

EL DORADO COUNTY



# Henningesen Lotus Park Conceptual Master Plan

175

*June 2014*



# **Henningsen Lotus Park**

## **Conceptual Master Plan**

Prepared for  
*El Dorado County Department of Economic  
Development/Parks and Trails Division*

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# 1.0 Project Overview

## Purpose of the Concept Master Plan

Henningsen Lotus Park (HLP) is one of western El Dorado County's most popular recreation facilities. Park visitors enjoy the unique combination of access to the South Fork of the American River, play structures, sports fields, improved walking paths, picnic areas, a pavilion, rest rooms, and parking. In 2011 additional uses and facilities were suggested for this 48-acre park as part of the community input to the *El Dorado County Parks and Trails Master Plan*<sup>1</sup>. The purpose of the HLP Concept Plan project is to reexamine these suggestions, solicit additional community input, and identify conceptual improvements to HLP for future implementation as funding becomes available.

This Plan is conceptual in nature and is intended to be followed by more detailed and in-depth design and/or technical studies as may be as needed to implement individual recommendations. The Implementation Strategy, Section 6, of this Concept Plan includes additional information about these future activities.

## Prior Planning Efforts

The first master planning effort for Henningsen Lotus Park took place in the late 1980's and focused on the initial 18-acres that comprised the park. As the park was expanded with the addition of adjoining acreage, opportunities for other improvements were identified. The improvements envisioned by these early efforts were implemented over the next 20 years as funding opportunities became available.

During the public input process (2011 – 2012) for the *El Dorado County Parks and Trails Master Plan*<sup>2</sup>, many ideas for future improvements at Henningsen Lotus Park were offered at community meetings. These included:

- Tennis courts
- Barbecue areas
- Indoor gymnasium
- Dog park
- Skate park
- White water park
- Shore restoration
- River clean-up

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<sup>1</sup> Foothill Associates. 2012. *El Dorado County Parks and Trails Master Plan*.

<sup>2</sup> Ibid.

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- Riparian protection
- River safety instruction

In addition, the following comments related to regional and community parks were received at the workshops. Since HLP is not only a park for local residents, but also plays a significant role for community and regional recreation, these comments may also inform future improvements at HLP.

- Community Parks are the most difficult to create because they require more land acquisition in a single location. Many individual developments may not be large enough to be required to provide acreage for community parks. A funding mechanism for buying large parcels of land is needed.
- Community Parks are very important because they meet so many needs: sports fields, event facilities, etc.
- Facilities at Community Parks would help create a social focal point for communities that lack a cohesive identity.
- Access to any Community Parks is very important considering the anticipated level of traffic associated with group events and facilities.
- More community center type spaces are needed for classes, events, and activities. Perhaps underutilized or vacant buildings can be used instead of having to build new community centers.
- Resources are needed to expand hours of operation for existing community park facilities.
- Community parks are very important and should have a selection of improvements to support active uses (e.g., tennis courts, ball fields, indoor gym/community center).
- Linear parks as regional features would be a good way to provide access to the rivers. These might be accomplished as public/private projects with some people retaining private ownership of their property for recreation oriented businesses while providing public access.
- Passive use oriented Regional Parks could be important for recreation based economic development since they are less expensive to maintain and might be a source of revenues from concessions, fees, events, etc.
- Regional Parks are very important because they provide an incentive to bring visitors to the area.
- Regional parks are the most important because we have opportunities to incorporate our many unique natural areas into such parks to attract recreation based tourism and revenues.
- Regional parks should have historic and/or scenic features to attract visitors, and should also be reasonably accessible.
- Regional parks can also be used as community parks by including features such as a Community Center or Amphitheater.

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- More management and operational coordination is needed between County, state, and federal regional parks and trails regarding hours of uses, regulations, etc.
- We need the necessary transportation infrastructure to support access to regional parks if we expect to attract recreational tourism.
- Regional Parks should be adjacent to other large public open spaces to maximize resource value.

### Project Approach

This project was conducted in a series of phases designed to produce a concept plan that reflects the County's needs for recreation facilities, as identified in the *El Dorado County Parks and Trails Master Plan*<sup>3</sup>, and balances the desires of park visitors and neighbors. The planning process included the following main phases:

- Existing conditions assessment utilizing existing data,
- Workshop for solicitation of public input,
- Analysis of the potential economic impacts associated with improvements (issued in a separate report),
- Opportunities and constraints assessment,
- Draft Concept Plan,
- Second public workshop to present the results of the draft plan, and
- Final Concept Plan incorporating County and public feedback on the draft.

The project study area consists of the existing park land owned by the County, which runs from the south end of the park, approximately 750 feet south of the existing improvements, to the north boundary, approximately 160 feet downriver of the Highway 49 bridge, see **Figure 1**. The study also included several of the surrounding parcels that were evaluated for their potential as future acquisitions to expand the park.

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<sup>3</sup> Ibid.





Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

STUDY AREA



## 2.0 Community Engagement Summary

The process for developing the Henningsen Lotus Concept Master Plan included a variety of public engagement opportunities in order to encourage diverse input from a broad range of stakeholders with an interest in the future of the park.

### Kick-off Meeting

A kick-off meeting was convened at the beginning of the planning process for the purpose of identifying key interest areas and issues, and to help focus the subsequent engagement activities planned for the community at-large. The participants at this meeting had no decision or policy making role in the process, and their participation was given no more significance than subsequent input received from the community at-large. Participants were identified based on their known affiliations with one or more stakeholder groups, so that a broad base of interests would be present.

Twelve different stakeholder interests were identified for purposes of the kick-off meeting. Each of these stakeholder groups has unique needs and desires related to the future of HLP, though many of these needs and desires are overlapping or interrelated. Stakeholder interests included the following:

- Local Residents
- Youth Sports Leagues
- Environmental/River Conservation
- Other Regional Recreation Providers
- Commercial River Outfitters
- Individual Rafters/Kayakers
- Coloma Lotus Chamber of Commerce
- Special Event Organizations
- Campground Operators
- Dining and Visitor Services Operators
- Lodging Operators
- Community Groups



*Project Kick-off Meeting*

HLP planning issues and considerations identified during the kick-off meeting are summarized in **Appendix A**.

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Recognizing that there are many individuals within the HLP area who are passionate about the future of the park, the kick-off meeting was not expected to be the only source of community input for this process. The most important outreach occurred through two public meetings that were held to solicit input from all members of the community at large. In addition, a survey was developed to provide a way for people who could not come to the workshops to offer their input. Each of these engagement activities is described below.

## Community Open House

On August 27<sup>th</sup> 2013 the project team hosted a 3-hour community Open House at the park that was attended by 53 community members. Additional comments were later received via e-mail from 21 people after the Open House. The Open House was advertised with flyers at local businesses, an announcement on the County's website, and direct e-mail to the Coloma-Lotus News e-mail list. Kick-off meeting attendees were also asked to notify their groups about the event.

The purpose of the Open House was to introduce the project, its goals, and the public engagement process, and to obtain initial input from the community to help inform the Concept Plan. The open house format was used so attendees' could drop by at whatever time best fit their schedules, and to provide plenty of opportunity for individual comments to be solicited on a wide variety of park topics.

The Open House included various information stations where attendees could view graphics, maps, and other project information materials and provide information about what they liked and didn't like in the park and what they wanted to see in the future. A brief presentation was given at two times during the Open House to explain the project, and to provide a forum for public questions and answers. Representatives from the County and the project consultant team were available to discuss the project and answer questions throughout the event. Comment cards were also provided for attendees to privately provide any written remarks they did not want to post on the maps and graphics.

A full tabulation of the results of the workshop and subsequent e-mail comments can be found in **Appendix B**. The following is a summary of the responses to various potential issues and elements presented at the Open House:

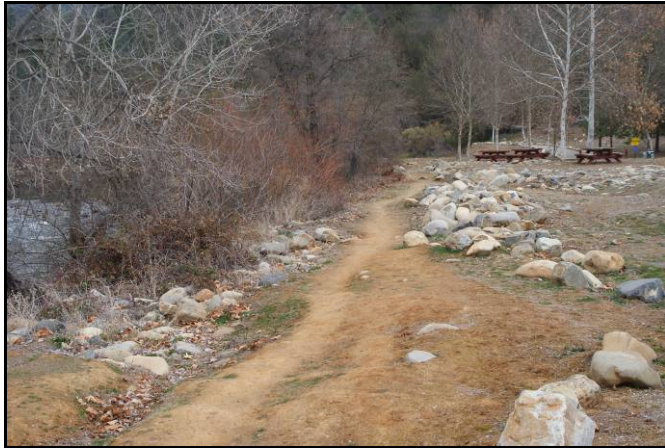


*Community Open House Flyer*

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## Trails

The existing path could use a workout circuit. New trail connections are desired. These included: a connection to the State Park, possibly through the Monroe Ridge Trail; an extension of the existing riverside trail to the State Route 49 bridge and the Sierra Nevada House; and a connection between the paved loop trail and the paved trail to the picnic tables at the north end of the existing river-side parking lot.



*Existing informal trail along river's edge*

A couple of participants wanted additional connections to Lotus Road from several areas in the park. Some participants wanted improvements to the existing riverside trail and interpretive features. No specific comments were received regarding safety or circulation. However, many of the other comments reflected these considerations.

Additional desired features related to trails included a nature trail loop downstream of the turf and beach area; installation of bike lanes on Lotus Road; and possible purchase of additional land to expand the park. Concern was expressed over the increased possibility of trespass if the park was expanded to the northwest side of the river.

## Play Area and Sports Fields

Comments received on the existing sports fields included the need for better drainage on the right softball field and undergrounding of the power lines. New facilities desired included a BMX track<sup>4</sup>; disc golf; tennis (standard & paddle); basketball and bocce ball courts; paragliding landing zone; skatepark; tot lot playground; spray park; par course; volleyball; and a new bathroom upstream of the main field. One participant expressed a concern that new facilities should not receive attention and that resources should be used to maintain the existing facilities only.



*Existing play structure near ballfields*

## River Access and Use

A wide variety of comments related to general river access and use were provided. River access suggestions included moving the put-in and take-out location away from

<sup>4</sup> BMX track had both proponents and opponents.

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the swimming beach area and adding another put-in location; better enforcement or ban of loud music, alcohol use, glass and smoking; increased beach/river access; and more opportunities for nature education. Planting more native trees closer to the river and restoration/protection of river's banks and shoreline were also noted.



*River picnic area and beach*

Issues related to river use includes better education for people tubing, especially related to personal flotation device use and respect for private property; and enforcement of Boating Under the Influence (BUI) laws. Drinking, safety, and noise were identified as particular problems. A desire was expressed for a floating dock.

General comments related to kayaking and rafting varied from enthusiastic support for these activities to wanting more information. Conflicting comments specific to the addition whitewater features were provided with some people supporting development of the

whitewater potential at HLP, while others felt the river through HLP should remain as it is, and continue to function an easy stretch for beginners.

Attendees were against allowing mineral extraction or dredging, but gold panning was acceptable. One participant asked about removal of the old bridge footings. Fishing was mentioned as a compatible/desirable use.

### **Whitewater Facilities**

A separate poster requesting focused input on whitewater facilities was provided at the open house because this topic was identified as one of considerable concern to the community. Feedback received reflected that there is no single consistent vision about what might constitute a whitewater facility at HLP. Given this uncertainty, it is understandable why the input showed that the community is divided about the issue.

The poster provided participants with a series of statements reflecting various views about whitewater facilities at HLP, and instructed them to select the one that most closely matched their own. Comment cards were also provided so that views other than the choices presented could be submitted. Nearly every Open House attendee (52 out of 53) provided input on this topic.

Of these, 17 percent did not want any changes made to the river or park to encourage more whitewater activity. Another 33 percent felt they could support the addition of some simple in-river features. About one-quarter of these people did not want to see any changes to the land portion of the park associated with the addition of these simple in-river features, while the remainder agreed that they could support changes to the park to create viewing areas for special events. About 44 percent of attendees felt they

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could support major features added to the river and the park associated with white water events. The remaining 6 percent were unsure about how they felt regarding whitewater facilities.

## Park Operations

Varying opinions related to fees included a desire for reduced local fees, expansion of annual pass offerings, and coordination with other agencies or non-governmental organizations in the area to offer a single pass for multiple recreational facilities. No comments were received on park hours of operation. When asked about special events, a desire was expressed for better coordination; code enforcement in the quiet zone, purchase of additional land for special event parking and encouragement for adult team sports. One participant said that the park works well as-is and cautioned not to make changes that might negatively affect current use.

Regarding parking and traffic, attendees wanted bike racks; better pedestrian/bicycle safety when crossing or walking/riding along Lotus Road, including more cautionary signs, speed bumps, a lower speed limit, and bike lanes. A pedestrian bridge over Lotus Road was also suggested, with community fundraisers being held to help implement the project. It was also noted that increased use and new facilities at the park would increase traffic on Lotus Road, and perhaps require roadway modifications.

When asked about maintenance, participants suggested more non-native invasive weed/shrub eradication and clearing brush for better beach access. Control of glass and a ban on alcohol use were again mentioned, as were security cameras for after-hours monitoring. Comments also expressed the desire for greater presence by County park staff to collect more fees, help with enforcement, and educate park visitors.

## Facilities

A number of improvements were suggested for rest room facilities at HLP. These included better men's- and women's-room signs; resurfacing the floors for better drainage; and eradication of rodents; and installation of a children's urinal in the men's room were specifically addressed at restroom enhancements.

More rentable pavilion capacity as well as adding a sink and ceiling fans to the existing pavilion were suggested.

Participants also wanted more shade, either from shade trees or additional shade structures, more barbeque stands, and posting of a permanent sign on the existing shelter regarding occupancy rules.

Other improvements noted related to facilities included simplification or reduction of signage at the entrance station; addition of permanent signs for ticket boxes, fee



*Existing shade shelter and picnic tables*

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stations and trail rules at upper parking lots; addition of a dog park; construction of a covered permanent stage north of the main field; and installation of dog waste bag dispensers.

### Other Responses

Other comments received that didn't fit into the above categories or repeat comments already noted included concern over increased usage, given that HLP is already crowded on summer weekends; a desire for a coordinator to schedule activities; priority for local residents; greater park oversight; creation of a Community Services District (CSD) for the area; enforcement of parking regulations; and addition of a locked box for donations.

## Community Survey

A survey was developed to respond to community concerns that some people who were not able to attend the Open House would otherwise not be able to provide their input.

A total of 121 people responded to the survey, which was available from September 6, 2013 through September 27, 2013. Two individuals provide their input via e-mail and their responses were manually entered for them. The survey was advertised through a variety of means including:

- El Dorado County project website
- El Dorado Fire District message board on Lotus Road
- Posters and information cards distributed through local venues
- E-mail announcement to the Coloma-Lotus News list
- E-mail announcement to the 51 attendees at the August 27<sup>th</sup> Community Open House who provided e-mail contact information
- E-mail to the Project Contact List comprising additional individuals who requested to be notified about project activities

The survey questions followed the same format as the input posters developed for the Community Open House event held on August 27<sup>th</sup> so that people who could not attend the Open House were provided with an equivalent opportunity to give their input and ideas. The survey results provided input that was very similar to that received during the Open House, with many of the same issues and ideas repeated. The same conflicting views regarding whitewater features were evident in the survey responses. Since only 62 of the 121 respondents provided contact information, it is not known if some respondents also attended the Open House.

Each survey question is restated below, followed by the number of people who responded to the question, and the most frequently given responses. The full tabulation of survey responses can be found in **Appendix C**.

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- Q1. Tell us your thoughts and ideas about any aspect of Facilities, such as: restrooms/ pavilion; landscaping; picnic shelter; picnic tables and barbecues; trash cans, benches, drinking fountains; and anything else. Multiple items may be selected.**

85 people (70%) responded to this question.

Response Topic	# of Respondents
Park is Fine As Is	32
More Shaded Picnic Area	22
Shade/Trees	18
More Picnic Areas/Tables	11
More Rest Rooms	8
Drinking Fountains	8

- Q2. Tell us your thoughts and ideas about any aspect of Park Operations, such as: fees; hours of operation; special event coordination; parking and traffic; maintenance; and anything else.**

66 people (55%) responded to this question.

Response Topic	# of Respondents
Operations are OK As Is	18
Current Fees are OK	10
Annual Pass for All Activities and/or Parking	7
Reduce Fees	6
Reduced Rate for Locals	6
Need More Parking	6

- Q3. Tell us your thoughts and ideas about any aspect of Play Area and Sports Fields, such as: availability; condition; location; accessibility/ ADA; other facilities needed; and anything else.**

67 people (55%) responded to this question.

Response Topic	# of Respondents
OK As Is	19
Remove Power Poles/Lines	12
Add Whitewater Play Park	9
Add Basketball Court	5
Designated Paragliding Landing Area	5

- Q4. Tell us your thoughts and ideas about any aspect of Trails, such as: existing paved path; new trail connections; condition of trails; trail user safety; circulation; and anything else.**

53 people (44%) responded to this question.



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Response Topic	# of Respondents
More Connections (to State Park Marshall Gold Discovery Park, Monroe Ridge Trail, Lotus Road, Hwy 49 Bridge)	25
OK as is	10
Trail Improvements	9
More Trails To and/or Along River	4
Bike Paths/Lanes on Lotus Road	4

- Q5. Tell us your thoughts and ideas about any aspect of River Access, such as: put-in/ take-out; beach conditions; safety; bank protection/ erosion; beach locations; and anything else.**

58 people (48%) responded to this question.

Response Topic	# of Respondents
OK As Is	20
Additional/Improved River Access	7
Concerns About Erosion Control	7
Expand Beach	7
Remove Invasive Plants/Weeds	6
Crowded/overused	5

- Q6. Tell us your thoughts and ideas about any aspect of River Use, such as: swimming/ tubing; kayaking; rafting; adding whitewater features; mineral extraction/ dredging; and anything else.**

73 people (60%) responded to this question.

Response Topic	# of Respondents
Add Whitewater Features/Park	40
No Motorized Mineral Extraction	12
OK As Is	9
No Extra Whitewater Features	9

- Q7. Tell us your thoughts and ideas about any other aspects of the park.**

48 people (40%) responded to this question.

Response Topic	# of Respondents
OK As Is	10
Add Whitewater Play Park/Features	9
Remove Power Poles/Lines	4
More Shade/Trees	3
Focus on Needs of Local Community	3
Designate Paragliding Landing Area	3

Due to the nature of the questions and the limited number of choices, the full responses are provided for questions 8 and 9:

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**Q8. Which statement best matches your views about white water facilities at HLP?**

121 people (100%) responded to this question. It is significant this is the only questions that had a 100 percent response rate, except for the question asking for place of residence. More than half (57 percent) of respondents do not live in the Coloma-Lotus area, and more than a quarter (26 percent) live outside of El Dorado County. About 16 % of the people who responded to question provided no other non-whitewater input to the survey, which suggests their sole purpose for participating in the survey was to provide input on this particular topic. These response patterns underscore the high degree of interest regarding this topic, among both the Coloma-Lotus community and in the region.

Statement	Total Responses	Responses by Place of Residence		
		Coloma/Lotus Area	Other El Dorado County Area	Outside El Dorado County
I could support major features added to the river and the park to support white water events.	66	26	17	23
I do not want any changes to the river or park specifically for white water activities, but other changes to the park would be OK.	22	15	5	2
I could support some simple in-river features with changes to the park to support viewing areas for special events.	12	3	7	2
I don't know how I feel about this.	11	4	5	2
I could support some simple in-river features but no changes to the park itself.	7	4	2	1
I could support major features added to the river but no changes to the park itself.	3	-	1	2

**Q9. Where do you live?**

121 people (100%) responded to this question.

