



Fulton-El Camino Recreation and Park District

# Chapter 6

## Needs Assessment

# Chapter 6 – Section 1

## Needs Assessment

### 6.1 Introduction

One of the most important elements of the Park Master Plan is the assessment of needs. This section of the report summarizes the District's needs by park, division, facility and park land as identified by the community survey and facility needs assessment. The list of identified needs is to be utilized as a tool to help identify and prioritize improvements in the District's operations and delivery of park and recreation amenities and services. Most of the identified needs are longstanding and have been awaiting funding for implementation.

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# Chapter 6 – Section 2

## Park and Facility Needs

### 6.2.1 Standards and Norms

The following sections present a comprehensive look at the District’s needs based upon the results of the District Survey, identified “Facility Norms,” community input during Park Advisory Committee meetings, individual requests received via U.S. mail, electronic communications, social media, phone calls, and Board and staff recommendations.

Below, are the recommended standards for specific types of park and facilities. The “Current Norm” listed in Table 6.2 is the ratio of the existing amount of parkland divided by the existing population. It is expressed in terms of acres per 1,000 population. The National Recreation and Park Association average is the desire amount of parkland expressed in terms of acres per 1,000 population.

The ratio of parkland or recreation facilities is based on a comparison with the existing population base. By developing a desired level of service (recommended norm) and applying it to a future population forecast, one can determine future needs. To determine the existing ratio, the population within the existing district boundary was used. This is tempered by community priorities expressed in the District’s Master Plan Survey. How levels of service, norms, and standards are addressed for purposes of this Master Plan are included in Appendix 6-1.

The Sacramento Area Council of Governments (SACOG) population figures were used to determine the District’s population projections.

Table 6.2  
*Comparison of District and National Recreation and Park Association (NRPA) Norms for Park, Recreation and Open Space Areas*

<b>Parks &amp; Special Use Areas</b>	<b>Current Norm*</b>	<b>NRPA Average **</b>
<b>Neighborhood Parks</b>	1.12 Ac./1,000	1-2 Ac./1,000
<b>Community Parks</b>	1.48 Ac./1,000	5-8 Ac./1,000
<b>Open Space Areas</b>	0.06 Ac./1,000	Not indicated
<b>Total Park Acres</b>	3 Ac./1,000	Not indicated

\*Based on a population of 29,404 as adjusted by SACOG, March 2017

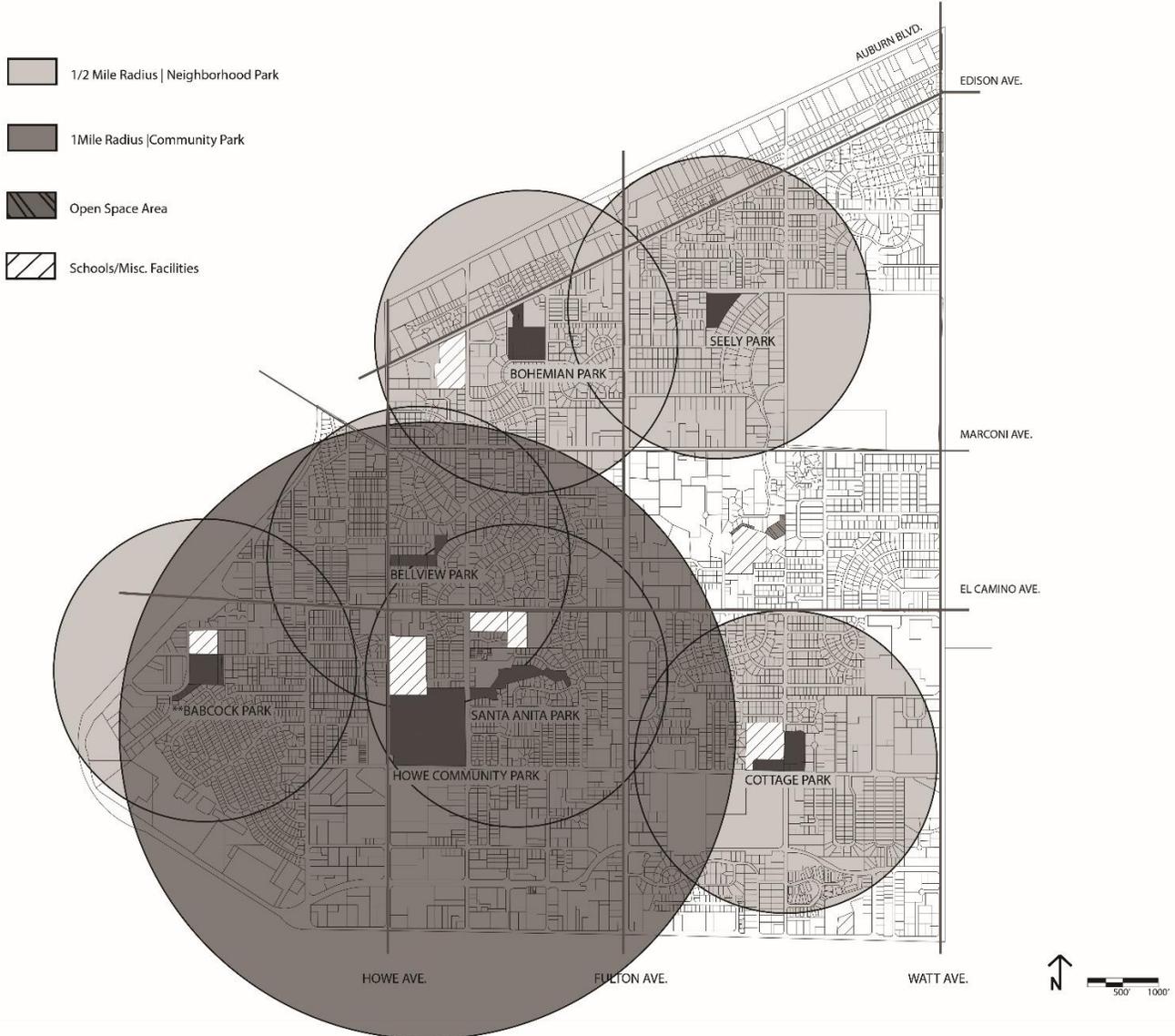
\*\*Based on available NRPA standards incorporated by reference

