, bike racks, drinking fountains and trash receptacles, monument park sign.

Comments:

We will need to work in harmony with the San Juan Unified School District to create a Joint Use Agreement to allow the creation of this park.



N-7 North East Park (Concept)

Description:

The North East section of the District is fully developed and does not have vacant land for park development. The District would like to provide park services to this portion of the District. To do this, existing land with structures would need to be acquired and the structures removed prior to developing the park. At this time the District does not have funds for acquisition and development. This concept is being included in the master plan for consideration once the District has the means and opportunity to develop a park for this underserved portion of the District.

Recommended improvements include:

Play area, restroom, picnic tables, benches, bike racks, drinking fountains and trash receptacles.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located north east portion of the District
Address: Unknown

Size/Status:

No land has been secured for the development of a park at this time.

Ownership:

All land in the North East portion of the District is privately owned.

Existing Facilities:

None

Site Location:

None

N-7 North East Park (Concept)

This page is a place holder for future use.

Notable Improvements:

Not applicable

Deficiencies:

Not applicable

Priority Improvements:

Not applicable

Deferred Maintenance:

Not applicable

Desired Improvements:

Play area, restroom, picnic tables, benches, bike racks, drinking fountains and trash receptacles, monument park sign.

Comments:

The District is committed to providing park facilities to the community in the North East corner of the District. This concept is being included to allow the District the opportunity to address this need in the future.

3.4.2 Community Parks

C-1.1 Cottage Park

Description:

This 7.5 acre park is in the shape of a reverse “L”, and is a multi-purpose park that has characteristics of both a neighborhood park and a community park. Cottage Elementary Montessori School is located on the north-western border of the park. The park has the district’s only pool facility and a community building that primarily houses the District’s youth programs. Owing to its design and Strong Ranch Slough running through it, it looks and feels larger than it really is. The slough meanders through the entire park and creates a sense of the park’s division into four sections, not all of which are visible to each other. The park has a group picnic area located on its northern border by the Strong Ranch Slough. A youth play area is located in the center of the park. A First 5 tot-play area is located adjacent to the Community Building.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located off Cottage Way.

Address: 3097 Cottage Way

Size/Status: 7.50 Acres - Developed

Ownerships:

Fulton-El Camino Recreation and Park District (FEC)
San Juan Unified School District (SJUSD) (Joint use)
Cottage Elementary School

Existing Facilities:

Multi-purpose 25-yard swimming pool, community building,
tennis courts (2), playground area (2), pathway and parking area (80 spaces)

Site Location:



C-1.1 Cottage Park

Notable Improvements since 2001:

Group picnic area, 2005

Addition of first five tot lot and butterfly garden, 2009

Replaced play area safety wood chips with recycled tire chips, 2012

Deficiencies:

The parking lots need to be reconfigured to provide better parking flow, restroom accessibility and usability improvements, and park restroom.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Benches and picnic tables, Stream bank protection, Frontage and parking improvements, Permanent park restroom.

Rebuild: Bridge number one.

Deferred Maintenance:

Bridge abutment needs repair and/or replace bridge number 1, Stream bank needs erosion protection.

Desired Park Improvements:

Add: Lighting for pedestrian pathway and park, Picnic shelter, Fitness trail stations, Monument park sign.

Construct: Replace asphalt walkways with concrete, Interpretive nature area.

Comments:

This site lacks sufficient parking during the swim season. A contract with Kaiser Permanente provides much needed parking for swim meets 4 times a year. The existing parking lots will adequately serve the needs of the public the rest of the time providing they are reconfigured to improve the vehicle flow pattern. Play equipment will need replacing in 10 to 15 years.