Location	# of Responses	% of Total
Coloma/Lotus Area	52	43%
Other El Dorado County Area	37	31%
Outside El Dorado County	32	26%
<b>Total</b>	<b>121</b>	<b>100%</b>

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**Q10. If you would like to receive further information about the Henningsen Lotus Park Concept Plan as the project progresses, please provide your e-mail address.**

62 people (51%) provided e-mail addresses in response to this question. Their names were added to the project e-mail notification list.

### **Draft Plan Public Meeting**

Once the draft HLP Conceptual Plan was completed, it was posted to the County's project web page. Stakeholders were notified via the same methods used for the online survey and invited to review the draft plan and attend a second public workshop to provide comments and input. The meeting was held on April 24, 2014, at the HLP pavilion. The meeting opened with a short presentation summarizing the major elements of the Draft HLP Conceptual Plan for the benefit of anyone who had yet not had a chance to review it. Approximately 50 people attended the meeting and were invited to provide comments and feedback on any aspect of the plan.

Input was provided verbally and on written comment cards. Appendix D includes a summary of the specific questions and input that were provided during the meeting.

## 3.0 Existing Conditions

### Existing Improvements

Henningsen Lotus Park is classified as a community park facility in the El Dorado County Parks and Trails Master Plan (2011), but functions also as a local neighborhood park for the Coloma-Lotus area and as a regional park providing access to the South Fork of the American River. It includes a pavilion, Little League ball fields, softball fields, a regulation soccer field, a junior soccer field, individual picnic tables, a group picnic area, a covered play area, and restrooms. The park is a very popular rafting and kayaking venue, and a boat launch area and beach are located on the downstream end of the park. Paved paths throughout the park are popular with walkers and skaters. The ball fields are lighted, which allows night use of the facilities. The soccer fields are a particularly important resource, since they are the only public non-school fields available for league soccer play in the area that includes Placerville, Coloma-Lotus, and the Georgetown Divide. Parking is off-street. The park is heavily used during the summer season, and has been the site for regional music festivals. The soccer fields, ball fields, and pavilion may be leased for private use.

### Land Use

Henningsen Lotus Park is located on the site of a former gravel mining operation in the Coloma-Lotus valley. It is bounded by the river on the west/northwest, undeveloped land on the north, residential land and the Lotus Store on the south, and undeveloped land and the Marshall Gold Discovery Historic State Park on the east. A residential in-holding lies within the larger park boundary east of Lotus Road, north of a wetland mitigation area and west of the ball fields. Across the river from the park are the OARS River Park Adventure Campground, the Historic Mother Lode Church, and large lot rural residential properties.

### Natural Resources

One of the attractions for visitors to Henningsen Lotus Park is the beauty of the naturalistic setting on the South Fork of the American River in the historic Coloma Valley. The park includes large granitic rock formations, sections of relatively-mild rapids, riparian vegetation, and cobble beaches.

Soils mapped by the NRCS within HLP include Tailings, Auberry coarse sandy loam, and Auberry very rocky coarse



*South Fork American River at HLP*

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sandy loam<sup>5</sup>. Tailings refer to previously mined soils. Auberry soils are deep and well-drained, formed of material weathered from intrusive, acid igneous rocks. They are typically found on foothills and mountainous uplands. Permeability is moderately slow.

Native vegetation is primarily riparian woodland: Fremont cottonwood (*Populus fremontii*), oaks (*Quercus sp.*), White alder (*Alnus rhombifolia*) and willow (*Salix sp.*). Western sycamores (*Platanus racemosa*) have been planted as landscape and shade trees in a number of locations throughout the park.

A wetland mitigation project was conducted in 1994-95 to mitigate for development of an industrially zoned parcel located at Highway 49 and Missouri Flat Road in Diamond Springs. Mitigation consisted of grading to lower an existing pit and swale to enhance hydrologic connections and create a large off-channel backwater area. The goal was to create a wet meadow and seasonal wetlands. Additionally, the mitigation removed road grade materials and re-graded two haul roads to match existing elevations of an adjacent wetland and swale. In addition to the grading work, a number of willows, cottonwood, and oaks were planted. Species included Yellow willow (*Salix lutea*), Red willow (*Salix laevigata*), Sandbar willow (*Salix exigua*), Button willow (*Cephalanthus occidentalis*), Cottonwood (*Populus sp.*), and Valley Oak (*Quercus lobata*).

## Park Usage

Visitors to the Henningsen Lotus Park come from the local communities of Lotus and Coloma, as well as Gold Hill, Georgetown, Garden Valley, Shingle Springs, Diamond Springs, El Dorado, Pilot Hill, Cool, Placerville, and many other communities within the unincorporated areas of El Dorado County. Sacramento County and the San Francisco Bay Area are the largest sources for visitors from outside the County<sup>6</sup>. About 50% of weekend visitors live outside El Dorado County. About 34,000 people visited HLP during the summer season of 2013. Most of these visits occur on weekends.

HLP is used for a wide variety of recreation, including picnicking; river access for paddle sports such as kayaking, inner tubing, and rafting; walking and jogging; organized sports, including soccer, softball and baseball; informal turf activities such as sunbathing or Frisbee; special events such the American River Music Festival; swimming and other beach activities; fishing; wildlife/scenery viewing; and others.



*American River Music Festival*

Summertime visitation based upon

<sup>5</sup> NRCS, 2014. NRCS web soil survey. <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

<sup>6</sup> Nozicka Consulting, 2014. *Henningsen Lotus Park Concept Plan Economic Analysis*.

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2013 counts averages 143 vehicles or 463 people per day on weekends and 64 vehicles or 179 people per day on weekdays<sup>7</sup>. That equates to approximately 16,100 weekday and 18,000 weekend visitations for a total of approximately 34,000 visitors during the summer of 2013. The majority of park use occurs in the 129 days from the Memorial Day weekend through the Labor Day weekend due to the generally mild weather and corresponding to prime boating season.

## River Recreation

River recreation is one of the primary attractors of non-local visitors to the Coloma/Lotus Valley during the summer season. River rafting, kayaking and tubing are very popular sports on the South Fork. The river offers a variety of boating challenges for people with a range of abilities. The five mile segment from Coloma to Greenwood Creek is rated as Class II, defined as having some rough water, potentially some small drops and rocks, which might require maneuvering, requiring basic paddling skills<sup>8</sup>. Upstream reaches below Chili Bar reservoir and downstream of Greenwood Creek through the Gorge offer more challenging Class III runs requiring experienced paddling skills.



*Whitewater kayaking*

Adjacent to HLP, the river is relatively mild mannered, with sections of slow-water intermixed with mild rapids. Nevertheless, when the river is running at bankfull stage, conditions can be hazardous. The water, which is mostly fed by springs and snowmelt released from upstream dams, can be cold throughout the year, and boaters and swimmers should use caution and follow standard safety regulations: don't boat or swim while intoxicated, wear life jackets, be aware of water levels that can change rapidly, and treat the river with respect for its natural forces. With those warnings in mind, HLP provides an excellent recreational resource for boaters and swimmers alike.

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<sup>7</sup> Ibid.

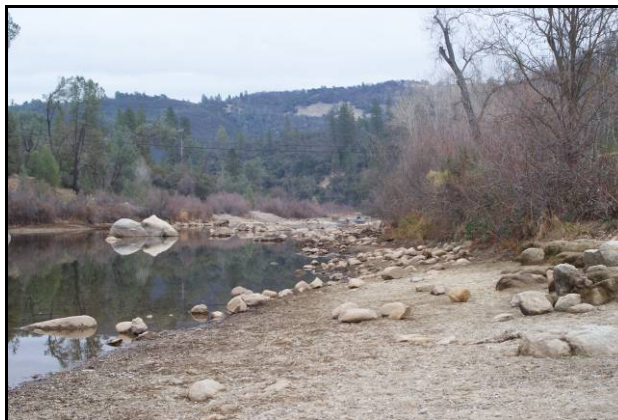
<sup>8</sup> <http://en.wikipedia.org/wiki/Whitewater>

## 4.0 Opportunities and Constraints

Based on the initial field work, existing data analysis, economics assessment and public input, the project team performed an opportunities and constraints assessment to identify potential opportunities for enhancements to the park and constraints to future development. This section briefly discusses the results of that assessment.

### Opportunities

HLP presents a number of opportunities for future recreation at the site. The scenic location by the river, relative safety of stretch of river for swimming and the natural beach are elements beneficial to river recreation. The well-established market for river recreation in the area means that future enhancements related to river recreation, including additional beaches and river access, will likely be used if they are provided. The proximity of the park to the Marshall Gold Discovery State Historic Park as well as services for visitors such as meals and lodging provide other venues and services to support increased visitation.



*Beach at HLP looking upstream*

The Park is centrally located within the western portion of the County, so its sports fields are accessible to many residents who participate in sports leagues. Adjacent undeveloped property may provide additional capacity for sports activities, if acquired for the park. The fields at HLP support multiple uses, from soccer and other turf sports to events such as arts or music festivals.

While the park is heavily used during the summer season, use is relatively light in the off-season. This possibly presents an opportunity to incorporate amenities for local visitors to use from September to May, such as covered picnic shelters, expanded trails and walkways, and multi-purpose recreational areas.

As determined by the El Dorado County Parks and Trails Master Plan<sup>9</sup> and the project survey, strong demand exists from local and regional park users for park resources. HLP has a diversity of existing improvements to provide recreation for local and non-local visitors, seeking both river and non-river recreation. The beauty of the location and the diversity of available experiences, including narrow dirt paths, improved trails, ball fields and play equipment, present an opportunity to the County to provide improvements that are complementary to existing uses while expanding park offerings. At the same

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<sup>9</sup> Foothill Associates. 2012. *El Dorado County Parks and Trails Master Plan*.

## HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

time, it is of utmost importance to preserve the existing character of the park that the community loves.

### **Constraints:**

A number of factors constrain the kinds of recreational improvements that can be added to the park. Lotus Road bisects the park, separating the multi-purpose lawn, river, and beach from the children's play area and baseball/softball fields. The speed limit on Lotus Road is 45 mph, and although signed for 25 mph if children are present, traffic often moves at a brisk pace. For traffic northbound on Lotus Road, drivers may be upon the play area and crosswalk before they realize that children are using the playground, due to the existing vegetation in the mitigation area and a bend in the road.

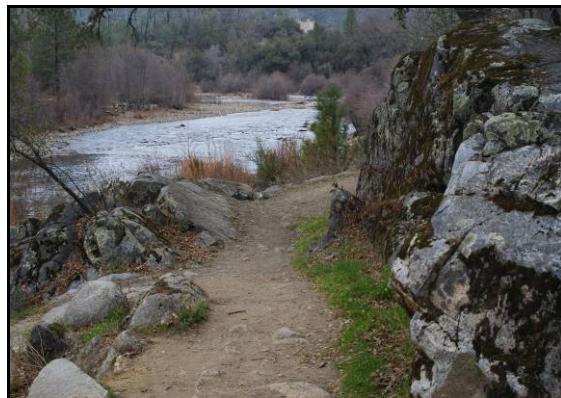
Parking is limited, so special events that draw a large crowd may need to rent additional parking space or bus attendees from nearby lots.

Personnel are limited for staffing the park fee booth and to maintain the park, as well to enforce park regulations, so additional improvements must either include funding for additional maintenance staff, or require minimal maintenance. Funding is limited for improvements, requiring either grant sources, fees on new development within the region, or some other way to pay for the capital costs.

The natural features in the area that make HLP an attractive regional destination also require protection. Riparian vegetation is sensitive to impacts, and trail-blazing can create erosion hot-spots that degrade natural habitat and contribute silt to the river system. The river is a source of potential flooding, particularly during spring snow-melt events, and improvements need to either be located out of the 100-year floodplain, or designed to withstand inundation. A thorough understanding of river hydrology and hydraulics should be a part of the design of any improvements within the active channel and floodway.

Topography in the area presents a number of challenges. Slope and existing granitic outcrops constrain trail development in the northwest portion of the park. Topography may also preclude certain uses in the potential expansion area south of the existing ball fields. Steep banks and erosive soils constrain access to the river in a number of areas and make trail-blazing particularly destructive.

The existing utility poles within the turf area present a constraint to the types and configuration of sports that can be accommodated in that area. While undergrounding the lines is possible, it would likely require a complex and expensive process to obtain permits due to the work in the river channel.



*Upstream trail with granitic outcrops*



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Finally, since HLP serves as neighborhood and community park while attracting regional users, it has to fulfill multiple roles that can be hard to balance, particularly during the height of the summer season. When visitation to the park is high, there is more competition between local residents and out-of-area visitors for parking and access to the river, beach, picnic areas, and fields. Increased noise and traffic also impact local residents. Nevertheless, fees paid by out-of-area visitors are a significant source of revenue for park maintenance that benefits all park users. In addition, it is the County's role as stated in the General Plan to create regional parks that provide recreational opportunities in unique natural areas. Meeting the needs of the local residents while still attracting out-of-area visitors is an important management objective for HLP.

## 5.0 Proposed Improvements

This section of the Concept Master Plan identifies potential improvements, including a graphic to illustrate the approximate placement and scale of those improvements. Recommendations are made for acquisition of property for park expansion, development and improvement of facilities, enhancement to the trail system, protection and restoration of natural resources, recommendations for additional planning, and improvements to park operations. The Conceptual Master Plan is shown in **Figure 2**

### Property Acquisition

Several opportunities exist for acquisition of property to expand the park. Expansion is desirable for providing amenities such as additional sports fields and courts, new trails, and additional parking. The County should work to acquire private in-holdings and adjacent properties with willing sellers that fill in logical gaps in the existing park parcels. Additionally, the possibility exists that the County could purchase a large adjacent parcel on the south side of the park, shown in **Figure 2**, to use for park expansion (hereafter called the expansion area). While the parcel has some topographic constraints that pose design challenges, particularly for ADA compliance, portions of this property should be usable for new sports facilities, parking lots, and trails. This plan recommends acquisition of this parcel or, if this parcel is not available, continued investigation of additional adjacent parcels for expansion.

An important trail connection to make in order to improve access to and circulation of the park is from the northern park boundary to Highway 49 at the bridge over the river. Currently, the northern park boundary stops approximately 200 feet south of the bridge. An informal trail across private property makes the connection between the two. The County should consider acquiring an easement through this parcel to complete the link.

There is also an undeveloped, privately owned parcel on the north side of the river east of Beach Court. Approximately the southern third of this parcel lies within the 100-year floodplain which would seriously constrain active recreation improvements on that portion of the parcel. Since the parcel has access from Highway 49, it may be possible to use this parcel for activities related to expanded whitewater activities (parking, staging, etc.) to limit impacts on other recreation activities on the south side of the river. This should be further examined as part of the next stage of analysis for white water improvements.

# Facilities Improvements

## Parking

The existing lots have 250 spaces divided between the main lot (125 regular, 5 accessible spaces), the upper lot (54 regular, 2 accessible spaces) and the ball field (60 regular, 3 accessible spaces). The Economic Analysis (**Appendix E**) estimated daily summertime visitors at 64 vehicles during the week and 143 vehicles on weekends<sup>10</sup> which would imply that existing parking should be sufficient for average daily use; however, anecdotal evidence from the community workshop indicated that parking was difficult when the park was being heavily used. Existing parking has been inadequate to meet special event demand for large events like the American River Music Festival, which has used off-site parking.

Minor improvements could be made to existing parking, including paving and striping the upstream pull-offs, but this will not significantly increase the available parking. Currently, special event parking is accommodated through use of private parking near the park and shuttling visitors from the State Park; however, accommodating additional parking at HLP to support new facilities as well as special events should be a key component of future enhancements.

Existing parking can be expanded by approximately 80 additional spaces in the acquisition area, as shown in the Concept Plan Figure. Due to site topography, additional parking beyond 80 spaces could be accommodated by limiting other uses and/or through the use of retaining walls. Consideration should be given to the use of Low Impact Development techniques such as permeable pavers, detention swales and detention wetlands to reduce stormwater impacts from an increase in impervious surfacing. These techniques also have the benefit of reducing stormwater infrastructure, which lowers the cost of park development.



*Example of curb-cut to stormwater swale*

Since it is unlikely and undesirable to build sufficient parking to accommodate large special events like the American River Music Festival, due to the amount of space required, shared parking with the Marshall Gold Discovery State Historic Park should continue to be used for large venues, with shuttle buses to move people between HLP and the main State Park parking lot on Highway 49.

<sup>10</sup> Nozicka Consulting, 2014. *Henningsen Lotus Park Concept Plan Economic Analysis*

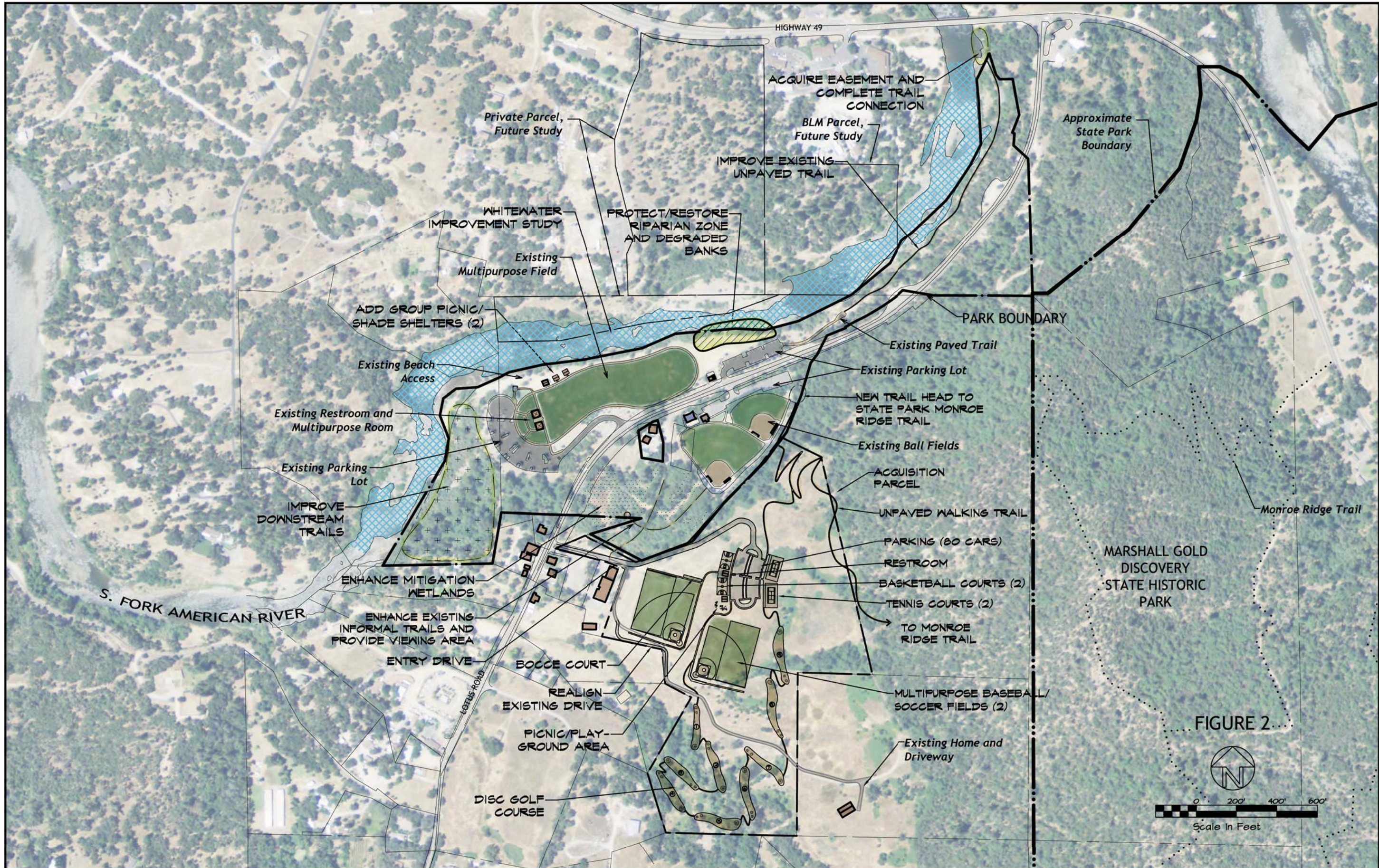
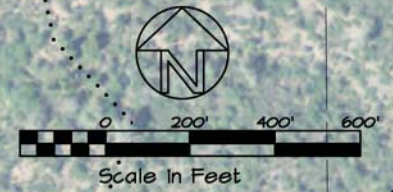


FIGURE 2



HENNINGSEN-LOTUS PARK  
 CONCEPT PLAN

## Sports Fields and Courts

Within western El Dorado County, a deficit exists for athletic sports fields. Current level of service is 1 facility per 35,802 residents for little league baseball/softball and 1 facility per 11,934 for soccer. A standard for level of service for these facilities has been established for the greater Placerville area, which includes Coloma-Lotus and other unincorporated areas of the County. The standard calls 1 field per 7,000 people for Little League baseball/softball and 1 field per 6,000 people for soccer. Using these standards, the greater Placerville area has a deficiency of 7 Little League/softball fields and 3 soccer/multi-use fields.<sup>11</sup> Additional sports fields at HLP would help meet these needs.