<http://www.rdgusa.com/crp/carlisle/Chapter%205%20Parks%20and%20Recreation.pdf>, p. 108 (Appendix 6-2, Level of Service)

Table 6.3

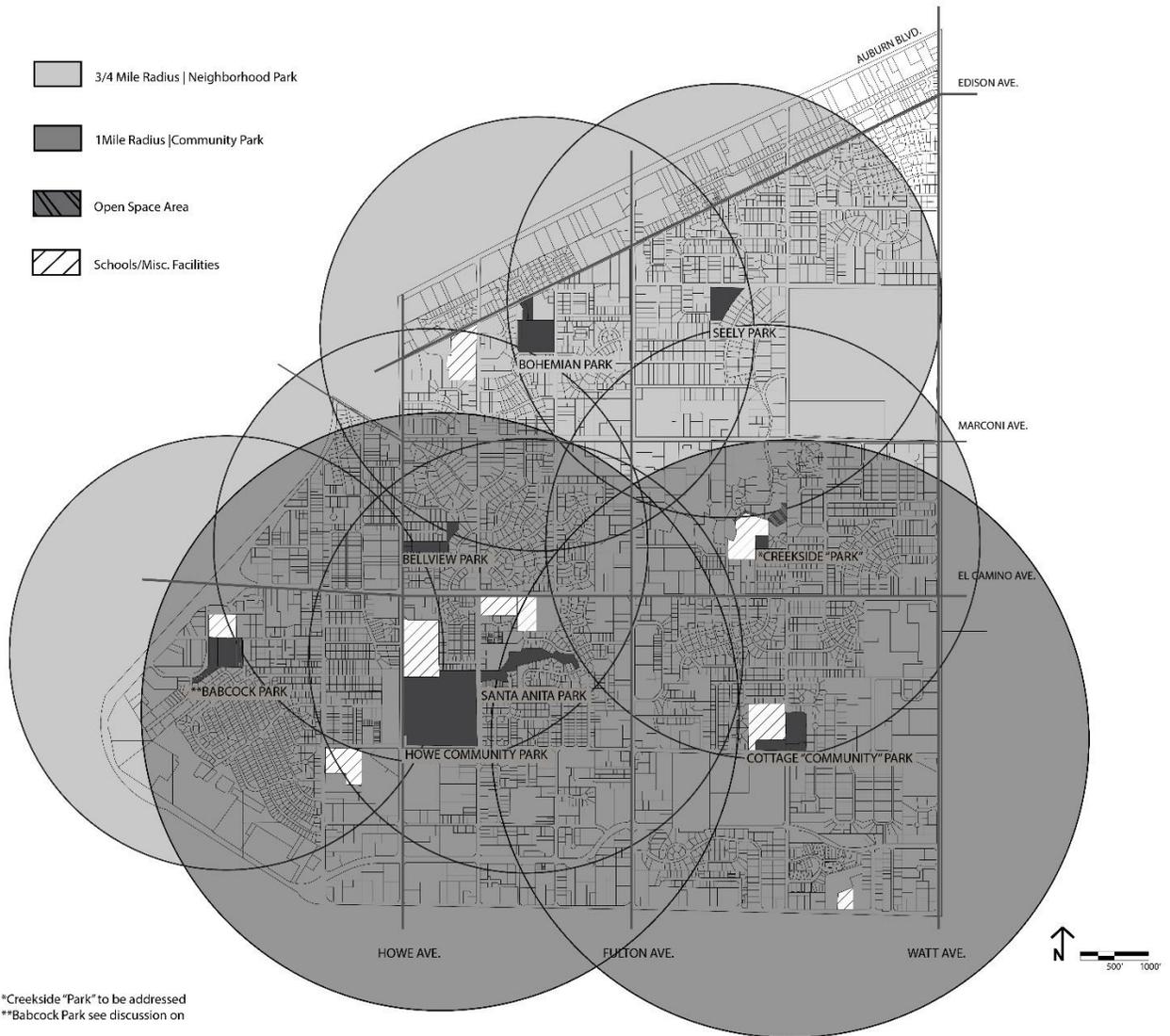
<b>Park Service Radius</b>		
<b>Parks Type</b>	<b>2000 Plan</b>	<b>2018 Plan</b>
<b>Neighborhood Parks</b>	1/2 Mile Radius	1/2 Mile Radius
<b>Community Parks</b>	1 Mile Radius	1 Mile Radius