C-1.2 Cottage Pool and Community Building

Description:

Cottage Park is a neighborhood park with community park facilities. It hosts the District's lone surviving pool. The pools at Howe and Seely Parks were decommissioned in response to declining tax revenue due to tax shifts in the early 1990's. The Community Building was built in the 1960's and houses the District's programs for children, preschool, afterschool and day camp programs. The building is also utilized for occasional adult programs and community meetings.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located off Cottage Way
Address: 3097 Cottage Way

Size/Status:

Community Building: 3,843 square feet
Pool Recreation Office: 154 square feet
Pool Storage Building: 266 square feet
Pool Surface Area: 4,519 square feet
Pool Volume: 225,000 Gallons
Pool Pump Room: 800 square feet

Ownerships:

Fulton-El Camino Recreation and Park District (FEC)
San Juan Unified School District (SJUSD) (Joint use)
Cottage Elementary School

Existing Facilities:

Multi-purpose 25-yard swimming pool, community building, tennis courts (2), playground area (2), pathway and parking area (80 spaces)

Site Location:



C-1.2 Cottage Pool and Community Building

Notable Improvements since 2001:

Replaced the Community Building Roof, 2005

Replaced pool shade cover, 2014

Refurbished the pool slide, 2016

Resurfaced Cottage Pool, 2017

Deficiencies:

Accessibility/usability improvements to the pool bathrooms and building restrooms, pool shade canopies.

Priority Improvements:

Implement: All ADA required improvements,

Add: Wrought iron fencing on the north side of the pool complex,
Storage shed for ADA lift and supplies, entrance turnstile.

Upgrade: Pool bathrooms and building restrooms.

Deferred Maintenance:

Pool Deck resurfacing

Desired Pool Improvements:

Pool Complex

Expand to: Replace slide, diving board and pool deck, shaded sitting areas, toddler pool, lap pool, and picnic tables.

Install: New starting blocks

Community Building

Remodel: Kitchen and flooring.

Comments:

This site lacks sufficient parking during the swim season. A contract with Kaiser Permanente provides much needed parking for swim meets 4 times a year. The existing parking lots will adequately serve the needs of the public the rest of the time providing they are reconfigured to improve the vehicle flow pattern.



C-2.1 Howe Park

Description:

This 38 acre park is the District's flagship park, more than four times the size of the next largest park in the system. It contains the District's administrative offices and its largest Community Center and Community Theater. Although designated a Community Park, it serves as a regional park in that it attracts users from the entire county. It has the greatest variety and quantity of active and passive amenities for park users of all ages and abilities. Its popular fishing pond and scenic Chicken Ranch Slough offers a measure of serenity located away from the active use areas of the park that include ball fields, tennis courts, volleyball courts and group picnic areas. It serves an area well beyond the District's boundaries with numerous recreation programs to go with its many amenities.

Location:

Sacramento County, Arden Arcade within the Fulton-El Camino Recreation and Park District: located at the corner of Howe Avenue and Cottage Way.

Address: 2201 Cottage Way

Size/Status: 38.0 Acres - Developed

Ownerships:

Fulton-El Camino Recreation and Park District (FEC)

San Juan Unified School District (SJUSD)

(Joint use) Howe Avenue Elementary School

Existing Facilities:

Administrative offices, community center building, covered patio, dog park, pond, gazebo, 3 softball fields (2, lighted), 1 youth T-ball field, 2 youth soccer fields, 4 tennis courts (lighted), practice wall, youth playground area, 2 tot playground areas, 2 sand volleyball court (lighted), maintenance shop and parking area (228 spaces)

Site Location:



C-2.1 Howe Park

Notable Improvements since 2001:

2007, Replaced tot lot playground, 2008 Replaced youth playground, 2008 Chicken Ranch Slough Restoration, 2009 Added small dog park, 2010 constructed First 5 Tot Lot and picnic shelter, 2013 Resurfaced asphalt walkways, 2013 Resurface the group picnic shelter area with concrete, 2016 Resurfaced tennis courts and parking lots, increased the number of parking spaces by restriping the main lot, 2017 Added water conservation demonstration garden, 2018 Group picnic area restroom improvements, 2018 Shade structure for group picnic area.

Deficiencies:

Insufficient parking for use requirements, tennis court restrooms are closed as they do not meet ADA requirements, new lighting for ball fields, tennis courts and sand volleyball courts.