*Existing lighted ballfield at HLP*

Workshop and survey participants desired a number of new sports facilities, including basketball, tennis and bocce courts, as well as a disc golf course. The County currently has two basketball courts, no tennis or bocce courts and one disc golf course, for service levels of 1 per 35,802 for basketball and 1 per 71,603 for disc golf. Schools provide some shared use facilities for basketball and tennis, but only during non-school hours when they aren't being used for school activities. Standard for these facilities within the greater Placerville area are 1 per 6,000 for tennis and basketball and 1 per 45,000 for disk golf. Standards for bocce courts have not been set as demand tends to be very specific to local interest.

This plan recommends development of two multipurpose softball/soccer fields, two tennis courts, two basketball courts, and a bocce court in the expansion area. One of the primary challenges of accommodating multi-purpose fields on this property is the slope of the land. These fields require large extents of turf with flat slopes (1% to 1.5% preferred



*Example basketball court and multi-purpose field*

<sup>11</sup> Foothill Associates. 2009. *Placerville Area Parks and Recreation Master Plan*.

## HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

cross slope), and the existing slope of the property ranges from 5% to 15%, with few areas under 5% and steeper areas in the north and east above 30%. Full size baseball/soccer fields would be difficult to accommodate within these constraints without large, costly retaining walls, so the Concept Plan shows softball and youth soccer fields, which are slightly smaller.

Tennis, basketball, and bocce courts can be accommodated in the relatively flat areas around the multi-purpose fields and parking lot, although ramps will likely be required to maintain ADA access to some of these facilities unless large retaining walls are constructed.

Restrooms should be provided at the new sports complex adjacent to the playground, parking lot, and baseball fields.

The existing sports fields were generally considered adequate, though some participants requested better storage for soccer goals and other equipment. Several comments in the workshop asked for burial of the existing electrical utility lines that cross the field. While this is technologically feasible, it would likely be prohibitively expensive due to the technical and permitting challenges of either dewatering the river for trenching or boring underneath. It could be possible to bury the lines under the park, but still maintain an overhead river crossing, but in order to remain outside the FEMA currently mapped 100-year floodplain, the towers would likely need to remain located within the area of the fields<sup>12</sup>.



*Utility poles in multiuse field at HLP*

The existing horseshoe pits and associated picnic area along the accessible trail north from the upstream parking lot need improvement through edging of the horseshoe pit areas to indicate landing zones, delineation of the picnic area with boulders or rocks, and minor maintenance. This area could accommodate additional picnic tables, if desired.

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<sup>12</sup> Current FEMA data shows the majority of the park outside the FEMA mapped 100-year floodplain; however, hydrologic models have calculated the January 1997 flood 3-day average discharge to be around the 100-year flood frequency level (MGS Engineering Consultants, 2005), and anecdotal evidence indicates the park inundated up to, but not across, Lotus Road (pers. comm.. with Lotus residents).

## Shade and Trees

Temperatures in the Lotus-Coloma valley in July and August often exceed 100° F, and shade is important to make outdoor use tolerable for peak-season visitors. A number of survey respondents rated adding more shaded areas as important.

Shade can be provided in two primary ways: through installation of shade shelters and planting of large shade trees. Shade shelters have the benefit of providing shelter from inclement weather, and trees benefit the soil and prevent erosion. Shade trees are usually much less expensive than shelters, but unless very large trees are planted, they are a long-term investment, since years will pass before they provide appreciable shade. This plan recommends both approaches: additional picnic shelters should be installed near the existing shelter and in the expansion area, and trees should be planted on the river bank to stabilize soil and provide shade along the riverside path.

Two additional shelters can be sited east of the existing structure. They should be similar in design to the model already located in the park, with gable-ends and similar materials and colors. Shelters should provide space for six or eight tables and a barbeque grill.

Trees should be drought tolerant natives found in riparian areas. Western sycamore (*Platanus racemosa*) currently exists in the park and would be appropriate shade trees, as would Valley oak (*Quercus lobata*) or White alder (*Alnus rhombifolia*). Trees should be planted every 30 feet along the river side of the loop path. The new parking lot should be planted with sufficient shade trees to mitigate heat-island effects and shade cars. Western sycamore is also appropriate in parking lot medians, and Valley oak can be planted along the perimeter. Additional native oaks will likely be needed for mitigation plantings for new facility development. These can be planted to provide shade throughout the disc golf area and around the baseball fields, with appropriate set-backs so as not to interfere with play.



*Park visitors seek out a shady spot to relax*

## Play Areas

Playgrounds should be included in the new parcel between the parking lot and the ball fields so that younger children can play while older children play baseball and soccer, or groups of children can play (under supervision), while adults play sports. Play equipment could be themed appropriately for the area, such as nature, Gold Rush, mining, or river recreation. Additionally, fitness equipment should also be considered near the play equipment to provide opportunities for adults to exercise while children

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play. A low fence should protect children using the play equipment from straying into the parking lot, and a taller fence should provide protection from long fly balls.

The existing play facilities were considered adequate by most workshop and survey participants, but a tot lot was requested. The existing area could potentially be expanded to accommodate the needs of younger children depending upon property acquisitions.

## Picnic Areas

Picnicking is a popular activity at HLP. The existing group shelter is in heavy demand during the summertime. Improvements to picnic facilities requested included more shaded areas and more group picnic sites. As discussed previously, two new shelters should be constructed east of the existing structure as shown in **Figure 2**. Additionally, a picnic area has been designated on the new parcel. This area could accommodate two shelters, or one shelter and an open area with tables.



*Group picnic area and shade shelter at HLP*

## Beach Access

Currently, the only designated beach available in the park is adjacent to the downstream parking lot. This natural beach has formed based upon river currents and sediment deposition and is self-maintaining. While additional beaches within the park would be a desirable addition, they would likely be unstable due to the dynamics of floodwaters, which would quickly scour away any imported sand. This study, however, did not include a detailed hydraulic analysis of the river. Such a study could reveal locations where a created beach would be persistent, or could be made stable through minor floodplain modifications such as the addition of boulders or vegetation.

The existing beach is well used and in fairly good condition. No desired improvements were indicated in the workshops or survey.

Even though creation of new beaches would likely not be successful, there is a need for additional river access, as evidenced by the numerous informal trails to the water's edge. As discussed later in this section under trails, these should be stabilized and improve where practical to reduce erosion and provide safer routes to the river. Where a safe route cannot be created due to steepness of the slope or potential for erosion, these temporary access areas should be closed and revegetated. Boulder areas are popular hang-out spots along the river, and are relatively resistant to erosion or damage, so access to these areas should be reinforced. Additionally, access areas



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without boulders could be improved through addition of large granitic stones sized to resist movement during floods.

## Site Amenities

Site amenities, including trash and recycle receptacles, benches, picnic tables and drinking fountains, should follow existing designs already in use at the park. Picnic tables should be constructed of wood in rugged designs. Tahoma model tables and benches such as those manufactured by Sierra Woodworks in Tahoe City represent an appropriate style.

Picnic tables should be located in the new picnic area in the park expansion area and in the new group shelters adjacent to the existing shelter. Benches should be located periodically along improved and unimproved trails and at scenic viewpoints or natural resting spots. On unimproved trails, benches should be no more than ¼ mile apart.

A drinking fountain should be located in the expansion area, near the picnic area and playground. The existing fountain at the ball fields appears to be manufactured by Most Dependable Fountains, Model 410SM in a textured copper or textured burgundy color.



Tahoma model picnic table by Sierra Woodworks

Several comments received at the workshop and in the survey related to signage. Participants desired more nature education and thought that park regulations should be better posted, including parking fees and payment procedures. Interpretive education signs posted periodically along the trails throughout the park could educate visitors on the history of the park, valley and river; sensitivity of riparian and wetland areas; historic flood levels; whitewater recreation; plants and animals in foothill riparian, wetland and chaparral ecosystems; and other topics. Park regulations regarding use of the group picnic shelter, parking, and alcohol use should be posted prominently in areas where appropriate.

## Trail System Improvements

A number of improvements to the trail system should be made at HLP. The existing unpaved trail in the north end of the park needs improvement from the north end of the paved trail to the property boundary. There are a number of topographic constraints as well as boulder structures in this area that limit development of a fully accessible trail; however, the trail should be widened and made more accessible where feasible, starting at the paved trail and working northwards. The Final Guidelines for

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Outdoor Developed Areas (ODAs) have been recently released for trails that comply with the Architectural Barriers Act (ABA), and while these standards currently apply only to routes constructed by federal agencies or by agencies that construct or operate trails on federal land, similar guidelines are anticipated under the Americans with Disabilities Act (ADA). The ODA guidelines require new and/or improved trails to meet accessibility standards unless infeasible over a significant portion of their length due to topography or other factors. It is likely this trail segment would meet that criteria; however, extending the accessible trail as far north as practical provide increased recreational opportunities for visitors of all abilities.

Trailblazing in this section has created a number of informal routes between the existing trail and various beaches and other gathering spots on the river, and these informal trails are often steep and prone to erosion and further degradation. Where practical, these informal routes should be developed into safer river access trails, with rock steps and other features to stabilize the banks and allow safe ingress and egress. Where the river bank is eroding along the edge of the trail, half-buried boulders or large rocks should be used to define the edge of the trail, which will help to keep visitors on the trail as well as retain soil.



*Informal trails parallel to river*

Along with improvements to the trail connecting the park to Highway 49, stakeholders requested development of trails in the southern portion of the HLP. Several unimproved trails currently wind through this part of the park, which is an area strewn with river rock and thickets of willow. The County should evaluate whether these trails could be made ADA accessible. Since this is in an area of active floodplain, a boardwalk could provide an ADA route with minimal impact to sensitive vegetation, provided it was designed to withstand periodic flooding.

New trails should be constructed in the expansion area to provide for strolling and walking as shown in **Figure 2**. Based upon preliminary grades, an ODA-compliant trail may be feasible here. Such a trail would have a firm-packed dirt or stabilized DG surface, with maximum slopes of 8% (up to 10% are allowable for segments of 30-feet or less or up to 12% for segments of 10-feet or less), a cross slope of 1:20 or less (1:48 or less if surface is concrete, asphalt or boards), and a clear width of 36 inches. Obstacles should not exceed ½" in height. As stated above, complying with the ODA Guidelines is not necessary for HLP, but would provide additional recreation for visitors of varying ability.

In addition to improving existing and constructing new trails, a trailhead should be established for a future connection to the Monroe Ridge Trail within the Marshall Gold

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Discovery State Historic Park. This trailhead should be located at the eastern end of the ball fields as shown in the Concept Plan and should contain a kiosk or sign with trail information and map. Other site amenities may include a bench or picnic table, water spigot or drinking fountain, trash receptacle, and/or pet waste station. As with the other trails, an evaluation should be made in light of the ODA of the accessibility of the Monroe Ridge Trail and the need for an accessible connection. This trail was not evaluated as a part of this study, but given the elevation changes along its length, it seems unlikely that the Monroe Ridge Trail either complies with existing standards for accessibility or will be made accessible in the near future, and thus, there is little need for the connecting trail to meet ODA guidelines, but this should be confirmed.

Finally, the informal trail through the wetland mitigation area should be improved for disabled access. A paved trail or boardwalk structure would allow people with a range of abilities to take the short stroll through this area. This trail would tie into the path around the south end of the ball fields and could include a turn-around and viewing area at its terminus with benches and interpretive signs.

## Natural Resource Protection and Restoration

### Riverbank Restoration

As noted in the previous section on trails, the riverbank is denuded and eroding. The primary cause of this degradation is from trailblazing. In areas where people are accessing the river over boulders, the condition is better and evidence of erosion is slight; therefore, areas of desirable access should be stabilized by boulders and rock, and areas where access should be discouraged should be stabilized and revegetated with plants that discourage movement, such as California rose (*Rosa californica*) or native blackberry (*Rubus ursinus*). Under no circumstances should Himalayan blackberry (*Rubus armeniacus*) be planted. This species is highly invasive and will rapidly colonize disturbed sites. Stabilized, planted areas should be posted as “restoration sites” and temporary fencing should be installed while plants become established.

Since boulders and rock are not ADA accessible, an accessible route must be provided to the river. The existing beach should be assessed to verify if it already meets the ADA grade and surfacing requirements, and improved if it does



Riverbank erosion from informal trailblazing

## HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

not. Consideration should be given to providing access in other locations as well, though steep banks may make this impractical.

The riparian zone is narrow in many places, which has the potential to impacts to river water quality through stormwater runoff that may be carrying sediment or landscape chemicals such as fertilizers and herbicides, particularly where the river is close to managed turf areas. Ideally, the riparian zone should be 50-feet or more, but this may not be possible due to the location of existing facilities. Where feasible, riparian trees and shrubs should be planted within this 50-foot zone and protected from impacts from foot traffic. One area where this would be effective is between the existing upstream paved parking lot and the river. The existing informal riverside trail and picnic area could be maintained within this area as a shady vegetated spot in contrast to the more open areas of the park, but these areas should be designated as separate from the restoration plantings using large rocks, small boulders or post-and-cable fencing.

Riparian vegetation suitable for plantings includes Fremont cottonwood, Red alder, several species of native willow, Oregon ash (*Fraxinus latifolia*), Box elder (*Acer negundo*), Black walnut (*Juglans nigra*), Valley oak, Buckeye (*Aesculus californica*), California rose, California blackberry, California grape (*Vitis californica*), Snowberry (*Symphoricarpos mollis*), and others. As with areas of erosion, riparian restoration areas should be fenced and signed appropriately until plants are sufficiently established to resist damage (typically 3 to 5 years).

## Planning

The next stage in implementation of this plan is development of construction documents for proposed improvements, including plans, specifications and cost estimates. Additionally, environmental permits and CEQA compliance will need to be obtained. Permits and CEQA are discussed in greater detail in Section 6 of this document. Depending on how improvements are phased, multiple sets of construction documents may be needed. However, three potential recommendations coming out of this plan require additional planning studies due to the complexity of issues or specialization needed to analyze alternatives: 1) detailed design and environmental compliance for traffic control along Lotus Road; 2) potential enhancement to river recreation through installation of whitewater features; and 3) connection to the Monroe Ridge Trail.

## Lotus Road Improvements

One area noted by most stakeholders as needing improvement is traffic control on Lotus Road. Safety of bicyclists and pedestrians both riding on the road and crossing from the east area of the park to the west was noted as a primary concern. A number of improvements could be made to improve safety including lowering of speed limits; designation of on-street via striping and signage or creation of off-street bike lanes; installation of pedestrian-activated, flashing, pole-mounted warning lights at the crossing; imprinting of asphalt crosswalks with Streetprint or a similar method, or

creation of a pedestrian overpass are possible solutions. Recognizing that both the safety of the crosswalk and of non-motorized users of the roadway are current issues, detailed design of the park improvements recommended by this plan should include a traffic safety analysis and recommendations.

### Whitewater Enhancements

One of the potential improvements to the park considered in the conceptual planning process was enhancements to river recreation through creation of some level of constructed whitewater features in the river channel. Whitewater features can assume a wide range of forms from boulders placed and anchored in the channel to more complex flumes and chutes constructed out of concrete and rock. This study made no assumptions regarding the level of features desired or appropriate for HLP, but rather attempted to determine stakeholder desires regarding these types of improvements.

As can be seen in the public workshop and survey responses, opinions regarding enhancement of river recreation is mixed. The topic produced lively debate in the workshop, and given the responses to question eight of the survey, likely brought additional participants into the public engagement process that would otherwise not have become involved in the conversation.

Because of the polarizing nature of these features, the possible range of improvements, and the specialized nature of the design work, this plan recommends additional study on the desirability, feasibility, and type of whitewater features that might be incorporated into the park. This study should clarify the level of river modifications that would be acceptable to most stakeholders in order to define a consistent vision for the potential project. It should then carefully evaluate the environmental, operational, recreational, and fiscal implications of the envisioned project to provide a sound basis for further decisions about implementation. Potential acquisition of the undeveloped property north of the river should be included in this analysis.

### Monroe Ridge Trail

As previously mentioned, the County should engage with the American River Conservancy and California State Parks to support implementation of the connection to the Monroe Ridge Trail. Providing this connection will allow visitors to HLP to connect into the State Park trail system and visitors to MGDSP to walk to HLP by creating a pedestrian connection between these two highly visited focal points within the valley. The trail should tie into the trailhead already discussed and utilize the expansion area to connect to State Park lands east of the proposed tennis courts. Careful planning will be needed to fit the trail into the slope to address the significant topographic constraints on the ridge between HLP and State Park land. In-field layout of the alignment using GPS, as well as a detailed topographic survey of this area is recommended.

## Operations

This plan makes several recommendations regarding operational improvements to HLP. The first is to establish a “Friends of HLP” group to foster stewardship in the park for maintenance, citizen’s patrols, education of visitors, volunteerism, and other stakeholder involvement tasks. This group would coordinate volunteers and meet periodically to assess the success of group activities and future opportunities for volunteerism at HLP. “Friends of HLP” would also function as an advisory group for future planning at the park. “Friends of HLP” would be coordinated through El Dorado County Economic Development, Parks and Trails Division.

The second operational recommendation of this plan is to expand the presence of personnel at the fee booth to assist in collecting additional fees. A trial run or evaluation should be made to determine if the additional fees collected are worth the cost of the booth employee. If this turns out not to be the case, the County should evaluate whether a payment system utilizing an automated gate such as found in parking garages is feasible or desirable, and the cost of implementing such a system vis-à-vis the fees collected. An automated system may require a covered structure or other system for weatherization. If expanded booth personnel or an automated system does not currently balance-out financially, either of these may become more feasible as the park expands and usage increases.

The third operational improvement is to coordinate with the Coloma/Lotus Chamber of Commerce to identify groups conducting private events such as barbeques, art and wine festivals, weddings, etc. for expanded marketing of HLP facilities. While HLP is heavily used from Memorial Day through Labor Day, it is lightly used on the shoulder seasons and through the winter. Increased use for group activities might help to increase revenues during the off-season.

## 6.0 Implementation Strategy

### Priorities and Costs

The previous section includes numerous recommendations for improvements at HLP ranging from specific facilities to property acquisition and operational improvements. Each of these recommendations is listed in **Table 1** along with suggestions for relative priority, and estimated costs. Priority is expressed as Tier 1, Tier 2, or Tier 3. Tier 1 projects are those that have the highest priority because they address an immediate critical need, prepare for projects in later phases, and/or are relatively simple to implement. Tier 2 projects are those that address less urgent needs, are dependent on Tier 1 projects for functionality, and/or have more complex issues associated with implementation. The remaining projects are classified as Tier 3. These projects are still important but either provide less immediate or strategic value than Tier 1 or Tier 2 projects or require more planning or capital resources.