**Figure 6.1**  
2000 & 2018 Master Plan Park Service Area



Many jurisdictions have adopted a  $\frac{3}{4}$  mile radius for neighborhood parks. There is a national movement advocating neighborhood parks be accessible to everyone within a 10 minute walking distance. The  $\frac{3}{4}$  mile radius meets this goal. Figures 6.1 (above) and figure 6.2 on the next page shows a comparison of the  $\frac{1}{2}$  and  $\frac{3}{4}$  mile service areas. Figure 6.2 reflects present reality. It should be noted that Cottage Park has been reclassified as a Community Park based upon the amenities and services provided at the park and continues to provide neighborhood park facilities. For planning purposes, figure 6.1 is the District's official adopted service area (Appendix 6-2, Level of Service).

**Figure 6.2**  
*Alternative Park Service Areas*



The present inventory of parkland, the geographical distribution of parks and facilities, availability of land for park development and future population changes have all been factored in to the recommendations for future park development.

The demand analysis revealed a number of issues affecting the need for parkland in the District. These included the amount of parkland needed, the type of parks, and the number and geographical distribution of facilities.

Overall, there are prevailing factors that influence park land needs within the park system in the District. These included shortages of community parks, neighborhood parks, and open space. The conclusions are listed on the following page.

## **6.2.2 Neighborhood Parks**

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

1. North-east District

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

2. East-central District

The former Creekside School site is located in the east-central portion of the District, between Marconi and El Camino Avenues and Watt and Fulton Avenues. The District is presently working with SJUSD to see if it is possible to jointly develop the land to serve the needs of their program participants as well as the neighborhoods in the area. It would not take much to improve this site to address other recreational needs of the local community.

One of the parks in our District that helps meet the neighborhood park need is Babcock Park. This park is owned and operated by the Twin Rivers Unified School District. It was originally developed through a partnership between the City of Sacramento and our District and was managed by the Sacramento City Parks Department. In 2018 the city deeded the park to TRUSD.

## **6.2.3 Community Parks**

Based on a one mile service area, an additional community park is needed (See Table 6.4.) Due to the level of intensive community development and land availability, Bohemian Park provides the best opportunity to fulfill this need. Bohemian Park is located in an area that has a high density of low income apartments and plays host to the successive influx of immigrants to our community and has the District's largest population of at-risk youth in need of recreation services. A community center built in Bohemian Park would provide needed facilities to aid in the integration of new immigrant families into our community. It would also address one of the District's greatest needs, a gymnasium in which recreation activities and sports leagues could be conducted.

The District has purchased two parcels of land adjoining Bohemian Park and fronting on Edison Avenue. The purchase of the third and final parcel is in process. This will provide the necessary land for the development of a community center.

## **6.2.4 Partnership Facilities**

1. We presently have one partnership facility, Leo Palmiter High School. Unfortunately, the availability of the gymnasium for use for our sports programs has been greatly reduced.
2. Efforts to add partnership facilities have not been fruitful due to facility costs. San Juan Unified School District does not discount their facility rental prices for park districts, making their facilities too expensive for our programs.
3. The District is presently working with the SJUSD Adult Education Department, located at the old Creekside Elementary School, to form a cooperative arrangement for use of the small gymnasium at that school, in exchange for limited use of the District's Boardroom for English as a Second Language classes for middle-eastern immigrants.

### 6.2.5 Open Space

Open space areas are designed to preserve environmentally sensitive portions of the District. Due to the intense level of development, there are no additional open space lands remaining to preserve.

Table 6.4  
Summary of Parkland Acreage Needs (Year 2035)

Area or Facility	Existing Inventory	Year 2035 Demand	Additional Need
Neighborhood Parks	32.9	35.6	2.7
Community Parks	45.5	47.07	1.57
Open Space Areas	1.9	1.9	0.0

### 6.2.6 Building and Other Facility Needs

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

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

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

Table 6.5  
Comparison of Current and Recommended Demand Norm

Large Scale Recreation Area	Existing Facilities	Recommended Norm
Activities Center (Cottage)	1 Center/30,000 Pop.	1 Center/30,000 Pop.
Amphitheater	0	1 Amphitheater/30,000 Pop.
<b>Ball Fields</b>		
Baseball Fields	0	1 Field/6,000 Pop.
Little League Fields	(same as Softball Fields)	(same as Softball Fields)
Softball Fields	1 Field/15,000 Pop.	1 Field/8,700 Pop.
Tee Ball Fields	1 Field/30,000 Pop.	1 Field/10,000 Pop.
Community Center (Howe)	1 Center/30,000 Pop.	1 Center/15,000 Pop.
Disc Golf Courses	1-9 Hole Course/30,000 Pop.	1-9 Hole Course/30,000
Dog Parks	1 Park/30,000 Pop.	1 Park/15,000 Pop.
Pathways and Trails	0.07 miles/1,000 Pop.	0.21/1,000 Pop.
Pickle Ball Courts	0	1 Court/30,000 Pop.
Skate Parks	0	1 Park/30,000 Pop.
Soccer Fields	1 Field/15,000 Pop.	1 Field.5,800 Pop.