Priority Improvements:

Implement: All ADA compliance requirements.

Add: Benches and picnic tables, Dog park improvements, Basketball courts, Ball field snack bar, Corporation yard fencing, Ball field lighting, Digital marquee, storage facility.

Deferred Maintenance:

Reconstruct the tennis court restrooms and repair the pond pathways and fountains.

Desired Improvements:

Add: Pathway and park lighting, Shade canopies over play equipment, Fitness stations, Monument park sign, Improved lighting for tennis and sand volleyball courts, Miscellaneous softball field complex improvements.

Construct: Performing arts band shell/stage, Splash park, Skate park, fitness stations, Redesign the sand volleyball courts to accommodate Corn-hole and Petanque (French Bocce Ball) courts. Permanent restrooms (1 near the north parking lot and Bell St. and 1 near the youth play area), Miscellaneous softball field complex improvements.

Comments:

This park is the largest and most heavily used of all the District parks. The District should not increase the recreational offerings within the park without increasing parking capacity. Play equipment will need replacing in 10 to 15 years.



C-2.2 Howe Park, Conzelmann Community Center and Howe Avenue Theater

Description:

The Community Center houses the District's offices, board room, classroom, Park Police remote office, auditorium and theater, small kitchen and restrooms.

Location:

Sacramento County, Arden Arcade within the Fulton-El Camino Recreation and Park District: located at the corner of Howe Avenue and Cottage Way.
Address: 2201 Cottage Way

Size/Status:

Auditorium: 50' X 56' = 2800 square feet
Stage: 22' X 33' = 726 square feet
Kitchen: 13' X 14' = 182 square feet
Board Room: 23' X 32' = 736 square feet
Classroom: 14' X 18' = 252 square feet
Main Office: 36' X 41' = 1476 square feet
Reception Office: 12' X 12' = 144 square feet
Office Workroom: 18' X 23' square Feet
Park Police office: 12' X 12' = 144 square feet

Ownerships:

Fulton-El Camino Recreation and Park District (FEC)
San Juan Unified School District (SJUSD)
(Joint use) Howe Avenue Elementary School

Existing Facilities:

Administrative offices, community center building, Howe Avenue Theater

Site Location:



C-2.2 Howe Park, Conzelmann Community Center and Howe Avenue Theater

Notable Improvements since 2001:

- Flooring in the main hall, 2016
- Audio Visual system, acoustical improvements, 2017
- Stage improvements and stage drapes, 2017
- Stage lighting, 2017
- Lighting Efficiency Improvements (SMUD), 2017

Deficiencies:

- Insufficient parking for use requirements

Priority Improvements:

- Implement: All ADA compliant improvements.
- Add: Digital Park Signage, Energy upgrades to the Community Center HVAC system, Emergency exit door for the office workroom, Additional storage building.
- Replace: Hall flooring.

Deferred Maintenance:

- Office carpet replacement, kitchen remodel

Desired Improvements:

- Add: New side curtains in the auditorium/theater, Beautify north and south patios, Paint the building and the office, improve the closet storage in the Boardroom.
- Replace: Office carpet, Concrete wall on the north patio with wrought iron fence, Single pane windows with dual pane,

Comments:

The center's heating and cooling system needs to be upgraded to work more efficiently and effectively to provide the level of comfort renters have come to expect in community building.



C-3 Bohemian Community Center (Proposed)

Description:

The proposed community center will be built on 2 acres of land on the north side of Bohemian Park, fronting Edison Avenue. Two of the three parcels needed for the project have been purchased. The Center will consist of a multipurpose gym for adult and youth programs, community rooms for meeting space and community services, administrative offices and off street parking.