Since this study did not include a market analysis for land value in the Lotus/Coloma area, property acquisition costs have not been estimated. The costs for recommendations in the categories of Facilities, Trails, and Natural Resources include labor and materials required for a general contractor to construct the proposed improvements and are based upon 2013-2014 construction costs. Planning and permitting costs can vary widely depending upon presence of sensitive species, impacts to wetlands and other waters of the U.S., and other environmental factors discussed in greater detail later in this section. These costs are estimated based upon assumptions about the types of permits and environmental compliance documents likely to be required and from similar projects conducted in the last five years. Recommendations associated with Operations primarily require coordination on the part of El Dorado County Parks staff, and costs are listed as “Overhead” with the assumption that these tasks will be built into the duties of County staff.

See **Appendix F** for individual items included in the projects listed in **Table 1**. For certain recommendations, the costs may be significantly less than indicated depending on value of donated goods and volunteer labor. Additionally, costs may vary from those shown if projects are implemented in a sequence that varies from the recommended priorities and grouping.

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**Table 1 – Project Priorities**

Recommendation	Priority	Cost
<b>PARKS</b>		
<b><i>Property Acquisition</i></b>		
South parcel (park expansion area)	Tier 1	\$TBD
Infill parcels	Tier 1	\$TBD
Easement/fee title for connection to Hwy 49	Tier 1	\$TBD
<b><i>Facilities</i></b>		
Entry Road and infrastructure for park expansion area	Tier 2	\$647,500
New parking lots in park expansion area	Tier 2	\$405,100
Two multi-purpose fields in expansion area	Tier 3	\$805,000
Restroom in expansion area	Tier 3	\$138,000
Tennis and basketball courts in expansion area	Tier 2	\$486,200
Shade shelters in existing park area	Tier 1	\$178,600
Picnic area including shade shelter in expansion area	Tier 2	\$150,900
Playground in expansion area	Tier 3	\$266,700
Disc Golf Course	Tier 2	\$42,000
Site furnishings in existing park	Tier 1	\$33,600
Site furnishings in expansion area	Tier 2	\$50,400
<b><i>Trails</i></b>		
Trail connection/improvements to Highway 49	Tier 1	\$66,100
River Access Improvements	Tier 1	\$28,300
Trailhead and trail connection to Monroe Ridge Trail	Tier 1	\$62,000
Trail/boardwalk through wetland mitigation area	Tier 2	\$59,400
New trails through park expansion area	Tier 2	\$34,200
Trail/boardwalk through west park	Tier 2	\$120,600
<b><i>Natural Resources</i></b>		
River bank stabilization and restoration at key areas	Tier 1	\$305,500
Interpretive signage throughout existing and new trails, including wetland mitigation site	Tier 2 or when trail constructed	\$23,000
<b><i>Planning and Permitting</i></b>		
CEQA for all improvements proposed in this Concept Plan	Tier 1	\$47,000 <sup>13</sup>
Construction documents for Tier 1 HLP improvements <sup>14</sup>	Tier 1	\$75,000

<sup>13</sup> Assumes Initial Study/Mitigated Negative Declaration (IS/MND) is the appropriate CEQA document.

<sup>14</sup> Includes LIDAR topographic survey covering existing park, acquisition parcels & river, required for Tier 1, 2 & 3 Construction Documents and the Whitewater Feasibility Study.



## HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

Recommendation	Priority	Cost
Tier 1 permits	Tier 1	\$20,500
Construction documents for Tier 2 HLP improvements	Tier 2	\$93,000
Tier 2 permits	Tier 2	\$16,500
Construction documents for Tier 3 HLP improvements	Tier 3	\$80,000
Tier 3 permits	Tier 3	\$19,000
Planning Study for Lotus Road Improvements	Tier 1	Overhead <sup>15</sup>
Engage with ARC & State Parks to support implementation of a connection to the Monroe Ridge Trail.	Tier 1	Overhead
Feasibility Study for limited white water improvements	Tier 1	\$90,000
<b>Operations</b>		
Establish "Friends of HLP" group	Tier 1	Overhead
Expand presence of personnel at fee booth	Tier 1	Overhead
Coordinate with Coloma/Lotus Chamber of Commerce for expanded marketing	Tier 2	Overhead

Approximate costs for listed improvements by priorities are: Tier 1 - \$0.9 million, Tier 2 - \$2.2 million, and Tier 3 - \$1.2 million. Additional unidentified costs are associated with El Dorado County staff time to implement the overhead recommendations, and for property acquisition.

## Revenue, Operations and Maintenance

Managing park resources is a balance between revenues received, grants, and other funding and operating costs. Expansion of HLP will require additional maintenance that must be offset by additional revenue. If this does not occur, the County needs to reduce maintenance costs, increase revenue, or find the money from other sources. Revenue can be increased through higher fees, greater visitation, better collections, donations, or reallocation from other funds. Maintenance can be reduced by replacing items requiring higher maintenance with those easier to maintain (for instance, replacing turf with native groundcover), changing procedures or behaviors to reduce impacts (keeping people away from sensitive areas such as eroding river banks), educating visitors (to clean up after themselves or avoid problem areas), or enlisting volunteers.

Over \$95,000 in fees were collected at HLP in 2013 from the following sources:

- Private day use: \$77,389
- Put-in & take-out: \$9,596
- Sports leagues: \$3,337
- Facility rentals: \$5,255

<sup>15</sup> Assumes Planning Study would be conducted by El Dorado County Department of Transportation staff.

## HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

Maintenance costs for the park vary from year to year depending on special projects or renovations that may be needed. For example, maintenance costs for the fiscal period from 2009 to through 2012 were about \$1,800 per acre. Maintenance cost for 2013 were approximately \$60,370 or closer to \$1,300 per acre.<sup>16</sup> While HLP accounts for the largest percent of the County's park maintenance budget (about 45 percent)<sup>17</sup> it also has the lowest per acre maintenance costs. This is because maintenance costs attributed to mobilization of the grounds crew and equipment is most efficiently utilized on larger sites. Therefore, adding park acreage is not expected to increase maintenance costs in direct proportion to the quantity of added acreage.

Creating an accurate projection of revenue and operating costs for HLP once the new facilities are constructed is difficult given the differences between the existing amenities and the proposed improvements, however, assuming that the park expansion area is utilized at a similar level to the existing park, the following revenues might be expected:

- Private day use: \$135,430<sup>18</sup>
- Put-in & take-out: \$9,596 (unchanged)
- Sports leagues: \$6,674<sup>19</sup>
- Facility rentals: \$10,510<sup>20</sup>

## Regulatory and Environmental Requirements

Several environmental permits may be necessary for full implementation of this plan. A California Department of Fish and Wildlife Section 1600 permit will be required for stream bank stabilization and other work within the riparian zone. A U.S. Army Corps of Engineers Section 404 permit and a State Water Resources Control Board Section 401 permit will be needed if work occurs below the Ordinary High Water Mark (OHWM), which is likely if stabilized river access areas will be provided, or within existing wetlands. The 404 permit may fall under the Nationwide program unless significant fill of Waters of the U.S. is proposed. A wetland delineation will be needed to determine if the County should apply for a 404 permit. If a 404 permit is required, a Cultural Resources Study will be needed and Section 7 consultation with the U.S. Fish and Wildlife Agency will be initiated by the Corps. FEMA consultation, including a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR), seems unlikely for this project, but will be determined by the County's Floodplain Manager dependant upon impacts to the floodplain and Floodway. Structures within the

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<sup>16</sup> Extrapolated from 6 months maintenance cost of \$30,185 from July 1, 2013 through December 31, 2013.

<sup>17</sup> Foothill Associates. 2012. El Dorado County Parks and Trails Master Plan.

<sup>18</sup> Assumes 175% increase in day use due to expanded facilities on acquisition parcel.

<sup>19</sup> Assumes 200% increase in sports league revenue due to addition of two multi-purpose sports fields

<sup>20</sup> Assumes 200% increase in facility rentals from additional shade shelters.

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Floodway recommended by the Whitewater Study would likely require a FEMA CLOMR and LOMR, since such structures would be expected to raise the floodplain elevation within the Floodway.

CEQA would likely require an Initial Study/Mitigated Negative Declaration (ISMND), although an EIR could be required for improvements in the expansion area if there are any impacts that can not be mitigated.

### **Projected Timeline**

Implementation of the various recommendations in this Plan is heavily dependant upon a number of factors, including capital improvement funding, property negotiations, and staff availability and time. Ideally this is a 10-year vision with Tier 1 projects implemented in the 0 - 3 year timeframe, Tier 2 in the 3 - 7 year timeframe, and Tier 3 at 7 years and beyond. Projects may only be implemented if both capital and staff resources are secured for all phases of planning, permitting, design, maintenance, and operations. The implementation sequence may also need to be adjusted to reflect these variables as well as unforeseen opportunities and challenges that may arise.

### **Partnership and Funding Opportunities**

While operations and maintenance costs usually have to be paid for out of an agency's internal budgets, several sources exist for potential funding of capital improvements. Local businesses are sometimes interested in sponsoring components of an improvement project such as furnishings, play structures, or facilities in exchange for recognition. Additionally, some improvements such as restoration or construction of trails can be accomplished with volunteers, with materials donated by local nurseries or landscape supply companies. Costs for capital improvement projects can be reduced through the use of California Conservation Corps labor or prison inmates.

Additionally, several grant sources exist for aspects of this work such as restoration, trail construction, and fuels management. Over the past decade, the California River Parkways grant program has provided millions of dollars of Proposition 50 and Proposition 84 money for trails along rivers and creeks, and while the majority if not all of the available funds have been allocated, similar programs may be implemented in the future if additional bond money becomes available. Additionally, fire protection agencies such as the California Fire Safe Council have grant programs available for fuels reduction and other programs designed to reduce fire danger, and projects such as trails may qualify if they provide additional fire safety benefits such as fuel breaks or access for firefighting equipment. Another source of potential funds, given the health benefits of the proposed improvements at the park, may be available through partnerships with or grant programs from health organizations such as Kaiser Permanente or Marshall Hospital or health insurance providers.

## Additional Technical Studies

A number of additional technical studies will be needed in the implementation of this project. These studies are listed in **Table 2**, along with the improvements that will require the studies.

**Table 2 -- Additional Technical Studies**

<b>Study</b>	<b>Required by</b>
<b>Construction Documents</b>	
Plans, specifications & cost estimate	New facilities, trails, restoration & bank stabilization work
General Plan Amendment	HLP expansion area
Hydrology & Hydraulics Analysis	Bank stabilization, river access, riparian and streambank restoration. Also required for whitewater feature planning and design
Geotechnical Study	Bank stabilization, river access, new trails and boardwalk(s), facilities in expansion area
Arborist Survey	New trails & facilities, streambank & riparian restoration. Also needed for CDFW permits.
Traffic Study	Crossing & expansion area improvements, CEQA
Topographic Survey	New trails & facilities, streambank & riparian restoration
<b>Permits</b>	
Wetland Delineation	404 permit or to demonstrate 404 compliance if permit not needed
Biological Resources Assessment	CEQA, demonstrate ESA compliance if 404 not needed
Cultural Study	CEQA & 404 permit
Section 7 Biological Assessment	404 permit
<b>CEQA Documentation</b>	
CEQA technical studies, including traffic, noise,	Development of expansion area

# HENNINGSEN LOTUS PARK CONCEPT MASTER PLAN

Study	Required by
biology, aesthetics, etc.	
<b>Whitewater Improvements</b>	
Whitewater Study	Analysis and identification of potential improvements

## 7.0 References

1. Foothill Associates, 2012. *El Dorado County Parks and Trails Master Plan*. El Dorado County. 2012.
2. MGS Engineering Consultants, 2005. *Stochastic Modeling of Extreme Floods on the American River at Folsom Dam Flood-Frequency Curve Extension*. U.S. Army Corps of Engineers Hydrologic Engineering Center. September 2005.
3. Nozicka Consulting, 2014. *Henningsen Lotus Park Concept Plan Economic Assessment Draft Report*. El Dorado County Economic Development, Parks Division. January, 2014.
4. Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed 02/03/2014.

## Appendix A - Kick-off Meeting Summary

## **HENNINGSEN LOTUS PARK CONCEPT PLAN**

Kick-off Meeting

Henningsen Lotus Park

May 16, 2013 5:30 – 7:00 PM

### **SUMMARY**

#### **Project Overview**

Henningsen Lotus Park (HLP) is one of western El Dorado County's most popular recreation facilities. Park visitors enjoy the unique combination of access to the South Fork of the American River, play structures, sports fields, improved walking paths, picnic areas, a pavilion, rest rooms, and parking. In 2011 additional uses and facilities were suggested for this 48-acre park as part of the community input to the El Dorado County Parks and Trails Master Plan. The purpose of the HLP Concept Plan project is to reexamine these suggestions, solicit additional community input, and identify conceptual improvements to HLP for future implementation as funding becomes available. The planning process will also include an analysis of the potential economic impacts associated with improvements.

#### **Meeting Attendees**

A project kick-off meeting was held at the start of the project to begin framing the major issues and stakeholder concerns, in preparation for subsequent outreach and community engagement activities. The project kick-off meeting was attended by 13 stakeholders who were identified by County staff as being familiar with one or more key HLP issues or uses. Attendees included two private property owners, and representatives from:

- Gold Trail Grange #452
- El Dorado Chamber of Commerce
- Gold Nugget Soccer
- Placerville Girls Softball
- American River Conservancy
- Coloma-Lotus Chamber of Commerce
- Mother Lode Church Soccer Camp
- American River Music Festival
- American River Resort
- Camp Lotus
- Sierra Nevada House

Also in attendance were: Vickie Sanders (Acting Parks Manager) and Donna Mullens (Department Analyst) from the El Dorado County Chief Administrative Office, Economic Development/Parks and Trails Division; Kate Kirsh (Sr. Landscape Architect) and Ed Armstrong (Sr. Landscape Architect) with Foothill Associates; and Chuck Nozicka (Tourism and Recreation Planner) with Nozicka Consulting.

#### **Introductions and Project Overview**

The meeting opened with each a self-introduction by each attendee and an explanation of stakeholder groups' interests and history with HLP. Kate Kirsh provided an overview of the scope of the HLP Concept Plan project and schedule. Key project tasks include an Existing



Conditions Summary, Public Input Workshop, Opportunities and Constraints Assessment, Economic Opportunities Study, Draft Conceptual Master Plan, Public Review Workshop, and Final Conceptual Master Plan. The Public Input Workshop is tentatively planned for August, 2013 with the Public Review Workshop occurring sometime in late November or early December. The project is expected to be completed by February, 2014.

### **HLP Walking/Talking Tour**

The attendees, County staff, and consultants then went on a walking tour of HLP and identified issues and opportunities for various locations in the park. The following is a summary of input collected during this exercise.

#### Parking

*Parking capacity appears to be sufficient, except for very large events such as the American River Music Festival, busy summer weekends, or opening day for soccer.*

*Overflow parking uses neighboring properties with owners' approval and shuttles bring people to the park.*

*Other overflow parking sites could include the Marshall Gold Discovery SHP, private campgrounds, Mother Lode Church, etc.*

*Lotus Road needs "no parking" signs so people trying to avoid fees or overflow vehicles don't park there. It creates a hazard.*

*Who is responsible for ticketing people who park where they are not supposed to?*

*Sports leagues who use HLP regularly could issue pre-paid parking stickers to their members.*

*How are parking revenues used? Vickie explained they are put back into the HLP Fund.*

#### River Access Area

*More shade is needed.*

*Designated trailer parking is needed (rafting trailers up to 16-feet long).*

*Circulation for cars and people around river access area works well.*

*Upgrade interpretive signage is needed.*

*Maybe there should be a separate area for fishing, away from the swimming beach.*

*Off-leash dogs are a problem. Better signage and enforcement needed.*

*Maybe a separate, fenced dog area is needed.*

*Need dog waste collection stations (with collection bags).*

*There are too few trash cans in this area and throughout the park.*

*Relationship of beach to river is good here, but not so good elsewhere in the park for swimmers.*

#### Covered Group Picnic Area

*Available on a first come-first served basis so visitors can't be sure it's available.*

*This is a super popular feature in the park.*

*More shade shelters are needed.*

*Are there other ways to create shaded picnic areas without constructing a structure? Trees would be nice but they take a while to provide shade.*

*Any additional structures need to be designed with flood flows in mind.*

#### Pavilion

*Pavilion is supposed to be open during park hours unless it is reserved for an event.*

*Pavilion rental fee is too expensive for some groups.*

*Currently the pavilion is used to store tables and chairs for events. Maybe a separate storage shed could be built so the pavilion could be left open.*

### Fees

*Annual pass a good value, but should include boat launching.*

*Daily parking fee of \$5 is okay if person stays all day. Otherwise it seems expensive for a short visit.*

*When park staff isn't here to collect fees, people don't pay and revenue is lost. Is there some way to enforce the fees without the cost of staffing?*

*Revenues are lost from September to May when no one collects parking fees.*

*Perhaps an automatic gate with pay station would work.*

*How do HLP fees compare to other County parks? Vickie explained that facilities at other County parks are also reserved on a comparable fee basis. HLP is the only County park with a parking fee, however.*

*Fees collected at HLP are meant to be used for improvements to this park per agreement with residents when park was built.*

*There are separate parking fees for buses, vans, and private vehicles. Commercial buses and vans should have to pay more than private buses and vans.*

### Sports Fields (North of Lotus Road)

*Open fields and perimeter trail work well together and provide flexible activity space.*

*Drainage could be improved.*

*Soccer teams would like to see secure storage for soccer goals. Soccer community may be willing to share cost to store goals, nets, and equipment.*

### Amenities South of Lotus Road

*Softball fields used from April to June.*

*Field needs drainage improvements. Parking could also be improved.*

*Fields are great!*

*Need a better street crossing on Lotus Road especially if people park on north side and want to use play area.*

*Consider multi-purpose sports field surfacing other than turf that can be used for multiple sports.*

*Park users are unclear about boundaries. Better maps and signage needed.*

*There is not a lot of undeveloped flat land, but there is more room for nature trails, etc.*

### Upriver Access Point

*Area needs bank stabilization/restoration with steps for safe water access and to prevent further erosion.*

*Planting can be used to encourage aggradation vs. degradation of the river bank.*

### Additional Facilities

*Other desired facilities include disc golf, tennis courts, bocce ball, basketball courts, and horseshoes.*

### River Use

*There is some concern over noise on river if whitewater enhancements are built.*

*This segment is quiet zone of the river. Any future improvements or uses need to be compatible with this designation.*

*Attendees offered a variety of impressions of what a whitewater park is, indicating that there is not a consistent vision about this type of facility. Concepts ranged from the whitewater park in urban Reno to a few naturalistic features placed in the river to enhance the rafters' and kayaker's experience.*

*A whitewater park could encourage higher fees, draw more tourism.*

*Classes on rafting and kayaking could be offered at the park if more whitewater features were added.*

*Adding whitewater features and activities could negatively impact other uses of the park due to parking limitations, overcrowding, event schedule conflicts, etc.*

### **Vision and Values Exercise**

After returning to the Pavilion, the attendees participated in a Vision and Values exercise. They were presented with three questions about the future of HLP written on large wall posters. They were then given adhesive pads to write their responses on and attach to the appropriate poster. The questions and comments received are listed below. When more than one person offered the same comment, the number of respondents is listed in parenthesis following the comments.