Table 6.5 (Continued)  
Comparison of Current and Recommended Demand Norm

Large Scale Recreation Area	Existing Facilities	Recommended Norm
<b>Spray Park</b>	1 /30,000 Pop.	1/15,000 Pop.
<b>Tennis Courts</b>	1 Court/2,249 Pop.	1 Court/2,500 Pop.
<b>Volleyball Courts</b>	1 Court/15,000 Pop.	1 Court/30,000 Pop.
<b>Corn Hole</b>	0	1 Court/15,000 Pop.
<b>Petanque</b>	0	1 Court/15,000 Pop.

Table 6.6 presents a comprehensive facility needs inventory. This table identifies facilities that are not presently included in the District's inventory including and amphitheater, adult baseball fields, adult soccer fields and pickle ball courts. With the exception of adult baseball, plans to build the facilities are recommended to move forward as funds allow. The District does not have universally accessible playground and is presently working with the Sacramento Parks Foundation to create a universally accessible playground that will serve the greater Arden

Table 6.6  
Summary of Recreation and Park Facilities (Years 2020 and 2035)

Area/Facility	Existing Inventory	Present Norm	Recommended Norm	Year 2020 33,743	Year 2035 36,812
<b>Activities Center (Cottage)</b>	1	1/30,000 Pop.	1/30,000 Pop.	0	0
<b>Amphitheater</b>	0	1/30,000 Pop.	1/45,000 Pop. (NRPA)	1	0
<b>Ball Fields</b>					
<b>Baseball</b>					
<b>Adult</b>	0	0	1/5,000 Pop. (NRPA)	0	0
<b>Youth</b>	(included in softball below)				
<b>Tee Ball</b>	1	1/30,000 Pop.	1/15,000 Pop.	1	1
<b>Softball</b>	3	1/15,900 Pop.	1/8,700 Pop.	1	0
<b>Lighted</b>	2	1/15,000 Pop.	1/30,000 (NRPA)	0	0
<b>Non lighted</b>	1	1/15,000 Pop.	1/8,700 Pop.	0	0
<b>Soccer</b>					
<b>Adult</b>	0	1/30,000 Pop.	1/10,000 Pop. (NRPA)	2	1
<b>Youth</b>	1	1/30,000 Pop.	1/10,000 Pop. (NRPA)	2	1
<b>Community Center (Howe)</b>	1	1/30,000 Pop.	1/15,000 Pop.	1	0
<b>Dog Parks</b>	1	1/30,000 Pop.	1/15,000 Pop.	1	0
<b>Pathways/Trails</b>	3	3/30,000 Pop.	3/30,000 Pop.	0	0
<b>Pickle ball</b>	0	1/15,000 Pop.	1/15,000 Pop.	2	0
<b>Pool Complex</b>	1	1/30,000 Pop.	1/30,000 Pop.	0	0
<b>Skate Park</b>	0	1/30,000 Pop.	1/30,000 Pop.	1	0
<b>Spray Park</b>	1	1/30,000 Pop.	1/15,000 Pop.	2	2
<b>Tennis Courts</b>					
<b>Standard</b>	6	1/3,000 Pop.	1/2,000 Pop.	-2	0
<b>With youth lines</b>	4	1/3,000 Pop.	1/2,000 Pop.	10	10
<b>Volleyball Courts, Sand</b>	2	1/15,000 Pop.	1/15,000 Pop.	0	0

## **6.2.7 Facilities and Amenities, Neighborhood Parks**

### **6.2.7.1 Bellview Park (N-1)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct a permanent restroom
  - C. Install a park signage monument
2. Play Equipment
  - A. Replace the play equipment in five to eight years
  - B. Upgrade basketball court
  - C. Install shade canopies over the play area
3. Amenities
  - A. Install additional picnic tables and benches

### **6.2.7.2 Bohemian Park (N-2)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct a permanent restroom
  - C. Install a park signage monument
  - D. Pave and stripe the parking areas
  - E. Construct a dog park
  - F. Regrade park to accommodate a soccer field
  - G. Resurface the basketball and tennis courts
  - H. Convert the tennis courts to pickle ball and soccer
  - I. Develop a community garden
  - J. Increase the park pathway lighting
2. Play Equipment
  - A. Replace the play equipment in six to ten years
  - B. Install shade canopies over the play areas
3. Amenities
  - A. Install additional benches
  - B. Install exercise stations

### **6.2.7.3 Santa Anita Park (N-3)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct a permanent restroom
  - C. Install a park signage monument
  - D. Construct a picnic shelter near Bell Street
  - E. Increase the park pathway lighting
2. Disc Golf
  - A. Construct concrete launch (tee-off) pads
3. Amenities
  - A. Install additional picnic tables and benches
  - B. Install a drinking fountain

### **6.2.7.4 Seely Park (N-4)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct a permanent restroom
  - C. Construct a walkway over the frontage drainage ditch and create a dedicated entrance to the park
  - D. Increase the park pathway lighting
  - E. Install wrought iron fencing to the north side of the park
2. Play Equipment
  - A. Replace the play equipment in ten to fifteen years
  - B. Install shade canopies over the play areas
3. Seely Park Restrooms
  - A. Replace the fire damaged wall panel in the restroom
  - B. Install vandal resistant stainless steel fixtures