Location:

Sacramento County, Arden Arcade within the Fulton-El Camino Recreation and Park District: on the north side of Bohemian Park, fronting Edison Avenue
Address: 2336 Edison Avenue

Size/Status: 2.0 Acres – Proposed

Ownerships:

- 1.33 Acres - Fulton-El Camino Recreation and Park District (FEC)
- .67 Acres – Privately owned

Existing Facilities:

The area set aside for the Community Center is comprised of three parcels of land equaling 2.0 acres. Two of the parcels have been purchased. One is land. The other parcel has a duplex housing unit on it that is presently being rented and providing rental income in excess of its costs. The third parcel is privately owned and has a fourplex housing unit on it. Initial discussions with the owner to purchase the parcel have not been fruitful but the District will continue to look for ways to secure the land.

Site Location:



C-3 Bohemian Community Center (Proposed)

Notable Improvements since 2001:

Purchased two acres of land with a duplex and fourplex housing units.
Refurbished the duplex to make it habitable and rented it to the public to generate rental income.

Deficiencies:

Not Applicable

Priority Improvements:

Construct a community center.

Deferred Maintenance:

The duplex needs a new roof.

Desired Improvements:

Short Term:

Community Garden

Long Term:

Development of a community center

Comments:

Prior to making improvements on this land, the cost of maintenance and operations need to be carefully considered to ensure that the improvements can be properly managed and maintained.

Chapter 3 – Section 5

Open Space

OS-1 Creekside Nature Area

Description:

The Creekside Nature Area is located next to and northeast of the former Creekside Elementary school grounds, such that one must use school grounds to reach the site. Just under two acres in area, this shady natural stand of Blue Oak trees is intended to remain a nature area, as little development or improvement has occurred. Chicken Ranch Slough is the dominant feature of this nature area, relatively remote and quietly situated away from the bustling urbanization that comprises most of the District.

Location:

Sacramento County, Arden Arcade, within the Fulton-El Camino Recreation and Park District: located behind and northeast of Creekside School
Address: 2641 Kent Drive

Size/Status: 1.9 Acres - Undeveloped

Ownership:

Fulton-El Camino Recreation and Park District

Existing Facilities:

Decomposed granite trail, Dedicated Access

Site Location:



OS-1 Creekside Nature Area

Notable Improvements:

This site has been maintained in a natural condition. Vegetative management, weed eradication and removal of dangerous downed trees, debris deposited by Chicken Ranch Slough, and illegal campers makes up the majority of the “improvements” to this site.

Deficiencies:

The pathway needs additional decomposed granite.

Priority Improvements:

Implement all ADA compliance requirements. Add additional benches and picnic tables. Replace the entry bridge into the nature area to accommodate maintenance vehicles as well as a small fire truck.

Deferred Maintenance:

Add new decomposed granite to the pathways.

Desired Improvements:

Add information kiosk at the entrance to the nature area, reestablish self-guided nature trail, and add a monument or other park signage.

Comments:

This site is in need of a local environmental champion. It is unique in that it is a native stand of Blue Oaks in the middle of suburbia. There is great interpretive value to the nature area.



Table 3.3
Summary of Recreation Lands by Type (District Only)

Park Area Services Matrix	Reg. Baseball Fields	Youth Base/Softball Fields	Lighted Softball Fields	Soccer Fields	Open Play Access	Tennis Courts	Volleyball Courts(sand)	Basketball Court	Playground Areas	Gazebo	Picnic Areas	Restrooms	Parking Areas	Pathway/Trails	Natural Areas	Other
Neighborhood Parks																
Babcock Park																
Bellview Park					1			1	1	1	1		10			
Bohemian Park					1	2		1	2	1						
Creekside Park (Proposed)						P			P		P	P				
Santa Anita Park					1											9 hole Disc golf
Seely Park					1			1	2		3	1	19			Splash Pad
North-East Park (Proposed)					P			P	P		P	P				
Community Parks																
Cottage Park					1	2*			2		2	1	80			Com. Ctr. Pool
Howe Park		2	2	2	5	4	2		3	1	5	2	125			Pond, Gazebo
Bohemian (Proposed)												P	P			Proposed - Indoor Gym & Public Meeting Rooms
Open Space Areas																
Creekside Nature Area and School						2*							0	1		

*Tennis courts located on school property
 Changes: Reg. Softball Fields to Lighted Softball Fields, Volleyball Courts to Sand Volleyball Courts, Shelter Buildings to Gazebos
 P = Proposed, tentative improvements subject to public input

Chapter 3 – Section 6

School Recreation Areas

3.6.1 School Recreation Areas

Schools are an important resource for recreation facilities such as sports fields, playgrounds and gymnasiums.