- 1) What do you want to preserve at HLP?
  - a. *Natural Surfaces*
  - b. *Trees*
  - c. *Playground*
  - d. *Local Usages*
  - e. *Shady River Access (3)*
  - f. *Open Spaces (i.e. – Field Space)*
  - g. *River Habitat / Community Events*
  - h. *Community Identity*
  - i. *Natural Vibe of the Park*
  - j. *Green Open Fields with Views of River and Hills*
  - k. *Quiet Zone of South Fork American River/ Rural Quality of Life of Local Residents*
  
- 2) What do you want to create at HLP?
  - a. *Safe Connector across Lotus Road*
  - b. *Whitewater Park (2)*
  - c. *Whitewater Features*
  - d. *Connector Trails between Henningsen Lotus Park and Marshall Gold Discovery State Historic Park*
  - e. *Snack Hut*
  - f. *Trail to Highway 49*
  - g. *Disc Golf Park (2)*
  - h. *Create Multi-Use Sports Fields (i.e. – Tennis Courts, Horse Shoes, Bocce Ball) (2)*
  - i. *More Natural History Interpretation*
  - j. *More Trash & Recycle Bins (2)*
  - k. *More Family Friendly Shady Picnic Areas*
  - l. *Tie Lotus/Coloma with Pedestrian Link across the River*
  - m. *Stage*
  - n. *Local Usage*
  - o. *Better Nature Trail Up River*

- p. In Stream River Elements (i.e. – Kayaking, Inner Tubes, Pool Floats)*
  - q. Dog Park without Leash*
  - r. Potable Water*
  - s. Method of Tracking Parking Fees, Usage Fees and Code/Law Enforcement*
- 3) What do you want to change / eliminate at HLP?
- a. Loose Dogs Confined*
  - b. Fee for Commercial Usage*
  - c. Eliminate Lotus Road Parking*
  - d. Electrical Lines Buried Underground and Under the River*
  - e. Restrict Unmonitored Amplified Noise/Events*
  - f. Reduce Traffic Impacts / Quiet Traffic*
  - g. Dogs Not on a Leash*
  - h. Develop More Parking and Facilities (Bathrooms) in Upper Parking Lot*

### **Next Steps/Wrap Up**

The meeting concluded with a brief review of next steps. The project team will be evaluating existing conditions, opportunities, and constraints over the next several months. Chuck Nozicka also explained his process for initiating the economic impact study and told attendees that he would be contacting them for individual interviews during the same time. The first public input workshop is tentatively scheduled for August.

## Appendix B - Open House Summary

## HENNINGSEN LOTUS PARK CONCEPT PLAN

Community Open House

Henningsen Lotus Park

August 27, 2013 4:00 – 7:00 PM

### SUMMARY

#### Trails

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Tell us your thoughts and ideas about any aspect of Trails, such as:

##### Existing Paved Path

- Add a workout circuit to loop.
- I agree (pointing to comment: Add a workout circuit to loop.)

##### New Trail Connections

- Yes! Connect to State Park!
- Agree (pointing to comment: Yes! Connect to State Park!)
- Trail to 49 Bridge project and State Park.
- That would be desirable.
- Complete the natural trail from HLP to SR49 by Sierra Nevada House
- Agree (pointing to comment: Complete the natural trail from HLP to SR49 by Sierra Nevada House)
- Extend riverside trails
- Agree (pointing to comment: Complete the natural trail from HLP to SR49 by Sierra Nevada House)
- Paved trail from paved trail around field to paved trail upstream of upper parking lot along river and to upper parking lot
- Trail to Hwy 49 and Monroe Ridge Trail.
- Trail to Lotus Road from Booth area.
- Paved trail to Lotus Road from paved trail upstream of upper parking lot.
- Connect HLP to Monroe Ridge Trail.

##### Condition of Trails

- Better riverside trail.
- Interpretive trails = good.
- Complete river trail to SR49.

##### Trail User Safety

- *No comments*

##### Circulation

- *No comments*

##### Anything Else?

- I love the “nature trail” and think we could make a nature loop on the downstream part of the parcel.
- Good place for well behaved dogs.

- As opportunity presents itself, purchase more property across the river and expand the park.
- Bike lanes on Lotus Road from SR49 to Bassi Road.
- Private property – trespassing adjacent to HLP don't expand park across river please.
- Purchase more property to expand park on both sides of river.

## **Play Area and Sports Fields**

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Tell us your thoughts and ideas about any aspect of Play Area and Sports Fields, such as:

### **Availability**

- *No comments*

### **Condition**

- Right field of softball field needs better drainage!
- Bury power lines.
- Bury the power lines!

### **Location**

- A BMX track located, in the dirt upstream of the lawn, would be a great asset for our community. Maybe even incorporate a skateboard park. If run properly it would invite a good caliber of people to use and visit the park. I would enhance our park options for our community children.
- I am in support of bicycle terrain features to promote fitness and positive activity among all ages of community members and our out of town guests.
- Skateboard park – yes. BMX – no.
- BMX pump track would be great.
- Skate park.

### **Accessibility/ ADA**

- Trail along river.

### **Other Facilities Needed**

- Disc golf course would bring a great aspect to park.
- Disc golf.
- Disc golf.
- Paragliding landing (official ok ok LZ)
- Disc golf is inexpensive, and everyone can do it a course would be great.
- Disc golf and a work out circuit included with the trail system.
- Paragliding landing zone.
- Basketball court.
- Tennis court.
- Paddle tennis court.
- Bocce ball court.
- Tot lot playground.
- Spray park for kids.
- Tennis courts with lights!
- Paragliding landing and bury power lines.

- Bathroom up stream of main field.
- Paragliding landing and bury power lines.
- Workout circuit – yes!
- Kids play – splash park.
- Volleyball.
- Disk golf.

### **Anything Else?**

- There is puncture weed by the upstream field that needs to be removed.
- Tennis courts would be a great addition to the park.
- Don't favor new facilities.
- Purchase additional property on S side of Lotus Road.
- Tennis courts!
- You don't have to pay someone to collect – just use the honor system.
- Power lines are hazard for multiple users.

### **River Access**

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Tell your thoughts and ideas about any aspect of River Access, such as:

#### **Put-in/ Take-out**

- Specific locations would help protect beached people.
- Move put-in/T.O.s (take-outs)

#### **Beach Conditions**

- A few more big sycamores closer to the river (main beach).

#### **Safety**

- Alcohol use (tubers).
- Alcohol use ban please.
- Alcohol ban – no glass for starters.
- Glass ban 100' to the river.
- No smoking at main beach area and playground and a few other locations.
- Too much alcohol drinking on weekends especially.
- Tubers need to be allowed as long as they follow safety rules: have life jackets, shoes, and containers to hold their litter!

#### **Bank Protection/ Erosion**

- Restoration and protection of our shoreline I feel should be a concern in any riverfront improvements. Cost and sustainability of these efforts are a concern of mine.
- Improvement.
- More access points for park users.
- More river viewing locations and non boating river access.
- Erosion is an important issue.



## **Beach Locations**

- More access to locations along the river.
- More trails down to the river.

## **Anything Else?**

- Want no blaring music = AMEN!
- Education.
- Nature interpretation in nature area/trails.

## **Park Operations**

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Tell us your thoughts and ideas about any aspect of Park Operations, such as:

### **Fees**

- Local fees less than out of area fees.
- Annual passes for rafts and kayaks.
- Annual pass for rafts and kayaks!
- Keep fees affordable for all users.
- Annual pass.
- Annual pass available at HLP.
- Annual pass for rafts and kayaks.
- Annual pass for put-in/ take-out.
- Annual pass should include kayak in one pass.
- Increase fees.
- Make everyone pay – dirt lots, etc.
- Discount on passes for local residents.
- Annual pass (combined park and boating).
- Coordinate with other agencies/NGOs to create single pass for Chili Bar, HLP, Skunk Hollow, North Beach boating/park access.

### **Hours of Operation**

- *No comments*

### **Special Event Coordination**

- Must be improved.
- Park is excellent as is. Do not screw up what you have.
- Code enforcement in quiet zone.
- Suggest buying dirt lot across Lotus Road so that County owns it and more special events can take place (music, kayaking) in our community.
- Encourage adult team sports.

### **Parking and Traffic**

- Bike parking facilities (racks).
- Need better pedestrian street safety.
- Need plan for increased population of users.
- More pedestrian signs on roadway maybe turtle bumps for noise to increase driver awareness.

- Regulate ALL parking i.e. road lots to get rid of non paying people
- Speed bumps to slow passing traffic on main road.
- Bike lanes on Lotus Road from SR49 to Bassi Road or base of Lotus grade.
- Maybe specific fundraisers to create a pedestrian bridge across park road-Lotus Road is busy.
- If we bring more people to HLP we will need wider roads to handle the traffic – BAD IDEA.
- Lower speed limit to 35 MPH on Lotus Road.
- Bike Lanes
- Like the idea of a pedestrian bridge.
- I agree with creating bike lanes!

### **Maintenance**

- More puncture vine eradication.
- Clear bush to allow more beach access.
- Get rid of goats head weed and scotch broom.

### **Anything Else?**

- Add security cameras to park for after hours.
- Me too (pointing to comment: Add security cameras to park for after hours.)
- No alcohol!
- There is too much alcohol drinking on the weekend.
- Security to combat alcohol use in summer and evening hours.
- Have more park aids get out of booth to educate users.
- There is a lot of broken glass in the beach area. Maybe not letting people to drink in glass – such as glass beer bottles. . .
- I think we need more staff here to collect fees and supervise.

### **River Use**

---

Tell us your thoughts and ideas about any aspect of River Use, such as:

#### **Swimming/ Tubing**

- Education for out of town/1<sup>st</sup> time tubers.
- Yes (arrow pointing to: Education for out of town/1<sup>st</sup> time tubers); especially in regards to wearing PFDs and clear guidelines regarding interface with private property.
- They can cause numerous problems – drinking, safety, noise.
- Laws against tubing and drinking, just like laws against boating and drinking.
- Banning alcohol use on the river may be an answer. Definitely education to make tubers safe needs to happen.
- Make tubers safe needs to happen.
- Floating dock.
- Enforce alcohol/tubing/boating laws.

#### **Kayaking**

- Minimally visually invasive whitewater features I feel would greatly improve the parks reputation as an outdoor recreation destination. Any feature I would hope will be well suited to variable water flows and changing conditions.
- Perfect sport for this location.

- Interested in more discussion of a w.w. (whitewater) park.
- Ability to put slalom gates up (permanent anchor points.)

### **Rafting**

- Love it.
- Add additional raft put-in.

### **Adding Whitewater Features**

- Do not diminish what you have.
- Put Coloma/Lotus on map as a whitewater friendly destination.
- Discourage alteration of other parts of the river.
- Great idea, we could have an incredible whitewater festival that would rival others in the Country.
- There are already plenty of play places on the river – keep C-L a simple easy stretch for beginners and those of us who want a leisure float – there are already too many people on this stretch.
- Yes! Add a playpark! HLP has the facilities to support it. Provides year round economic benefit.
- No.

### **Mineral Extraction/Dredging**

- No dredging- incompatible with HLP.
- Absolutely not.
- Permanently ban please.
- Check out giant mining holes downstream of main beach.
- Rec gold panning only no sluicing off tools other than pan.
- The ban on dredging is great keep it.
- No please.
- Not here! But what about an area for amateur gold panners.
- No!
- No motorized dredging – hands and pans ok but designate area. Don't allow undermining of vegetation/trees.

### **Anything Else?**

- Taking old bridge remains out of river – any plans?
- Good trail connector to Monroe Ridge/Marshal Park.
- Remove power lines for kite flyers.
- Fishing.
- Alcohol ban please!
- Alcohol ban would be great. I know several women who will no longer use the trails due to the big drinking groups. It would also cut down on broken glass and garbage.
- Code/law enforcement needed = quiet zone!!!
- Agree (referring to: Code/law enforcement needed = quiet zone!!!)
- Alcohol ban – no glass.
- Underground utilities bisecting the park, PG&E has funding for it.

### **Facilities**

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Tell us your thoughts and ideas about any aspect of Facilities, such as:

### **Restrooms/ Pavilion**

- Proper men and women signs on both sides of doors.
- Resurface floor under men's urinals so water flows out instead of standing under urinals.
- Rodent eradication in attic.
- Inadequate: ↑ bacteria in AM(?) before water comes up
- Either post permanent sign on table occupancy rules at riverside pavilion or stop enforcing rule.
- Restrooms to be open during all regular park hours.
- Men's bathroom on river side need urinal for kids.
- Pavilion should have a sink and ceiling fans.
- Shade structure over picnic tables/ BBQs at pavilion.

### **Landscaping**

- More shade.
- More shade trees.
- More shade please and more trees!
- Underground utilities crossing the park – use PG&E funding that is available for that purpose.

### **Picnic Shelter**

- I'd like to see more.
- More shade somehow would be great.
- More shade would be great.
- Additional rentable pavilions would be good.
- Additional pavilions – perhaps smaller in size.
- More along river, etc.

### **Picnic Tables and Barbecues**

- Add barbeque stands in picnic area at upper parking lot.
- Add BBQ to upstream side of big shade structure by river.

### **Trash Cans, Benches, Drinking Fountains**

- Double up existing trash and recycling.
- Cigarette butts.

### **Anything Else?**

- Simplify and reduce signage at entrance station.
- Add permanent signs "Fee Tickets" on ticket boxes and "Deposit Here" on tubes at fee stations at ball fields and upper paved lots.
- Signs at dirt parking lots
  1. Remove old faded signs and replace with standard park rules signs as needed
  2. Add "no overnight parking" signs to each lot.
  3. Add "fees due" sign to east trailhead parking area.
  4. Add standard park rules sign on trail from Hwy 49 bridge at park boundary
- Add standard park rules sign to upper parking lot trailhead.
- Dog park – open run area.
- Plans for more parking?
- Enforce parking restriction – must pay or have pass.

- Alcohol ban.
- Dog poop bag dispensers with poop bags.
- Permanent stage at upstream side of main field (covered).

### White Water Facilities

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Put a sticker in the box with the statement that best matches your views about white water facilities at HLP.

Statement	Responses
I don't want any changes made to the river or park to encourage more white water activity (but changes to the park would be okay)	9
I could support some simple in-river features but no changes to the park itself	4
I could support some simple in-river features with changes to the park to support viewing areas for special events.	13
I could support major features added to the river but no changes to the park itself.	0
I could support major features added to the river and the park to support white water events.	23
I don't know how I feel about this.	3

### Everything Else

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Tell us your thoughts and ideas about any other aspect of HLP:

- I am concerned about drawing even more people to a park that is already over-crowded on summer weekends.
- Buy VanNoord property (behind ball fields)
- Buy in-holding next to playground.
- Buy easement for trail to Hwy 49.
- Buy easement/land on river right for whitewater/slalom course management.
- Put power lines underground.
- Buy property that is on river adjacent to park.
- Expand the park by purchasing neighboring property.
- Add Class II bike lines on Lotus Road from SR49 to Bassi Road.
- Complete the natural hiking trail from HLP to SR49.
- Get grant funding to construct pedestrian bridge over river from HLP to BLM parcel.
- Is there any way to give local residents priority, as opposed to out of area groups?
- Need a pump track for kids of all ages.
- Bike racks.
- I have concern that the infrastructure of parking, restrooms, etc. support added activities and that there be coordinator scheduling different activities.

- I have heard vocal frustration from rafting guests and residents in relation to the “party” presence on the upstream river-left portion of the park. Some greater oversight of people’s activities in lesser developed areas of HLP may make safe and comfortable access for all the users more feasible.
- If park is expanded = trigger EIR and more \$ - work with what you have in terms of infrastructure.
- Bike lanes on Louts Road.
- I would like to have the power lines buried.
- Create a CSD for area.

### Comment Cards

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- Bike lanes on Lotus Road from SR49 to Bassi Road.
- Complete the natural trail from HLP to SR49 (Sierra Nevada House).
- Whitewater park.
- Purchase more land – expand park.
- Buy Tom VanNoord’s; across river Dave Thomas.
- I’d like to see shore enhancements that make for better river access along the bank, but minimal in-stream changes.
- I’m sad to see that the questions on the board were all slanted one way.
- Please enforce parking in all lots.
- Ban alcohol.
- Ban bottles.
- Not in favor of altering the nature of park visually – clean up river bank etc., but nothing major.
- Parking is an issue.
- No purchase of land across river = opens up access/trespass etc., issues and \$\$ if SMUD \$ is used – think about coordinating with Chili Bar.
- C.B. (Chili Bar) is better w.w. (whitewater) park/bike park area in terms of noise, visual, etc.
- In terms of economic impact for the county I think that some whitewater play features would be a huge draw. I know at other play parks people come from miles away to enjoy. Also as a father I believe it would be a great way to introduce youth to whitewater/outdoors.
- More covered picnic areas.
- I like to see a donation box for people who don’t see an attendant. A donation box that is secured by a lock “honor system.”

# Henningsen Lotus Park Concept Plan

## Summary of E-mailed Comments

### Emailed Comment

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- I could support major features added to the river and the park to support white water events. (Tom Senter, Palo Alto)
- I support major changes to the park and the river for whitewater activities! (Aimee Bower)
- I am a boater that couldn't make the open house. I would like to cast my vote in support of a water play park in Lotus. (Gordon Goddard)
- I could support major features added to the river and the park to support white water events. I believe this could be a tremendous economic boost to the area. A major river slalom park with corporative flows could bring National competition events into the area and bring spectators. All of whom might return again and again to the area. Like Reno does you could mold it into a full River festival with whitewater, slalom, boater-cross, and Rodeo spot with a concert to follow and craft vendors. (Willis McNeill)
- As a WW Paddler here are my comments. Fees: Need to remain reasonable to encourage payment and use; Hours of Operation: 6AM – 10PM seems reasonable; I am supportive of all the below [River Use] activities except for mechanical (especially motor driven) Mineral Extraction/Dredging; I could support major features added to the river and the park to support white water events. (PaulRa)
- I don't live near Coloma but I kayak or raft through the park a dozen or more times per year. I see a lot of boaters at the park. It's a great put-in spot for rafting the Gorge and it's almost always the lunch spot for boaters running from Marshall to Greenwood creek. I would be in favor of major whitewater features being added to the river. The park could become a park and play destination for kayakers. Barking Dog rapid downstream is such a feature but is not as friendly as yours could be. Whitewater rodeos could also be held at HLP, which attract a lot of people. Your parking and restroom facilities would be greatly appreciated during these events. (Keith Christensen)
- I am a whitewater kayaker who visits the South Fork American each weekend during the summer and early fall. I often spend the day play boating at Barking Dog. I could support major features added to the river and the park to support white water events, both rodeo and slalom. I have used the Reno Whitewater Park and like that facility. (Ida Crawford, Chico, CA)
- With regard the "Whitewater Facilities" aspect of the HLP, "I could support major features added to the river and the park to support white water events.". If it matters to your survey, I am a whitewater boater currently living nearby (CA 95959) and I have been frequenting the SF American for 20+ years. (David)
- I could support major features added to the river and the park to support white water events. (Conor Weatherford)
- I could support major features added to the river and the park to support white water events. (Brinly and Noah Standridge, travel from Bay Area)
- I am not a E.D. County resident, voter or taxpayer. I am a former whitewater kayaking instructor (1991-1995) and a founding member of Gold Country Paddlers, the largest area whitewater kayaking club. I was active in GCP for many years, but now paddle flat water and lead many lake trips for new paddlers. I now longer teach kayaking or make any income from the industry.

In my opinion HLP is a perfect place to modify features for **beginning** whitewater kayak and canoe instruction. It would allow day-one paddlers to learn about current, eddies, small waves, etc without running a shuttle. It would do so in a "newbie" friendly environment with bathrooms, grass, BBQ's, nearby restaurants, lodging, etc. I think this location offers a safer and more efficient training environment than Coloma to Lotus run, the Mokelumne, or the Trinity where similar instruction occurs now. The HLP area has the right overall river gradient, width, and whitewater feel. It offers a much better place to learn such things than the Lower American River. This is the area of the former "Ballet Rock" and "Lotus Ledge" where repetitive practice was done with safe adjacent eddies. They were lost to river evolution, but this is the perfect place to re-create them or similar practice spots.