4. Seely Park Spray Park Pump Room
  - A. Paint the spray park pump room building
  - B. Install an industrial ventilation system capable of handling caustic vapors
  - C. Redesign and upgrade the spray park pump station
5. Amenities
  - A. Install additional picnic tables and benches
- 6.2.7.5 Babcock Park (Twin Rivers Unified School District) (N-5)**
  1. Work with Twin Rivers Unified School District to ensure the park is open to the public when school is not in session
- 6.2.7.6 Creekside School Park (Proposed) (N-6)**
  1. Work with San Juan Unified School District to jointly create a park that meets the needs of the school and the nearby neighborhoods
- 6.2.7.7 North East Park (Proposed) (N-7)**
  1. Work with the community to identify opportunities to create a park within the north east portion of the District

## **6.2.8 Facilities and Amenities, Community Parks**

### **6.2.8.1 Cottage Park (C-1.1)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct a permanent restroom
  - C. Install a park signage monument
  - D. Increase the park pathway lighting
  - E. Redesign the parking lot to accommodate more cars and a better traffic flow
  - F. Construct a picnic shelter
  - G. Convert all asphalt walkways to concrete
  - H. Replace bridge #1 with a new bridge
    - I. Protect the streambank from further erosion
    - J. Develop an environmental interpretive nature area
2. Play Equipment
  - A. Replace the play equipment in six to ten years
  - B. Install shade canopies over the play areas.
3. Cottage Community Building
  - A. Implement all ADA compliance recommendations including but not limited to:
    1. All entrance and exit doors must be ADA and safety compliant with push bars
    2. Restrooms redesigned to comply with ADA specifications
  - B. Replace the HVAC system
  - C. Paint the building
  - D. Replace the single pane windows with double pane
  - E. Modernize the Kitchen
4. Cottage Park Storage Building (Green shed)
  - A. Install storage shelving installed to improve storage capabilities
5. Tennis Courts
  - A. Resurface the tennis courts and restripe them to create 1 to 2 pickle ball courts
6. Amenities
  - A. Install additional picnic tables and benches

### **6.2.8.1.1 Cottage Pool (C-1.2)**

1. General Pool Area
  - A. Install all ADA compliance
  - B. Replace chain-link fence with a wrought Iron fence
  - C. Resurface the pool deck
  - D. Expand the pool to include a lap pool, toddler pool, dedicated slide area and zero-entry access
  - E. Upgrade the shower room to accommodate increased use and ADA requirements
2. Office and Storage
  - A. Install a new motor control system for the roll-up door
  - B. Replace the gas line to the water heater
  - C. Paint the building
3. Cottage Pool Pump Room
  - A. Paint the building
  - B. Repair the wood shade structure
  - C. Replace the roof
4. Amenities
  - A. Install shade canopies in deck area
  - B. Install additional benches
  - C. Replace the starting blocks
  - D. Resurface and/or replace the diving board
  - E. Install an entrance turnstile

### **6.2.8.2 Howe Park (C-2.1)**

1. General
  - A. Implement all ADA compliance recommendations
  - B. Construct two permanent restrooms; one near the north parking lot and Bell Street and one near the youth play area
  - C. Install a park signage monument
  - D. Increase the park pathway lighting
  - E. Improve the dog park
  - F. Construct a performing arts band shell/stage
  - G. Construct a skate park
  - H. Install walking path fitness stations
  - I. Install a digital marquee on Cottage Way
2. Play Equipment
  - A. Replace the play equipment in ten to fifteen years
  - B. Install shade canopies over the play areas
  - C. Construct a splash park near the First 5 tot lot
3. Howe Park, Group Picnic Area Building
  - A. Paint the building
  - B. Convert the softball office into a snack bar to serve the needs of the community as well as Little League
  - C. Convert the porcelain sinks and toilets to vandal resistant stainless steel fixtures
  - D. Install vandal resistant hand drier blowers and soap dispensers in each restroom
4. Howe Park, Tennis Court Restrooms
  - A. Convert both restrooms into unisex facilities utilizing vandal resistant fixtures meeting ADA standards
5. Pond
  - A. Repair the sinking pathway and retaining walls
  - B. Repair the third fountain
6. Amenities
  - A. Construct additional picnic tables and benches

#### **6.2.8.2.1 Conzelmann Community Center & Howe Ave. Theater (C-2.2)**

1. Building
  - A. Implement all ADA compliance recommendations including but not limited to:
    1. All entrance and exit doors, including the patio access doors, must be ADA and safety compliant with push bars
  - B. Replace the roof within five years
  - C. Replace the HVAC systems
  - D. Paint the building
  - E. Replace the single pane windows with dual pane
  - F. Reconfigure the north patio to improve view of the pond
2. District Office
  - A. Install an emergency exit door in the workroom
  - B. Paint the office needs
  - C. Replace the carpets
3. Reception Area
  - A. Paint the reception area
4. Classroom and Storage area
  - A. Paint the classroom
  - B. Paint the storage area
  - C. Construct shelving in the furnace room
5. Hall
  - A. Replace the flooring with appropriate flooring that can take the level of use for a facility of this type
6. Boardroom
  - A. Change the eastern door to a push bar for safety concerns
  - B. Replace the window coverings
  - C. Paint or wallpaper the walls
7. Restrooms
  - A. Paint the restrooms
  - B. Replace the sinks
  - C. Power wash & seal restroom floor and wall tiles