3.6.2 Local School District Sites

Table 3.4
Summary of Public School District Available Recreation Acreage

School Facility	Open Space	Blacktop & Sand	Facility
Elementary Schools			
Babcock (TR)	6.10	.78	Youth baseball fields (2)
Creekside (SJ)	4.39	.73	Soccer field
Cottage (SJ)	4.02	1.45	Soccer field
Dyer Kelly (SJ)	Redevelopment in process		
Howe Avenue (SJ)	5.16	1.67	Softball field, soccer field
Subtotal	19.67		
Middle Schools			
None	0.00		
Subtotal	0.00		
High Schools			
Palmiter ROP Center (SCOE)	0.00		Gymnasium
Subtotal	0.00		
Total	19.67	4.63	24.3 Total Acres
*TR= Twin River Schools, SJ= San Juan Schools, SCOE= Sacramento County Office of Education			

3.6.3 Private School Sites

Table 3.5
Summary of Private School Facilities

School Facility	Acres	Facility
St Philomene School	4.83	Gymnasium
Aspire Alexander Twilight College Prep	4.64	Gymnasium
St. Ignatius School	10.47	Gymnasium
Total	19.94	

Chapter 3 – Section 7

Private Park, Recreation and Open Space Areas

3.7.1 Private Facilities

Table 3.6
Summary of Private Lands

Site	Acres	Activity/Facility
Del Paso Country Club	148	18-hole golf course

3.7.2 Nearby Recreational Resources

Table 3.7
Summary of Nearby Resources

Recreation Area	Activity/Facility
American River Parkway	Picnic areas, trails, open space
Sacramento Softball Complex	4- field complex
Cal Expo	Exposition center, waterslide
Haggin Oaks Golf Course	27-hole golf course
Campus Commons Golf Course	9-hole golf course
Rio Del Oro Racquet Club	Tennis/swim club
Dolphin Swim Center	Indoor pool
Sacramento Science Center	Science center and nature area
Encina Middle/High School	After School Programs
El Camino High School (1)	Swimming pools

Chapter 3 – Section 8

Facilities

3.8.1 Facility Definitions

The most functional type of facilities are those that are adequately developed and designed to serve a particular function. However, for various reasons (i.e. facility shortages and poor condition), sport facilities are often used for activities or sports they were not designed for. In order to assess the condition of existing facilities and to address additional needs, the facilities have been divided into the following categories.

3.8.1.1 Regulation Baseball Fields

Field dimensions: 320'+ outfields, 90 baselines, grass infield; permanent backstop and support facilities.

3.8.1.2 Youth Baseball/Softball Fields

Field dimensions: 200'+ outfields, 60' baselines, dugouts. Grass infield not required; permanent backstop and support facilities.

3.8.1.3 Regulation Softball Fields

Field dimensions (Slow-pitch): 300' minimum-women 275' minimum-men outfields, 70' baselines, (fast pitch) 225'; skinned infield; permanent backstop and support facilities.

3.8.1.4 Multi-use Backstops

Field dimensions: 150'+ outfields, all grass field and backstop only.

3.8.1.5 Regulation Soccer Fields

Field dimensions: 150'+ outfields, all grass field and backstop only.

3.8.1.6 Youth Soccer Fields

Field dimensions: 195' x 225' by 330' x 360', grass or all-weather surfacing; permanent or portable goals.

3.8.1.7 Football Fields

Field dimensions: varies according to age U14 (60 yds. x 110 yds.) - U6 (20 yds. x 30 yds.); permanent or portable goals.