This will bring more people into whitewater sports, helping the long term growth of recreation and tourism in EDC. You would be priming the tourism pump at the beginning, and it would pay off for a long time. It would funnel visitors in steady streams to take classes, instead of "events" which can overwhelm facilities, roads, parking, and bathrooms.

I believe instructional emphasis would be a better use than a whitewater park with "play" features. Play features tend to be used by a much, much smaller group of people who are already into whitewater. I believe whitewater play features would generate less NEW tourism and new visitors. Play features here would waste the moderate gradient perfect for instruction.

Thanks for the opportunity for input. (Paul Redd, Loomis)

- I am writing to express my enthusiasm for adding major features to the river in order to create a whitewater park. I believe that would be an amazing benefit to the community and would increase the use of the river by young people who will learn to love it and conserve it for the next generation. I would like to add that I believe significant private funding and donations could be obtained to support that. I would personally participate and want to help with that campaign.

I come to Coloma regularly from the Bay Area and recently purchased a home in Coloma on the river. I hope to retire there. .

The stretch of river by the park has been greatly altered by man by past mining and it also includes the remains of an old bridge. It makes sense to alter it now to increase people's enjoyment and love of the river.

I also think a bike path through the park connecting to the bike lane across the 49 bridge would be a great thing. A bike path the length of the south fork would be an amazing accomplishment and any contribution to that goal would be a wonderful thing. The current trail all the way from Salmon Falls to Greenwood is an incredible asset to the community.

I would also note that while the viewing area etc for the whitewater feature might be nice, I don't see it getting that much use and I think you get more bang for the buck spending on the features themselves and other enhancements to the park. (Lee Van Pelt, Cupertino)

- I could support major features added to the river and the park to support white water events.

**Landscaping:** more natural shade

**Adding whitewater features:** If it were possible to install in the riverbed a whitewater feature such as is available to boaters at Barking Dog.

**Mineral Extraction/Dredging:** Not in this area

**Trails:** Expand

**Condition of Trails:** Improve dirt or DG



## **Beach Locations: Expand**

**Play Area and Sports Fields:** In general I support an expanded benefit to the C & L community. They put up with a great amount of disruption to their community by whitewater enthusiasts and should reap great improvements to their sports facilities from the county recs and parks as they see fit.

**Fees:** Fees in California parks in general have spiked beyond an amount which is sensible. With all the money the raft outfitters are spending on count user fees could some or more of that be redirected towards H & L park reductions.

**Park Operations:** Sidewalk type trails along the 49 Lotus Road corridor would be welcome for the many visitors to the area. Urban planning is lacking as in trails how things around town will look in 50 or 100 years and would be best studied. Population is guaranteed to grow. Planning would be a good thing. (Dennis Carty, Berkeley)

- I tried the link to the google doc. but could not figure out how to vote/comment. I paddle from chili bar to this takeout several times a year in a kayak and with my family in a raft. In a "nutshell", I would love to see "features" added to the river but would want to preserve the beach area which is an easy put in take out for my family/friends. I don't tend to linger at the park much so I really have no opinion about other facilities though I do imagine a "viewing gallery" of the features would not be bad idea whether or not it was used for a contest or not. (Douglas Huft, Pacifica, CA)
- I could support major features added to the river but no change to the park itself. (Andrew Nelson, Camino)
- I am a whitewater kayaker living in Paradise (near Chico). I'm a frequent summer/fall boater on the South Fork -- American River on Chili Bar, the Gorge, and Barking Dog on the Coloma-to-Greenwood section . . . and have been traveling to the H-L Park area for about 15 years. I could support several of the options listed on your "poll", but the one that tops my list is the following: *" I could support some simple in-river features with changes to the park to support viewing areas for special events."*. My reason for this more conservative choice (as compared with a major development one) is that the infrastructure of the area is not very accommodating to large crowds and I prefer to keep the area as natural as possible while still making improvements. I DO think improvements are warranted and could serve both the recreational and ecological needs of this great area! Thanks for your leadership! (Greg Dickson, Paradise, CA)
- Thanks for the public opportunity to comment on the HLP planning process.

A couple questions for you. On the website it states that there is a 19 person group representing different stakeholders in the community. Can you provide me (and the web) with the names and associations of these 19 people please? How were they selected and vetted?

A couple comments in general about HLP that I would like to have included:

Given the finite size of the park, any new features and additions will have to fit into the park's capacity in terms of parking, people counts, congestion, conflict points, etc.

Will CEQA likely be necessary moving forward? New features and additions will likely trigger greater use.

I would like to see the power lines dug underground through the park field area for public safety (helicopter landing zone).

The park is pretty much at capacity now on busy weekends in terms of parking, especially the boat launch main area.

There are lots that are not patrolled where people park for free. This needs to be addressed because right now it is "no man's land" from the upstream side of the park to the 49 bridge. There are non paying people using the area keeping the paying public away. There are drugs, alcohol, unattended dogs, etc. There has to be a budget increase in order to patrol and manage this area.

The lower end of the park is totally unused/unusable right now (below the raft put-in at the rapid area). Clean up that area, open up some beach access and make it more user friendly which increases the park capacity.

Include all boating activity fees in the annual pass or day pass fee.

Link the park up with MGD with a trail.

While I am in favor of a play type water park somewhere, I am not sure this park is the spot... Chili Bar, another County owned park has a totally unused and available site that could be suitable for this type of use. It is away from dense neighborhood populations, has reliable early water, has parking and management in place and would create less conflict in terms of users than HLP IMO. It also has an easy way to collect fees from the park users, something HLP does not. I think a feature park like this at HLP will create more parking, trespass, density problems than can be supported.

I am also not in favor of expanding the park to the other side of the river for numerous reasons. Beach Court does not have easement for this type of use. The infrastructure and money necessary to make any purchase of land over there viable is too costly. There are other potential sites near HLP that could be acquired or improved for less money. The State Park at North Beach has potential for more parking and access and this spreads use out instead of concentrating more use in a finite space.

I know of the SMUD funds. I was one of 2 private signatories to the settlement agreement. Chili Bar could greatly benefit from these funds right now and I would like to see that option considered for the money as well at HLP.

At HLP better beach conditions and restoration would open up more space and allow for less crowding at the sole put-in area. The entire upper end has been taken over by a horrible crowd--clean that up and patrol it and people who pay can use it again.

Thanks for the opportunity to comment. (Hilde Schweitzer)

- Hello Kate, Charles Albright here. As you may know I am from Reno and was highly involved in our process for what became the Reno Whitewater Park at Wingfield Park. It has become one of the best known and most used WW Parks in the nation. It cost 1.5 million dollars and yearly adds well over that sum to our local economy. Most warm days in the summer will see well over 1000 members of the public down there enjoying our river and environment. The place is often what I refer to as a zoo because so many folks are in the river that it is not possible to safely kayak with so many people swimming. I have to avoid going there from about 2 till 6:30-7pm so as not to conflict with swimmers and tubers. But I still have plenty of day light to feed my passion for local playing in the river.

Plain and simple fact is that WW Parks benefit the public as well as the local economy. And they do so in very real ways. Ask anyone in Reno's government and they will gladly back that up. Sparks, our sister city also spent money and built a WW Park a few years ago and it too has greatly benefited that city as well. Throngs of people spending time playing, floating and swimming in it facility.

May I suggest that anyone from El Dorado County that somehow does not see the big picture as far as just how great an impact that we have had locally call the Mayors of Sparks, Gino Martini or Bob Cashill of Reno. Easy to do and a real eye opener as to just how big it is.

Thanks for your time. I spend many weekends a year on the South Fork American and often just put in with a slalom kayak at HLP for work outs. Spent 3 days there just this week as I recreated after a day of home painting for a friend in Coloma. Buy the way I spent over 150 days paddling at the Reno WW Park last year.

Two more important points. There are lots of "whitewater park" builders now. We got lucky in Reno in that we, the local paddling community were able to control the process. We used Gary Lacy's group out of Boulder, Colorado for our engineering. They have done many and I mean many WW Parks through out the west. They are reasonably price, do great work on design and implementation and in my mind are just the best choice for a small project such as HLP. Scott Shipley does swell but his focus is Olympic size parks that cost many millions. I HIGHLY RECOMMEND that you DO NOT consider using Anderson McLaughlin. They have had some very bad reviews and poorly built parks.

Thanks for your time and I hope that you will share my thoughts with others in El Dorado County and with HLP.

As for me I have been paddling for over 40 years, former US Team member, local Reno Guru for paddling and a long time river advocate and activist.

(Email #2) Thanks, you are right about the level of populations. Non the less any changes would have advertising and appeal to a large area as the fact that most river users are from Sacto or the bay area. Just another small knotch on the handle of the south fork but over time and with good press it adds up.

Glad to see that the idea is still being kicked around. It is ironic that a huge state like California has really only one river park and that is Kernville which was done by Tom Johnson, who died last week. Colorado which has snow but few reservoirs and a short runoff season has dozens and they are hugely popular.

What was that movie line....Build it and they will come..... (Charles Albright, Reno, NV)

- I could support major features added to the river and the park to support white water events. Facilities - I feel HLP is well maintained. We live locally and have passes and use the park as much as we can.

River Use - I am a kayaker and would love to see somewhere on the SFA a whitewater park so that we could feature slalom racing and rodeo events. It is important to have these accessible to the public and on public not private lands. I do not support Dredging.

River Access - I do worry about the bank protection and erosion especially at Marshall Gold Discovery Park. I believe HLP is set up nicely since we do not have to hike down any embankments so we should not be causing any damage when we take out or put in. We do overcrowd the beach at times in the summer with lots of kayaks. Not sure how to better that.

I not only kayak down river I slalom race. Currently we race up at the Nugget near Chili Bar. The downfall to this is that it is privately owned and access is restricted. I know it was brought up about using the Nugget area for the whitewater park but I want it to be know that myself and my husband as well as many others do not want to see a private outfitter in control of the whitewater park.

(Linda Van Vleck)

## Appendix C - Survey Summary

## HENNINGSEN LOTUS PARK CONCEPT PLAN

### Survey Results

#### SUMMARY

A total of 121 people responded to the survey, which was available from September 6<sup>th</sup> through September 27<sup>th</sup>. Two individuals provide their input via e-mail and their responses were manually entered for them. The survey was advertised through a variety of means including:

- El Dorado County Project Website
- El Dorado Fire District Message Board on Lotus Road
- Posters and Information Cards distributed through local venues (see attached)
- E-Mail Announcement to the Coloma-Lotus News List
- E-Mail Announcement to the members of the Concept Plan Advisory Group with the request that they distribute the information to their interested contacts
- E-Mail Announcement to August 27<sup>th</sup> Community Open-House Attendees (51)
- E-Mail to the Project Contact List comprising additional individuals who requested to be notified about project activities

The survey questions followed the same format as the input posters developed for the Community Open House event held on August 27<sup>th</sup> so that people who could not attend the Open House were provided with an equivalent opportunity to give their input and ideas.

Each survey question is restated below, followed by the number of people who responded to the question, a summary of response topics, and number of times the topic was mentioned.

**Q1. Tell us your thoughts and ideas about any aspect of Facilities, such as: restrooms/ pavilion; landscaping; picnic shelter; picnic tables and barbecues; trash cans, benches, drinking fountains; and anything else.**

85 people (70%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
Park is Fine As Is	32
More Shaded Picnic Area	22
Shade/Trees	18
More Picnic Areas/Tables	11
More Rest Rooms	8
Drinking Fountains	8
More Landscaping	5
BBQs	5
Benches	5

Renovate Rest Rooms	4
Bank Stabilization	4
Safety/Maintenance Concerns	4
Music Pavilion/Stage	3
Improve Pavilion	3
More Trash/Recycle Cans	3
Expand Put-in Area	3
Keep Open Lawn	2
White Water Park General	2
Bank Improvements	2
Bridge Across River	2
Trails	2
Separate Rafter Area	2
Dog Park	2
Showers	2
Bury Power Lines	2
More Shore Access	1
Facilities for Disabled	1
Horse Shoe Pits	1
Fee for Play Area Only	1
More Par Course Stations	1
White Water Play Area Limited	1
River Viewing Areas	1
Resurfacing	1
Interpretive Signs	1
Community Kiosk	1
More Parking	1
Paraglider Landing Area	1
Basketball Courts	1
Reservations for Picnic Area/Shade Structure	1

**Q2. Tell us your thoughts and ideas about any aspect of Park Operations, such as: fees; hours of operation; special event coordination; parking and traffic; maintenance; and anything else.**

66 people (55%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
Operations are OK As Is	18
Current Fees are OK	10
Annual Pass for All Activities and/or Parking	7
Reduce Fees	6
Reduced Rate for Locals	6
Need More Parking	6
Free Parking	4
Better Parking Enforcement	4

Desire for White Water Park	4
Change Operating Hours	3
Free to Locals	2
Free to All	2
Fees are Too Low	2
Safety Concern at Lotus Road	2
Powerline Safety/Removal	2
More Special Events	2
Increase Fees to Support Whitewater Improvements	2
Enforce No-Alcohol and Drugs	2
Family Passes	2
Add Trails and Sidewalks	2
Only Collect Fees on Weekends/Peak Times	1
Ban/limit/enforce No-smoking	1
Ban/enforce No-glass	1
Not Enough Restrooms	1
Better Restroom Cleanliness	1
Better Publicity of Scheduled Events	1
Auto-renew/Online Renewal	1
Designated Paragliding Landing Zone	1
Clean-up	1
Preferred Parking for Pass Holders	1
Free Parking at North Entrance	1

**Q3. Tell us your thoughts and ideas about any aspect of Play Area and Sports Fields, such as: availability; condition; location; accessibility/ ADA; other facilities needed; and anything else.**

67 people (55%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
OK As Is	19
Remove Power Poles/Lines	12
Add Whitewater Play Park	9
Add Basketball Court	5
Designated Paragliding Landing Area	5
Add Skate Park	3
Add Disc Golf Course	3
Add Toddler/Infant Swings	3
Issues with Dog Cleanup	3
Improve Upkeep of Facilities/Fields	3
Manage Canada Geese	2
Children's Water/Spray Play	2
Add BMX Park	2
Add Toddler Playground	2
Add Climbing Wall/Bouldering Rock	2

Add Big Play Structure	2
Manage Invasive Plants/Weeds	2
More Connectivity with Trails	2
Limit Smoking	2
Trash Problem	2
Expand Beach/River Access	2
Add Shuffle Board Court	1
Add Paddle Tennis Court	1
Add Ball Wall	1
Add Roller Hockey Court	1
Add Monkey Bars	1
Add Big Slide	1
Add Balance Beam	1
Add Off-leash Dog Area	1
Add Sand Volleyball Court	1
Have Local Softball League	1
Add Track	1
No Expansion of Sports Fields or Rafting	1
Additional Restrooms	1
Speed Bumps are Too High	1
Add Lacrosse	1
Free Parking for Play Area	1
More Shade Structures	1
Need More Parking	1
Too Many Leagues Scheduled on Fields	1
Don't Allow Sports on River Side of Lotus Road	1
More Shaded Grass Areas	1

**Q4. Tell us your thoughts and ideas about any aspect of Trails, such as: existing paved path; new trail connections; condition of trails; trail user safety; circulation; and anything else.**

53 people (44%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
OK as is	10
Litter Problem	1
Graffiti Problem	1
Vandalism	1
Natural Trails	2
Trails Accessible to Dogs	1
Improve Parking	1
Trail Improvements	9
More Connections (to State Park Marhsall Gold Discovery Park, Monroe Ridge Trail, Lotus Road, Hwy 49 Bridge)	25
More Trails To and/or Along River	4



Bike Paths/Lanes on Lotus Road	4
Maintain Consistent Look	1
More Picnic Area/River Access	3
Horse Trails and Staging Areas	2
Trail Maps/Smart Phone App	1
Safety Concern	2
Fitness Stations	1
Not Aware of Trails	2

**Q5. Tell us your thoughts and ideas about any aspect of River Access, such as: put-in/ take-out; beach conditions; safety; bank protection/ erosion; beach locations; and anything else.**

58 people (48%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
OK As Is	20
Additional/Improved River Access	7
Concerns About Erosion Control	7
Expand Beach	7
Remove Invasive Plants/Weeds	6
Crowded/overused	5
Add Play Area and Viewing area	4
Separate area for rafters/boaters	4
Broken Glass	2
Expand Launch Area	2
More Natural Landscaping/Environment	2
New River Safety Signs	2
Not Family Friendly	2
Rule Enforcement	2
Trash Problems	2
Additional Parking	1
Ban Alcohol	1
Concerns About Flooding	1
Designated Boat Take Out Area	1
More Trails/Connectivity	1
Protect the Environment	1

**Q6. Tell us your thoughts and ideas about any aspect of River Use, such as: swimming/ tubing; kayaking; rafting; adding whitewater features; mineral extraction/ dredging; and anything else.**

73 people (60%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
-----------------------	-------------------------

Add Whitewater Features/Park	40
No Motorized Mineral Extraction	12
OK As Is	9
No Extra Whitewater Features	9
Gold Suction Dredging Okay	3
Ease Regulations	2
Additional Beach Access	2
Need Alcohol Enforcement	2
Need Rule Enforcement	2
Add Wading Area for Kids	2
More Safety Signage	2
No Commercial Rafting	1
Clean Up Graffiti	1
Need Lifejacket Enforcement	1
Glass is a Problem	1
Need Area for Dogs	1

**Q7. Tell us your thoughts and ideas about any other aspects of the park.**

48 people (40%) responded to this question.

<b>Response Topic</b>	<b># of Respondents</b>
OK As Is	10
Add Whitewater Play Park/Features	9
Remove Power Poles/Lines	4
More Shade/Trees	3
Focus on Needs of Local Community	3
Designate Paragliding Landing Area	3
Acquire Additional Land	2
Increase Patrols/Enforcement	2
No Major Changes	2
Build-out Park	2
Improve/Protect Access to River	2
Inform Public About Plans	1
Protect Private Property Rights	1
Ban Alcohol	1
Add Disc Golf	1
Extend Trails	1
Improve Natural Trails	1
Off Leash Dog Problem	1
Add Pedestrian Bridge Over River	1
More Trails/Connectivity	1
Maintain Family Friendly Feel	1
Preserve Natural River Corridor	1
Add Dog Park	1
Allow Organized Camping	1

More Concerts	1
Better Control of Unruly Groups	1
River Trail Improvements	1
Issues with Park Staff	1

**Q8. Which statement best matches your views about white water facilities at HLP?**

121 people (100%) responded to this question.

Statement	Total Responses	Responses by Place of Residence		
		Coloma/Lotus Area	Other El Dorado County Area	Outside El Dorado County
I don't know how I feel about this.	11	4	5	2
I do not want any changes to the river or park specifically for white water activities, but other changes to the park would be OK.	22	15	5	2
I could support some simple in-river features with changes to the park to support viewing areas for special events.	12	3	7	2
I could support some simple in-river features but no changes to the park itself.	7	4	2	1
I could support major features added to the river but no changes to the park itself.	3	-	1	2
I could support major features added to the river and the park to support white water events.	66	26	17	23

Note: This question had a much higher response rate than any other previous question. This may be attributed to multiple choice format of the question and the level of public interest on the question of whitewater facilities at HLP. Analysis of the responses shows that 19 of the 121 respondents to this question did not provide any other non-whitewater related responses to the survey. This indicates that their primary purpose in completing the survey was to weigh in on this question. Their responses by place of residence are shown in the following table.