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

1. Seek funding to construct a community center building on the Edison Avenue properties

### **6.2.9 Facilities and Amenities, Open Space**

#### **6.2.9.1 Creekside Nature Area (OS-1)**

- A. Replace the bridge with a wider bridge that can carry a fire truck
- B. Construct an information kiosk
- C. Create a new self-guided nature walk trail

# Chapter 6 – Section 3

## Division Needs Assessment

### 6.3 ADMINISTRATIVE DIVISION NEEDS ASSESSMENT

#### 6.3.1 Staffing

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

#### 6.3.2 Equipment/Technology

1. The District has many file cabinets filled with records that the District is required by law to keep in perpetuity. At some point the District will run out of room for the paper files and will be forced to save them electronically.
  - A. The District either contract with a firm or secure the necessary computer program to store paper documents electronically.
2. The Americans with Disability Act has identified technological improvements to the phone system and web sites that need to be incorporated into the District's operations. It is anticipated that future advances in technology will necessitate even more changes to operations in order to reasonably accommodate individuals with differing levels of abilities.
  - A. The District ensure that all ADA required improvements be addressed as soon as possible, especially when the District is upgrading facilities and technology.
3. The tables used for rentals need to be replaced
4. The chairs used for rentals should be replaced with up to date, comfortable, lighter weight chairs

#### 6.3.3 Programs/Training

1. District staff need to be able to work directly with the County financial report system. Staff presently has to correct county inputting errors by submitting paper copies to the County. This sometimes results in compounded errors causing further difficulties. Being on the County system would enable timely management of the claims and reports. The cost for the District's access to the county financial system in real time is in excess of \$20,000 annually.
  - A. Should the District's finances improve dramatically, or merge with other districts, the District should subscribe to the County online financial system or look into alternative financial management systems/companies.

2. District Staff require specific knowledge to adequately perform their jobs.
  - A. District Staff need to attend ongoing training and classes that keep the District up to date with current trends and technology, especially in the areas of Human Resources and Facility Management.

## **6.4 RECREATION DIVISION NEEDS ASSESSMENT**

### **6.4.1 Staffing**

1. The Recreation Division staffing level may need to be adjusted to accommodate the addition of a new facility, programs and/or special events.
  - A. Factor in the additional cost to staff and provide maintenance support for events prior to offering them

### **6.4.2 Equipment/Technology**

1. In order to keep up with the trends in recreation the District will eventually need a larger server to accommodate the web site.
  - A. Plan on increasing the server's capability in the near future
2. AED's (Automated External Defibrillators) are expensive and they need replacing over time.
  - A. Budget replacements as needed
3. Swim Meet Timing System needs to be replaced soon as it is outdated.
  - A. Purchase a new swim meet timing system when budget allows
4. Cottage Pool Sound System is old and needs replacement.
  - A. Purchase a new pool sound system when budget allows

### **6.4.3 Programs/Training**

1. The Division requires up to date certification for staff.
  - A. Continuing educational training is needed. Staff must attend conferences and trainings suited for the job responsibilities

#### **6.4.4.1 Indoor Recreation Facilities**

1. Conzelmann Community Center, Boardroom
  - A. The Boardroom is used for recreation classes and staff training.
    1. The closet storage needs to be upgraded to meet the needs of the classes
    2. A flat screen television needs to be installed to meet the training and meeting needs of staff and the public
2. Conzelmann Community Center, Hall
  - A. Numerous recreation programs and events utilize the hall. Additional storage is needed for these programs.
    1. A separate storage facility located to the south east of the hall would accommodate not only the recreation needs but also the tables and chairs needed for hall rentals
3. Conzelmann Community Center, Kitchen
  - A. The Kitchen is utilized for the Senior Program, Special Events and cooking classes. The Kitchen, as presently configured, meets these needs.
4. Cottage Community Building
  - A. The tables and chairs used for the preschool and before and after school programs need to be replaced.
    1. Budget the replacement of the tables and chairs over a period of time

5. Other Indoor Recreation Facility Needs
  - A. Class offerings are limited due to available indoor space.
    1. Additional classrooms, recreation rooms and a gymnasium are needed to be able to increase the recreation programming of the District to include, among other activities:
      - a. Basketball
      - b. Volleyball
      - c. Badminton

#### **6.4.4.2 Outdoor Recreation Facilities**

1. Howe Park, Ball Field #1
  - A. Ballfield lights are marginal. They are not meeting the needs of softball or the new standards for Little League games. They need to be upgraded to LED lighting to improve lighting and reduce the cost of operations.
  - B. The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards. The score table needs to be replaced and new aluminum bleachers with hand rails need to be purchased to replace the wood bleachers.
2. Howe Park, Ball Field #2
  - A. Ballfield lights are marginal. They are not meeting the needs of softball or the new standards for Little League games. They need to be upgraded to LED lighting to improve lighting and reduce the cost of operations.
  - B. The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards. The score table needs to be replaced and new aluminum bleachers with hand rails need to be purchased to replace the wood bleachers.
3. Howe Park, Ball Field #3
  - A. The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards. The score table needs to be replaced and new aluminum bleachers with hand rails need to be purchased to replace the wood bleachers.
4. Howe Park, Ball Field #4
  - A. The wood score table and bleachers are in constant need of repair and painting. The bleachers do not meet Little League standards. The score table needs to be replaced and new aluminum bleachers with hand rails need to be purchased to replace the wood bleachers.
5. Other Ball Field Needs
  - A. As the Little League program grows there will be need for additional Little League ball fields. The local schools have ball fields that could be improved and would satisfy the growing need of the Little League program.
6. Howe Park, Under 16 & 6-A-Side Field
  - A. This soccer field needs to be weeded and reseeded
7. Howe Park, Under 12 Field
  - A. This soccer field needs to be weeded and reseeded
8. Other Soccer Field Needs
  - A. There is great need for additional soccer fields in our district. Creekside School has land that can be developed into an under 12 soccer field or possibly a couple of Under 6 fields. Additionally, Cottage Elementary School has land that could be utilized for soccer. If the budget changes and the funding for