3.8.1.8 Tennis Courts

Appropriate dimensions, fenced and surfaced with a color coat.

3.8.1.9 Gymnasium Space

Appropriate dimension for the sport and have adequate dimensions outside the court for safe play. Playing surface should be of resilient flooring.

3.8.1.10 Swimming Pools

Appropriate dimension for intended use (recreation or competitive).

3.8.1.11 Basketball Courts

42' – 50 x 74' – 94 plus appropriate perimeter distance.

3.8.1.12 Volleyball Courts (Sand)

30' x 60' plus appropriate perimeter distance.

3.8.2 Summary of Facilities

Below is a list of recreational and sports facilities categorized by type. It should also be noted that the quality and condition of the facilities varies significantly between the District and the School District facilities. In many instances, the School District playing fields are uneven or lack adequate upkeep and maintenance.

Field sports are an important recreation activity in Fulton-El Camino Recreation and Park District. The existing fields are heavily utilized by residents from the District as well as non- residents.

Table 3.8
Summary of Recreation Facilities by Type

Park Areas	Total	Comment
Fields		
Regulation Baseball		
None	0	
Subtotal	0	
Youth Baseball/Softball		
Babcock Park	2	
Dyer Kelly School	2	
Subtotal	4	
Softball Fields		
Howe Park	2	2 lighted
Howe School	1	
Subtotal	3	
Regulation Soccer Fields		
Cottage School	1	
Howe School	1	
Subtotal	2	

Fields, continued		
Youth Soccer Fields		
Howe Park	1	
Subtotal	1	
Football Fields		
Babcock Park	1	Used for flag football
Subtotal	1	

Courts, Outdoor		
Tennis Courts		
Cottage Park	2	
Howe Park	4	Lighted
Bohemian Park	2	Lighted
Creekside Park	2	
Subtotal	10	
Sand Volleyball Courts		
Howe Park	2	
Subtotal	2	
Outdoor Basketball Courts		
Seely Park	1	
Bohemian Park	1	
Bellview Park	1	
Subtotal	3	

Courts, Indoor		
Gymnasium (Indoor Basketball/Volleyball)		
St. Philomenes School	1	
Palmiter ROP Center	1	
Cottage Elem. School	1	
Dyer Kelly School	1	
Howe School	1	
Subtotal	5	

Aquatics Facilities		
Cottage Pool 4,710 Square feet	1	
Seely Park Splash Park	1	
Subtotal	2	

Chapter 3 – Section 9

District Trees

3.9.1 District Trees

The District’s parks are home to over 2,100 trees. There are over 70 species of trees in our parks creating a good diversity for our urban forest. These trees range from newly planted to very mature reaching the end of their life span.

2,132 Trees in District Parks

Babcock Park	46 (Twin Rivers Unified School District)
Bellview Park	114
Bohemian Park	210
Cottage Park	312
Creekside Park	256
Howe Park	642
Santa Anita Park	380
Seely Park	172

Over 25% of the trees in the district are from the Quercus (Oak) Family.

Blue Oak	Quercus douglasii	187
Valley Oak	Quercus lobata	180
Interior Live Oak	Quercus wislizenii	84
Scarlet Oak	Quercus coccinea	42
Other Oaks	Quercus miscelanei	50
Total Oaks		543

The remaining 74% represent a wide variety of trees.

Trident Maple	Acer buergeranum	23
Box Maple	Acer negundo	20
Red Maple	Acer rubrum	64
Pecan	Carya illinoensis	62
Chinese Hackberry	Celtis sinensis	60
Crape Myrtle	Lagerstroemia indica	137
Ameican Sweet Gum	Liquidambar styraciflua	39
Chinese Pistache	Pistacia chinensis	73
London Plane	Plantanus x acerifolia	56
Coast Redwood	Sequoia sempervirens	151
Sawleaf Zelkova	Zelkova serrata	42
Other Trees	Veritius miscellanei	862
Total Non-oak Trees		1,589

(See Appendix 3-2 for full list of district trees)