Statement	Total # Responses	# Responses by Place of Residence		
		Coloma/Lotus Area	Other El Dorado County Area	Outside El Dorado County
I do not want any changes to the river or park specifically for white water activities, but other changes to the park would be OK.	2	1	-	1
I could support some simple in-river features with changes to the park to support viewing areas for special events.	1	-	1	-
I could support major features added to the river but no changes to the park itself.	1	-	-	1
I could support major features added to the river and the park to support white water events.	15	6	2	7

**Q9. Where do you live?**

121 people (100%) responded to this question.

Location	# of Responses	% of Total
Coloma/Lotus Area	52	43%
Other El Dorado County Area	37	31%
Outside El Dorado County	32	26%
<b>Total</b>	<b>121</b>	<b>100%</b>

**Q10. If you would like to receive further information about the Henningsen-Lotus Park Concept Plan as the project progresses, please provide your e-mail address.**

62 people (51%) provided e-mail addresses in response to this question.

## Appendix D - Draft Plan Public Meeting Summary

## **HENNINGSEN LOTUS PARK CONCEPT PLAN**

Public Meeting Draft Plan Review

Henningsen Lotus Park

April 23, 2014 7:00 – 8:30 PM

### **SUMMARY**

The meeting, held at the HLP pavilion, opened with a short presentation summarizing the major elements of the Draft HLP Conceptual Plan for the benefit of anyone who had yet not had a chance to review it. Approximately 50 people attended the meeting and were invited to provide comments and feedback on any aspect of the plan.

Input was provided verbally and on written comment cards. Input from each of these sources is summarized below.

#### **Verbal Input at Meeting**

- You mentioned both a need and a desire for increased park facilities at HLP and El Dorado County in general. How much is really needed specifically at HLP?

**Response:**

The need for additional facilities was identified in the El Dorado County Parks and Trails Master Plan as well as the Placerville Area Parks and Recreation Master Plan. HLP is identified as a park site that should accommodate some of the facilities needed to meet this demand because of its size and central location for residents living in the surrounding unincorporated communities.

- The economic report assumed that paddlers only come in the spring and the summer, but there was a recent SMUD project along the upper American River that will increase the flow year round. The report should consider this.

**Response:**

These specific opportunities for river use would be explored in more detail as part of the recommended study focusing on whitewater feasibility.

- I want to see the financial information as to why the park is in a deficit or in jeopardy, e.g., why is it not self sufficient.

**Response:**

The County will need to provide a more detailed breakdown of revenues and expenses for HLP.

- Did the report take Marshall Gold Discovery Park into consideration? What is the state's role in this?

**Response:**

The economic study considered the role of HLP in meeting recreation demand as part of a regional complex of recreational opportunities that includes MGDSHP.

California State Parks is not responsible for planning or funding HLP improvements. The HLP plan also considered MGDSP with respect to possible trail connections and usage between the two parks.

- How does the River Management Plan fit in?

**Response:**

The economic study and plan are for HLP only. They do not replace the River Management Plan. River usage through HLP is still subject to the River Management Plan.

- This economic information seems to be focused on the positives; what about the negatives, e.g. traffic. Lotus Road will eventually be a 6-lane road.

**Response:**

Any improvements will need CEQA analysis which will consider impacts (traffic, noise, etc.) and mitigations. The pros and cons of improvements will need to be weighed by the Board of Supervisors before proceeding.

- How does a basketball court bring money in?

**Response:**

Sports courts may result in additional parking and generally making the park more attractive for group rentals and family events. Local leagues also pay fees to reserve sports fields/courts. Basketball courts are also intended to serve the local residents.

- What about charging fees to schools to use fields for their sports events, and renting lockers?

**Response:**

Yes, fees can be charged for school sponsored events. There is a need at public parks for more things that are only available for a fee, such as reserved facilities for weddings, events, etc.

- Did you analyze user capacity? What is the level of use at which user experience declines?

**Response:**

There are several ways to do this like experience ratings analysis. We can also measure capacity via parking. We measured the maximum number of users with parking which is why within the existing park we are not recommending as much of an increase in amenities. The majority of new amenities are on the other side where we are recommending more parking.

- Did you look at demographic trends? Is it less or more 1 day or multiday trips for the park?

**Response:**

Overnight travel stays are shrinking everywhere, not just here.

- Did you consider licensing opportunities? If you put a name on a park, you might get more funding.

**Response:**

That is an opportunity worth considering at HLP. Sponsorships are recommended as a funding mechanism in the County's Parks and Trails Master Plan.

- You say local versus out-of-area, but how do you define local? El Dorado is a large county. What is considered local and what is regional [in terms of users]?

**Response:**

The survey did ask for zip codes. I would say that most local people were within 10 miles of the park.

- What is meant by a whitewater study?

**Response:**

The plan describes generally what additional studies and information will be needed to determine how/if to move forward with whitewater improvements. These include more detailed analysis of river conditions, demand, impacts on other park uses, and costs.

- Will you remove the non-native vegetation as a part of the project?

**Response:**

This is included in the restoration recommendations.

- What about additional restrooms, such as one closer to the river for hikers or closer to the soccer field for the kids at the soccer games?

**Response:**

A restroom closer to the river would be difficult due to floodplain issues; it's an environmentally sensitive area, but can be considered in more detail.

- Is it possible to get the names of the members of "Friends of HLP"?

**Response:**

That group doesn't exist yet. It's a recommendation of the plan to form such a group.

- What about putting power lines underground? The draft dismisses it as an option but keep it in because PG&E has underground funding and other areas have trenched near rivers.

**Response:**

There would be some costly environmental and permitting issues if we were to try to put the lines in under the river. However, if the County wants to pursue this perhaps in collaboration with PG&E and emergency response agencies they can do so.



- What about expanding the beach areas? You could bring in a few truckloads of sand to create a place for the kids to play.

**Response:**

Beaches form naturally as a result of river dynamics. If you put sand somewhere where it does not naturally accumulate, it is likely that the river will wash it away and create a sediment issue downstream.

- At what stage is the parcel or easement acquisition for the north/Hwy 49 connection? The commenter went on to state that she had been in contact with the State Park Department and that acquisition of a small easement for a trail is already underway.

**Response:**

The actual owner of the parcel was present and stated he has not heard from the State but he is open to the idea of an easement because people already use the trail through his property.

- If someone is hurt on the easement, who is liable?

**Response:**

If it is an easement, liability would be determined by the terms of the easement. If it's a fee title transfer to the County, the liability is with the County.

- At this point there was more discussion among the community with the general comment being that code enforcement and safety issues need to be addressed.
- Who is going to use a bocce ball court?

**Response:**

Bocce ball courts are low cost and increasingly popular amenities for seniors and family events.

- I want to see the survey results. I think people want the park to stay the same and at the most maybe plant more shade trees.

**Response:**

The survey results are in the document.

- Will the quiet zone status be maintained?

**Response:**

Noise implications of proposed improvements will be addressed by CEQA. The plan is not proposing any changes to quiet zones.

- The disc golf course dominated the use estimates.

**Response:**

The statistic refers to how many disc golf courses are needed for a given population given anticipated demand and level of interest. It refers to a level of service of 1 course per 71,000 people. This does not mean that 71,000 people will use the course.

- You shouldn't use national figures for a local need. We don't need a spray park.

**Response:**

We are not planning for a spray park.

- Did you consider skate parks or BMX parks?

**Response:**

Skate parks were considered initially; however, they tend to be very expensive and since one is available in Placerville, they were not considered further. We did not include a BMW park, because of the sensitivity of the site and the potential erosion problems associated with a track.

- How long will this process take?

**Response:**

We don't know exactly, because of a number of factors, the primary being funding. The priority one steps are planned to take about three to seven years. Lower priorities could be in the ten to fifteen year timeframe.

- On page 14 [referring to community survey within the draft plan] you say it's a divided community because 75% supported whitewater facilities. That is not a divided community. The report editorializes there. Don't defer whitewater decisions; they should happen at the same time as the HLP Concept Plan so that they can be planned cohesively. We need to hire a whitewater park designer. [Commenter gave an example where the State gave 5 options for a bridge design for community members to decide between with the general comment being that you get higher quality input when you give people specific thing to decide between].

**Response:**

Not all 75% had the same vision or level of support for a whitewater facility. A whitewater consultant will need to be engaged for the detailed design options to be presented to the community. The whitewater study will happen as a phase 1 priority under the broader HLP plan. It is a more complex and expensive process than was originally funded for this project.

- What is the timing for getting the Conceptual Master Plan to the Board?

**Response:**

We are shooting for completing the work in June for a July Board Meeting.

- On page 9 it says that 77% wanted whitewater improvements and 9% had no opinion. That's not the same as a divided community.

**Response :**

We will edit the language to present a clearer picture of the discrepancies in viewpoints.

- Acquisitions are in Tier 2 and 3 but they should be Tier 1.

**Response:**

We will consider this. At a minimum, actual acquisition may take place later but the discussion between land owner and County can happen in Tier 1.

- The Board of Supervisors will have to approve this, that's the real next step.
- We are in a floodplain, which makes many improvements infeasible.
- You should consider that lowering rates rather than increasing them may increase the amount of overnight trips.
- The report might want to give more detail, it is not clear what the whitewater respondents meant by improvements. Are these improvements in or out of the water?
- The thought hasn't been captured in the plan that land acquisition discussions can happen in early tiers of the project. Please articulate these steps within the plan or else all the good thinking will be lost when the project ends.

**Written Input at Meeting**

- Though the park is shown for improvements, we must not forget or neglect the areas of the existing park that needs attention, upkeep and maintenance. For example, the brick work located in front of the restrooms near the kid park. A car drove over them 2 years ago and nothing has been done to fix it. Also, a whitewater park needs to be made a Tier 1 priority!
- Whitewater park/features need to be made a Tier 1 priority.
- The river is already a whitewater park. Let it alone. Its fine like it is.
- Publish deficit \$ HLP figures (if any)
- Tennis would be nice.
- Whitewater Park...Do it! We are the Silent Majority!

## HENNINGSEN LOTUS PARK CONCEPT PLAN

### Written Comments on Draft Plan

#### SUMMARY

The following written responses were provided regarding the Draft HLP Concept Plan separate from input provided during the second community workshop.

<b>Respondent Community</b>	<b>Summary of Comments</b>
Lotus	League tennis matches usually require three courts. Can a third court be fit into the plan?
Coloma	Sports field rents at HLP are too low compared to other facilities within the County.
Coloma	<ul style="list-style-type: none"><li>• Plan should favor lower impact amenities over sports fields and courts.</li><li>• CPAG membership included too many people with monetary interests either from land sales or revenue generating recreation opportunities.</li><li>• The input process did not capture the diversity of opinion among the Coloma-Lotus community.</li><li>• A new bathroom upstream of the main turf area should be reflected in the plan.</li><li>• The need for new sports fields was not voiced by attendees at the Open House yet they appear in the plan.</li><li>• Do not add any more night lighting at HLP to preserve the dark sky environment. The 2 lighted fields are enough.</li><li>• Priority for investment should be on existing park, not acquisition or expansion.</li><li>• It is possible that a single individual may have submitted comments at the meetings as well as through the survey, thus skewing the results.</li><li>• Chili Bar is a better location for whitewater improvements. There is no way to control access to river improvements at HLP and increased use would result in more conflicts with paying park users and landowners.</li><li>• HLP is in a designated "Quite Zone" and any development at the park needs to take this into account.</li><li>• Cronan Ranch could be used for additional sports fields rather than concentrating them in Lotus.</li><li>• Facility rentals and sports fees are the lowest sources of funding for park maintenance and operation compared to day use and river put in fees.</li></ul>

Respondent Community	Summary of Comments
	<ul style="list-style-type: none"> <li>• Look at Kernville Whitewater Park and PCWA’s diversion channel near Auburn for examples to evaluate need/revenue for whitewater improvements at HLP.</li> <li>• The economic impact of reduced property values for local residents due to more traffic, noise, litter, and trespass was not considered.</li> <li>• In favor of the suggested beach stabilization, adding trail systems, bathroom facilities, shade structures, special events, additional funding for park staff to collect fees and patrol the park, and the other similar low impact suggestions for the park.</li> <li>• Opposes expansion of park until it has reached capacity and current resources are being fully utilized.</li> <li>• Any changes at HLP need to preserve the scenic beauty of the river.</li> </ul>
Lotus	<ul style="list-style-type: none"> <li>• They should have been included in the kick-off meeting as adjacent property owners, and feel they are not being heard in spite of attending the community meetings and responding to the survey.</li> <li>• Sports fields should not have night lighting to prevent light pollution in the CL valley.</li> <li>• The multi-use aspect of a field is lost on a baseball field. It can only be used for baseball.</li> <li>• They are whitewater enthusiasts but are opposed to a whitewater park at HLP. While originally interested in the idea, they now feel it would create too much disturbance and damage to the environment. Chili Bar is a better place for whitewater improvements.</li> <li>• There is a lack of enforcement of alcohol, noise, and lease laws at HLP especially on summer weekends making it feel unsafe at times.</li> <li>• Not everyone pays to use the park.</li> <li>• In favor of suggested beach stabilization, adding trail systems, bathroom facilities, shade structures, special events, and additional funding for patrol and park staff to collect fees and enforce appropriate behavior.</li> <li>• Land acquisition is of utmost importance as it will only be available for a limited time.</li> <li>• Local park neighbors without a financial interest should be asked to provide suggestions to celebrate natural beauty of the area instead of making improvements that favor people with self-interests who are not local.</li> </ul>

Respondent Community	Summary of Comments
	<ul style="list-style-type: none"> <li>The community needs a pool or natural looking water play structure.</li> </ul>
Unknown	<ul style="list-style-type: none"> <li>Document looks great; happy to see El Dorado County investing in improvements at HLP.</li> <li>MGDSHP boundary is not indicated on the Study Area or Proposed Plan figures.</li> <li>Existing Monroe Ridge Trail should be shown on maps even though it is outside of HLP to help illustrate the proposed connection from HLP.</li> <li>Clarify on page 7 what is meant by west side of river.</li> <li>Look at expanding proposed trails in new area to create a loop trail around disc golf course, and providing trail connection from existing main entrance to proposed trail expansion area south of main parking lot.</li> <li>Thought needs to be given to how HLP might fit into a larger bike/pedestrian plan and what types of biking opportunities for local residents will be allowed in the park.</li> <li>Perhaps as part of the Highway 49 Bridge replacement project, a way needs to be identified for getting up to the bridge from the river trail and then into MGDSHP and continuing upriver.</li> </ul>
Unknown	Miscellaneous typos and corrections provided in a marked up copy of the document.
Lotus	<ul style="list-style-type: none"> <li>Do not add more sports fields to HLP. There are already enough for the local community. People who come from other communities will prefer to use ballfields closer to their communities. Locals do not want more ballfields.</li> <li>Park is “OK as it is” with some minor changes such as reinforcing banks, more trees, interpretive signs, etc.</li> <li>Resources required for park expansion and new improvements are a waste in the current economy especially since locals don’t want this.</li> <li>Impact on local residents is not given enough weight.</li> </ul>
Lotus	<ul style="list-style-type: none"> <li>Opposes adding new ballfields; feels no one in the local community wants this.</li> <li>Larger sports events would overwhelm the Coloma Lotus community.</li> <li>How will County mitigate for impacts to local community for increase recreation nuisances (traffic, noise, litter, trespassing, etc)?</li> <li>Improvements that do not change the character of HLP (bank stabilization, shade structures, picnic tables, more trails, etc.) are</li> </ul>

<b>Respondent Community</b>	<b>Summary of Comments</b>
	<p>acceptable.</p> <ul style="list-style-type: none"> <li>• Would like more information on how other communities are dealing with challenge of bringing in non-local recreation for economic benefit without adversely impacting locals.</li> </ul>
Lotus	<ul style="list-style-type: none"> <li>• Do not add more sports fields. Leave HLP focus on the river. Locals do not want more or need more sports fields.</li> <li>• Supports bank stabilization, shade structures, picnic tables, more trails, etc.</li> <li>• Opposes acquiring additional land primarily for ball fields., just because the land is available.</li> <li>• Perhaps smaller scale improvements like bocce ball, disc golf, or even basketball courts would be acceptable since these directly serve Coloma Lotus residents.</li> <li>• Out of area visitors are not likely to patronize Coloma/Lotus businesses. Does not believe improvements will result in economic boost for area.</li> </ul>

## Appendix E - HLP Economic Analysis



# Henningsen Lotus Park Concept Plan

*Economic Assessment*

## Final Report

January 2014

*Prepared for*

Foothill Associates  
El Dorado County, Economic Development, Parks Division

*Prepared by*

Chuck Nozicka Consulting  
Tourism and Recreation Planning  
Sacramento, California

**Henningsen Lotus Park Concept Plan  
Economic Assessment**

**Final Report**

January 2014

*Prepared for*

Foothill Associates  
Rocklin, California

&

El Dorado County, Economic Development, Parks Division  
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# Executive Summary

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The following presents a summary of research findings for a companion Economic Assessment for the Henningsen Lotus Park (HLP) Concept Plan. The report reviews all background research pertaining to market trends that may impact HLP development, a review of HLP visitation data collected during the summer of 2013, a review of identified whitewater venues, consideration of special use and sports, and a series of planning, management, and marketing implications for the HLP. The study was conducted by Chuck Nozicka Consulting, Tourism and Recreation Planning, Sacramento, California.

## Summary of Findings

The following outlines the findings, research observations, and implications for planning, development, and management as presented in this report. These include market demand trends for activities currently available within the HLP region, such as special events and sports, as well as the potential for additional whitewater recreation, and potential HLP economic impacts.

### Recreation Trends

- Overall recreation participation for an array of activities that are accessible via the HLP, including paddle sports, leisure use, and sports activities, indicates either stability or growth in outdoor recreation use.
- State-wide latent or unmet demand for recreation activities – those activities which participants would do more often if available – include several featured at HLP.

### Existing Visitation

- HLP hosted an estimated 34,000 visitors during the summer season in 2013.
- On weekends about 50% of visitors arrive at HLP from outside El Dorado County; about 33% do so on week days.
- The majority of users arrive at HLP on weekend days.
- The San Francisco Bay Area and Sacramento County are the largest single providers of non-local visitors to HLP.

### Events and Sports

- HLP functions at times as a neighborhood, community, and/or regional park depending on how existing facilities are being utilized for events, organized sports activities, and informal recreation.

- Special events, special uses, and sports activities can generate increased fees at HLP and provide benefits to the local economy, though the greatest impact may be during summer week days, during the shoulder seasons, and to the extent that participants may arrive from outside El Dorado County.

### **River Recreation**

- Access to the South Fork of the American River is one of the main distinguishing recreation features of HLP and increases the appeal of the park as a destination for day use from non-local visitors.
- A variety of river recreation activities including swimming, fishing, kayaking, rafting, and tubing are routinely enjoyed by HLP visitors due to the ease of access and relatively safe river conditions.
- Non-river related improvements, such as rest rooms, picnic areas, multiuse fields, and the play structure are often used in conjunction with river activities by HLP visitors.

### **Whitewater Potential**

- There is considerable variety in the public’s understanding about what constitutes a whitewater venue, ranging from a set of simple in-stream features created to add technical challenge to a stretch of a river, to a comprehensive venue with major river alterations and spectator viewing areas.
- A significant number of whitewater venues have been developed across the United States with many noteworthy venues in the western USA.
- Colorado had led the charge with numerous visitor-attracting whitewater venues located in both recreation destination areas and urban settings.
- There are no existing purpose-built whitewater venues in California.

### **Opportunities and Constraints**

- **Opportunities:** HLP is located in an established destination within a scenic valley setting in a host community that provides an array of visitor services. The South Fork of the American River is an established, nationally recognized recreation resource with summer-long flows. The area is located within reach of large population centers; market demand for proposed recreation amenities is positive. The community is engaged in HLP project planning.
- **Constraints:** the existing user base and associated river use patterns are reportedly shifting toward a lower economic impact profile with more casual day users and fewer destination paddlers; in part due to this pattern, not all residents of the community view recreation visitation favorably. The area is neither in an urban setting nor a destination resort community typical of other whitewater venues. There is no destination-oriented community plan that includes HLP and the surrounding area.