creating and maintaining these fields becomes available, additional soccer fields should be developed.

9. Bohemian Park Tennis Courts
  - A. The tennis courts need to be resurfaced and repurposed into a pickle ball court and a soccer court
10. Cottage Park Tennis Courts
  - A. The tennis courts need to be resurfaced and one court repurposed into one or two pickle ball courts
11. Creekside Park Tennis Courts
  - A. The tennis courts were paved over by SJUSD. They have promised to work with us to install new pickle ball courts when we develop the Creekside School Park.
12. Howe Park Tennis Courts
  - A. Two of the lower tennis courts will be converted into basketball courts with a state grant
  - B. One of the courts will be utilized as a storage area for the Maintenance Division
  - C. The remaining court will be used for hardscape recreation use under the lights
  - D. The upper courts will need resurfacing in 10 years
13. Sand Volleyball Courts
  - A. One court will be converted to accommodate corn hole courts to support the group picnic area rentals
  - B. The second court will be converted to decomposed granite for volleyball use and Petanque
14. Bellview Park Basketball Courts
  - A. Basketball court needs resurfacing and restriping
15. Bohemian Park Basketball Courts
  - A. Basketball court needs resurfacing and restriping
16. Howe Park Basketball Courts
  - A. Two of the lower tennis courts will be converted into basketball courts with a state grant
17. Seely Park Basketball Courts
  - A. The Basketball court needs to be resurfaced and restriped in 10 years.
18. Other Basketball Courts
  - A. The basketball courts at the local schools address the District's remaining need
19. Other Court Needs
  - a. Pickle Ball Courts
    1. 1-2 Courts are planned for Bohemian Park
    2. 1-2 Courts are planned for Cottage Park
    3. 2 Courts are planned for Creekside School Park
  - b. Petanque Courts
    1. One of the sand volleyball courts will be converted to decomposed granite to accommodate playing Petanque as well as volleyball
  - c. Corn Hole Courts
    1. One of the sand volleyball courts will be converted to decomposed granite to accommodate construction of corn hole courts
  - d. Horseshoe and Other Courts
    1. At this time, the District does not have plans for horseshoe courts. This could change should the community request courts to be built. Other courts will be considered as needed

20. Cottage Pool
  - A. Starting blocks need to be replaced at the pool
  - B. A new storage shed needs to be built in the pool area to accommodate the ADA lift chair
  - C. When it comes time to completely rebuild the pool it should be redesigned with a zero entry pool access, separate pool slide area and separate competitive 6 lane lap pool
21. Other Pools
  - A. A splash park is planned for Howe Park near the First 5 tot lot. This will reduce some of the intense use of the Seely Park splash park
  - B. The Arden Manor and Arden Park community pools help address the community pool needs
22. Other Outdoor Recreation Facilities
  - A. The District will evaluate the need for additional facilities as community interests dictate and space and funds become available

## **6.5 MAINTENANCE DIVISION NEEDS ASSESSMENT**

### **6.5.1 Staffing**

1. The Maintenance Division presently has three full-time employees that tend to the day-to-day needs of the parks, including supervising seasonal and part-time employees. There should be at least one employee in each of the four identified job classifications. Presently the Project Specialist (PMII) position is vacant.
  - A. Add a Park Specialist (PMII) to the Maintenance Division
2. The Maintenance Division does not have a tree and turf maintenance specialist. The District has well over 1,000 trees and the turf is in need of specialized attention. A Full-time Maintenance Lead Position (PMI) should be hired to address this area of park maintenance.
  - A. Add a Maintenance Lead Position (PMI) to the Maintenance Division to address the tree and turf needs
3. The Maintenance Division presently has three Regular Part-time employees that perform the bulk of the day-to-day facility and park maintenance duties. The use of the District's facilities has increased dramatically in the past few years.
  - A. Add an additional Regular Part-time Park Maintenance Worker (PMWI) to the Maintenance Division
4. The Maintenance Division staffing level will need to be adjusted to accommodate the addition of new parks and or facilities
  - A. Factor in the cost of maintenance needs for new facilities prior to committing to their development and or taking on maintenance commitments

### **6.5.2 Equipment/Technology**

1. There are several pieces of equipment that would allow the Division to operate more efficiently and improve the quality of the parks:
  - A. The District needs to acquire over time:
    - a. Core Aerator
    - b. Lift Truck
    - c. Dump Truck
2. The Maxicom Computerized Irrigation System has not proven to be user friendly and has not met the needs of the District.
  - A. The District should consider, as budget allows, upgrading the irrigation control system to an internet enabled system

### **6.5.3 Programs/Training**

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

### **6.5.4 Facilities**

1. Howe Park Corporation Yard Building
  - A. The building needs to be painted
2. Howe Park Corporation Yard
  - A. Needs an area to store soil, decomposed granite or wood chips for use in the day-to-day operations.
  - B. Needs to be expanded to provide space for vehicle and equipment storage
  - C. The corporation yard needs to have a new security fence installed
  - D. The lighting and alarm system needs to be upgraded

## **6.6 PARK POLICE DIVISION NEEDS ASSESSMENT**

### **6.6.1 Staffing**

The Park Police Division, as presently configured, is adequately addressing its operational needs. As District's needs and the number of contract-hours change, the number of Patrol and Community Safety Officers will vary accordingly.

### **6.6.2 Equipment/Technology**

#### **1. Communications**

The Division is constantly having to upgrade communications equipment to stay current with the County Sheriff's communication system. The Division has had to change the in-car computers, radios and mobile radios to be able to use the County's system. It is anticipated that this will be an ongoing consideration with no viable alternative in the foreseeable future.

- A. Work with the County Sheriff and lobby to decrease the ongoing cost and the never ending increases for the cost of connecting to the County computer system and dispatch service

#### **2. Vehicles**

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

- A. As budget allows and if possible, there should be a new vehicle added to the fleet every two to three years

### **6.6.3 Programs/Training**

1. Training to maintain P.O.S.T. standards for the Division is a necessity to maintain the Division and meet expected standards.
  - A. Hiring qualified P.O.S.T. certified officers and provide the necessary training to keep up the certifications is a necessary cost for the Division

### **6.6.4 Facilities**

1. Presently the Division has a command office in the Conzelmann Community Center in Howe Park and an operations office at the Central California Intelligence Center at 3720 Dudley Blvd, Mather CA, 95652. The Central California Intelligence Center facility is needed to

safely house the security sensitive communications equipment, firearms and park the police vehicles. This center is centrally located and provides good value for the Division and allows for law enforcement inter-agency communications.

- A. This location should be maintained if budget allows. It may be necessary to find a new location should the contract district hours decline to a point that will not sustain and warrant the added expense for the operations office at this location.

## **6.7 CONSERVATION, ENERGY AND WATER NEEDS ASSESSMENT**

### **6.7.1 Buildings**

- 1. Energy
  - A. The buildings have had the lighting systems upgraded to LED lights and occupancy sensors
  - B. The windows need to be changed from single pane to dual pane to conserve energy and improve user comfort
  - C. An energy audit should be done to check for additional conservation measures
- 2. Water
  - A. The buildings have low flow fixtures and toilets. Nothing more needs to be done

### **6.7.2 Park Facilities**

- 1. Energy
  - A. The primary park lighting is rented from the Sacramento Municipal Utility District. SMUD is in the process of upgrading all of the old style park lighting to LED lights for all local park districts. Our parks are on the list to have the lighting changed within the next two years.
  - B. The District's park lighting at Seely Park and Cottage Park pool have been converted to LED
  - C. Tennis Court, Volleyball Court and Ballfield lighting all need to be converted to LED as funds become available
  - D. The pool pumps and splash park pumps could be more efficient if they were converted to variable frequency drive motors
  - E. The pool heater is old and inefficient. However, it is only used three months of the year. It should be replaced once the unit fails
- 2. Water
  - A. A new, user friendly technologically up-to-date irrigation system should be considered for the District's parks to ensure optimum watering schedules
  - B. Elimination of unnecessary turf areas and their conversion to low water landscape should be instituted over time

### **6.7.3 Equipment**

- 1. Energy
  - A. The District's vehicles should be evaluated and consideration given for conversion to electric vehicles as they need replacing

## 6.8 TREE AND URBAN FOREST NEEDS ASSESSMENT

### 6.8.1 Introduction

An integral component of the community input process was the community survey, which sought responses to a variety of park and recreation oriented questions. But the survey also included a valuable component relating to trees, their care, risks, and other factors important to park users and the District.

### 6.8.2 Demand Analysis

Many tree management issues were addressed in the survey. Survey respondents expressed a range of preferences as to what percentage of the District's budget should be used for each tree management category. The following findings showed how the respondents ranked the priorities.

Table 6.7

Category	Average Percentage (%) of the District's Total Tree Budget			Responses
Respond to downed trees and limbs (reactive)	21.43%			137
	Minimum: 0.0%	Maximum: 75.0%	Standard Deviation*: 13.90	
Basic risk mitigation, e.g. pruning, removal, cabling (proactive)	19.95%			136
	Minimum: 0.0%	Maximum: 60.0%	Standard Deviation: 8.50	
Juvenile tree pruning for prevention of future problems	16.41%			135
	Minimum: 0.0%	Maximum: 60.0%	Standard Deviation: 7.58	
Planting, investing in new forests	20.59%			135
	Minimum: 0.0%	Maximum: 70.0%	Standard Deviation: 11.18	
Mature tree care	22.46%			136
	Minimum: 0.0%	Maximum: 100.0%	Standard Deviation: 12.12	

\*Standard deviation is a number used to show how widely the scores for a group are spread out from the average (mean). A low standard deviation means that most of the scores are very close to the average. A high standard deviation means that the numbers are spread out.