## Economic Assessment

- The majority of HLP non-local visitors report making expenditures in the area.
- Expanded recreation amenities and use at HLP can make a significant contribution to the regional economy – dependent on the nature and magnitude of recreation amenity development and associated marketing.

## Conclusions and Observations

*Noteworthy economic contribution.* HLP provides the region with an economic benefit, serving a high proportion of non-local visitors and providing those visitors river access and associated outdoor amenities. Improvements to existing facilities at HLP can substantially contribute to the community visitor industry and provide economic impacts to area businesses.

*Market demand conditions are positive.* Demand for identified outdoor recreation opportunities is growing. Among these opportunities, there is a robust interest in paddle sport opportunities and an identified latent demand for these opportunities within California. There is no existing purpose-built whitewater venue in California.

*Challenges remain.* Discussions in public meetings indicate challenges to balancing future development at HLP. These are related to the role of the park in serving local and non-river recreation needs with its potential for increased non-local and specialized river-oriented recreation. The potential development of HLP as a whitewater venue is among the most controversial future improvements. Additional study of the river corridor including engineering, environmental impact, detailed demand forecasting, economic impact analysis, and community participation will be needed to develop a focused vision for what types of whitewater improvements are feasible and how they may impact other current and future uses.

*Comprehensive HLP/Coloma-Lotus Recreation and Tourism Planning.* HLP functions as part of a wider recreation destination area and as such it is difficult to limit economic impacts solely to HLP. Given the potential visitation impacts to the Coloma-Lotus region, a thorough and comprehensive planning effort focused on destination tourism and recreation use at HLP and other venues is highly recommended.

# 1.0 Introduction

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The *Henningsen Lotus Park Economic Assessment* provides a summary review of potential economic benefits and/or limitations that may be associated with potential improvements at the park. This review is part of a larger discussion about future programming at Henningsen Lotus Park (HLP) as reflected in the *Henningsen Lotus Park Concept Plan*; as such the economic assessment augments and informs that larger study for project managers, community stakeholders, and decision-makers.

## 1.1 Objectives

This project includes an economic assessment task as part of the *Henningsen Lotus Park Concept Master Plan* (HLP) project. Note that this is an economic opportunity assessment, and does not comprise a full economic feasibility analysis with associated market penetration analysis, operations pro forma, or economic impacts. We anticipate that during future project phases a full economic feasibility study may be conducted for specific improvements as they are considered for implementation.. During development of this assessment work plan, the unique river-oriented nature of HLP was identified as a distinguishing factor for recreation related economic growth. Accordingly, this review looks at overall recreation use at HLP, and also investigates specific river uses that may attract non-local visitation. In fact, HLP's location on and access to the American River is the parks' primary defining characteristic and one that provides it with a comparative advantage over other regional park lands for generating economic benefits for El Dorado County.

## 1.2 Methodology

The assessment included an initial site visit and public meeting; background document review; research into existing conditions for HLP; gathering the input from those in the community and via public workshop session conducted by Foothill Associates; comparable research; and finally data collection at HLP. We utilize these gathered insights and data to arrive at a thorough economic review. Specific tasks included the following:

*Site tour and introductory Concept Plan workshop.* We attended a Concept Plan workshop session conducted by Foothill Associates with a diverse group of project stakeholders. As part of this meeting we received significant input and insight into issues pertaining to the HLP project. We also conducted a self-guided tour of the HLP site in addition to the guided workshop site review.

*Review of background literature and current economic conditions.* We conducted a thorough review of background documents and pertinent reference material. We reviewed any readily available site specific data to profile the current economic conditions derived from the HLP site.

The economic review utilized available data as well as qualitative insight provided in project meetings.

*Gathered community input.* We attended a local community public input forum to ascertain likely recreation activities and economic issues that may be part of the HLP plan and our analysis. At this session we observed comments and discussion, participated when appropriate, and had extensive one-on-one discussion with attendees during the workshops. In addition, we identified and interviewed several local business stakeholders that may be economically impacted by the future recreation alternatives, with these interviews conducted via telephone. Interviews provided insight into economic opportunities and constraints as well as the current economic condition profile.

*HLP site data collection and analysis.* Though not included in our original work plan, the limited amount of existing site-specific use data required modest on-site data collection during the summer of 2013. In partnership with El Dorado County Parks Division, we developed a brief data collection protocol that was conducted by staff at HLP. Parks Division staff entered the data and provided us with raw counts in Excel spreadsheet format. From this information we ascertained existing visitor origin, visits per hour, average per vehicle party size, and whether HLP visitor made expenditures in the local area.

*Economic assessment.* For proposed recreation opportunities at the HLP site we profiled economic characteristics including but not limited to: market demand, potential increases in activity and economic benefits accruing to the local community economy. As part of this task, we reviewed all pertinent secondary information including available feasibility analysis and economic impact reports. To the extent that estimated dollar figures were available and/or could be reliably described we include those numbers in our assessment.

*Implementation.* We discussed the economic aspect of project implementation strategies including but not limited to: local business community support, active implementation strategies, and potential site specific revenues and other project funding sources.

### **1.3 Assumptions**

Our analysis considered the full array of current and proposed uses at HLP, with additional focused research on the most controversial proposed development option – adding whitewater enhancements to the adjacent South Fork of the American River to enhance the regions status as a river recreation and paddled sport destination. This venue is intended to generate additional economic activity for HLP and the local community. Accordingly, our assumptions in this analysis include the following:

*Focus on HLP.* Per our research and conversations with area stakeholders it is clear that HLP functions as a contributor to but not a driver of the region’s recreation base. Accordingly our work focuses on HLP and the adjacent river but by necessity may imply but not specifically identify economic impacts that development at HLP may provide to the local community.



According to comments provided by participants in project meetings and in one-on-one conversations, HLP functions as an element, albeit an important element, of the Coloma-Lotus destination area. As a result any improvements to HLP that will attract increased visitation, particularly visitation from outside El Dorado County, will have positive economic effects on this community area.

*Sustainable operations.* We assume that all elements of HLP development will be managed to ensure long term sustainability. This is particularly important since positioning a newly developed amenity may require a patient approach to planning and developing the HLP site and especially any river enhancement elements. We anticipate that sustainability will be a prime consideration for HLP users, community stakeholders, and internal decision makers.

*Facility development.* We assume for purposes of our analysis that an array of user-serving facilities will be developed in keeping with current activities and the area's status as a river recreation destination. In addition, we assume that any new HLP projects will be designed and constructed at the highest standards and will, in cases where appropriate, integrate interpretation and information sources that signal to the visitor the uniqueness of the HLP site as well as the opportunities and challenges river recreation can pose for the uninitiated river user.

*River enhancements vs. whitewater park.* A point of considerable discussion during public workshops focused on the term *whitewater park*. This term conjures conflicting visions ranging from commercial water parks to man-made hydraulic water course facilities like those found at Olympic kayaking venues; as such the use of this term for HLP is misleading. Public workshop discussions indicated that the proposals for the river adjacent to HLP focus on in-stream enhancements to provide kayak and canoe 'play areas' that typically attract paddle sport enthusiasts and are not intended for casual or mass use by inexperienced river recreationalists. The envisioned river enhancements are not an amusement 'ride'.

It should be noted that during our literature review the term *whitewater park* continues to be used for in-stream enhancements at other existing venues around the west. Our review assumes that any whitewater features at HLP will be compatible with the river's character and enhance rather than drastically change the river at HLP as a natural amenity. We also anticipate that future discussion will lead to a clear distinction between man-made whitewater parks and whitewater enhancements such as those considered for HLP.

*Other in-river uses.* As part of this assessment we reviewed the effects of uses such as motorized mineral suction dredging as an added niche recreation market for HLP. However, motorized uses in traditionally non-motorized venues are typically considered to have *asymmetrical* use impacts – while those participating in motorized recreation are not inhibited by non-motorized uses; those conducting non-motorized may be adversely affected. Given that in-river recreation use immediately adjacent to HLP is focused on swimming, fishing, and paddle sports we assume that motorized mineral extraction would not be the most efficient use of the limited recreation resources at HLP.

Note that there is documentation from the State of California outlining these potential conflicts as well as a review of dredging economic benefits by mining advocates. See References. However, with the exception of mineral taxes and mining claim fees, and applying the same economic impact approach as used by advocates, similar expenditure impacts could be attributed to a non-local destination paddle sport enthusiast. As a result recreational mineral extraction economics would be unlikely to offset any conflict with currently established uses.

*Economic growth.* Since this project is being conducted during a continued economic downturn we assume that these conditions will not exist in perpetuity, nor will any additional significant regional economic dislocations occur. In other words, some level of positive economic growth and no additional shocks to the recreation industry or to the local economy are assumed.

## 1.4 Study Limitations

This study is based on a range of research techniques and projection assumptions and as such certain limitations to a precise economic impact estimate exist. Limitations inherent in the research include the following:

*Recreation use data.* There is no comprehensive set of primary data on visitors to the HLP or to the Coloma-Lotus area. Accordingly we rely on the simple set of baseline visitor data collected for this project as well as secondary sources from El Dorado County, the U.S. Forest Service, California Department of Boating and Waterways, and California Department of Parks and Recreation.

*HLP related projects.* We did not identify development of any associated visitor servicing facilities that may impact use at HLP. Per comments in the HLP public workshops we understand that there is some discussion about a trail system linking Marshall Gold Discovery State Park with HLP or the Lotus area but we do not have specific feasibility studies or planning data to apply. We will include trail use in our background review but not specifically to a link with the State Park facility.

*Seasonality.* Discussion with stakeholders as well as a review of HLP data indicates significant seasonality with peak visitation during the summer months. We anticipate that this primary summer oriented use pattern will continue; however, some shoulder season activity may increase especially among destination paddle sport enthusiasts and for future special events, group use, and team sports activities.

*Economic assessment findings.* The mentioned data limitations as well as the study budget allowed us to provide a review of potential economic opportunity. Accordingly, we do not provide a detailed economic impact analysis that may include a range of impacts such as visitor expenditure or tax revenue projections nor do we provide a HLP pro forma calculation. Finally, HLP functions as a part of the overall complex of visitor attracting amenities in the Coloma-Lotus area. By itself we cannot say with certainty that HLP will solely provide a given-amount

of economic benefit; however as a provider of recreation amenities and river access the park is a critical factor for economic activity in the local area.

*Not a feasibility assessment.* This report does not constitute a feasibility assessment for any specific recreation or whitewater facility. A formal review of site and river characteristics and the engineering studies necessary to develop new recreation facilities or a whitewater venue have not been conducted. This project simply reviews market information, existing uses, and assesses potential economic benefits assuming the area has the physical capacity to host enhanced recreation development.

## 2.0 Situation Analysis

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This chapter presents a range of research findings that provide a basis for identifying potential economic opportunities at HLP. The research includes a basic review of applicable visitor participation trends for outdoor recreation and specifically, paddle sports. In addition we profile the scope and magnitude of current visitation to HLP based on the collected data during the 2013 summer season.

### 2.1 Recreation Trends

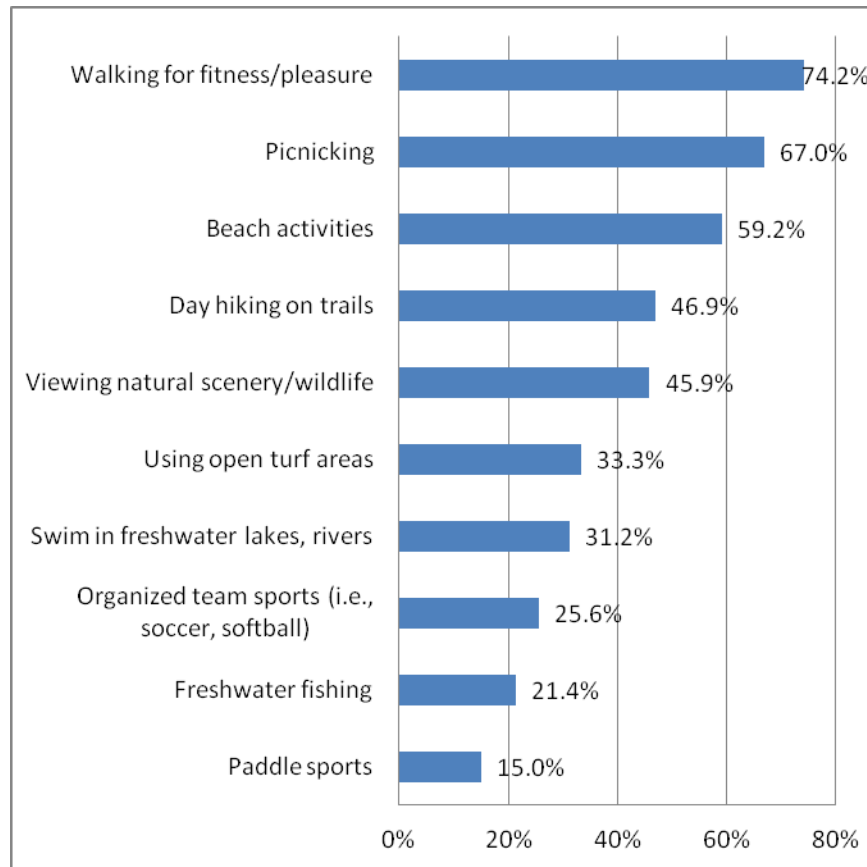
This section reviews the most recent available recreation research in order to provide a profile of recreation activity trends that may be most applicable to HLP recreation use, planning, management, and marketing. In this section we present overall recreation data including applicable state, national, and regional trends.

#### Recreation Trends – California

Californians participate in a full range of outdoor activities at rates that exceed national averages by a wide margin. This holds true for the array of activities that may be available at HLP. For example participation rates among Californians who freshwater fish is 21.4% compared to the national average of 14.5% (2009 data). With respect to paddle sports the rate of participation in California is higher by multiple factors, with the highest national rate at 2.2% (recreational kayaking) for the nation as a whole and California participation rates for paddle sports at 15.0%. See Figure 2.1-1. Finally, high participation rates for beach activities and swimming in freshwater rivers further emphasize the importance of HLP river access.

While we have focused on river use and related activities, note that the statewide data also indicate that the other activities available at HLP are in significant demand. To the extent that the simple interpretive trail or walking path at HLP is further expanded it may provide an opportunity to walk for pleasure or those seeking brief 'hiking experience'. Venues for other listed activities such as picnicking, viewing nature, using open turf areas and sports fields were also mentioned during public meetings as important recreation resources though these activities were generally not seen as controversial in comparison with discussion about the white amenity.

Figure 2.1-1: Activity Participation by California Adults  
By Activities Available at HLP

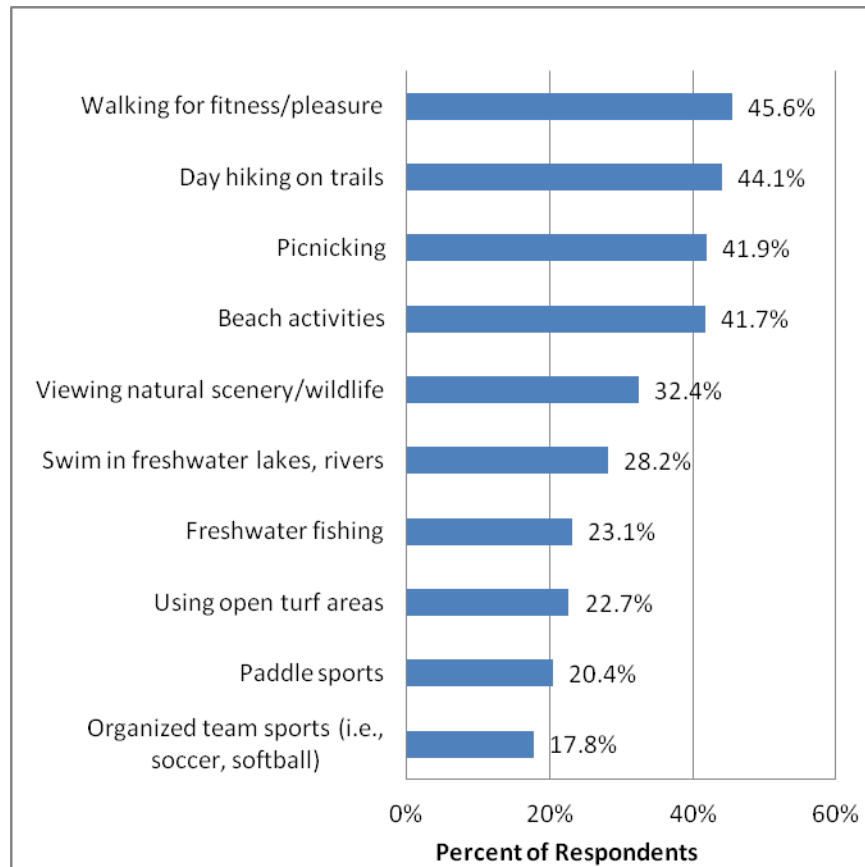


Source: California Department of Parks and Recreation, Planning Division  
Survey on Public Opinions and Attitudes on Outdoor Recreation in California, 2009

Another useful metric provided by recreation researchers is known as *latent demand*. This metric refers to the percent of the general population that would engage in these activities more often if they could and if facilities were available. This is a difficult metric to identify because it involves substantial primary research and large numbers of respondents. In addition, the metric relies on respondent estimates of their yet-to-be-determined recreation activity. California Department of Parks and Recreation conducts a regular survey that identifies the latent demand for a range of activities.

Figure 2.1-2 shows the latent demand for those activities that are available at HLP. As a measure of potential demand from HLP visitors, the data show a strong potential demand among Californians to participate more in walking for pleasure, day hiking, picnicking, and scenic viewing. Among river access categories, respondents would like to have more opportunities for beach activities, swimming in freshwater rivers, and freshwater fishing. With respect to paddle sports, 20.4% would participate to greater degree if this activity was available. There is a similar level of latent demand for activities that include open turf areas and field sports, with 17.8% of respondents seeking more of these opportunities.

Figure 2.1-2: California Latent Demand for Outdoor Recreation  
Would Do More if Available by Activities Available at HLP



Source: California Department of Parks and Recreation, Planning Division, Survey on Public Opinions and Attitudes on Outdoor Recreation in California, 2009

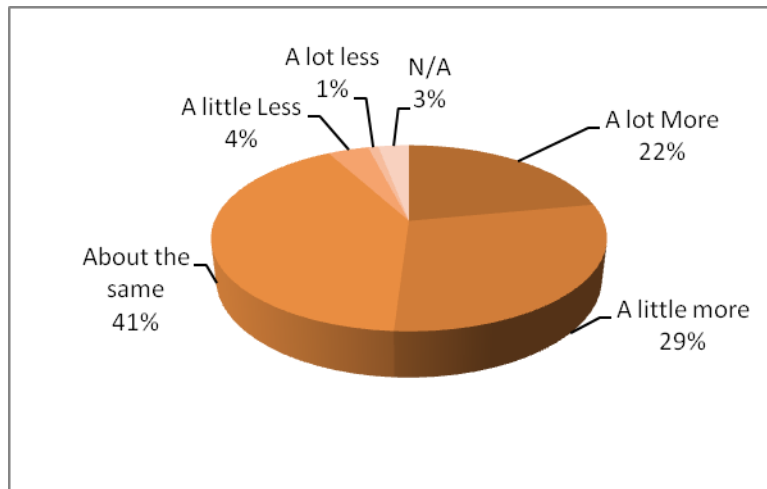
Boating activity information gathered by the California Department of Boating and Waterways (CDBW) provides additional insight into future paddle sport participation. The data are revealing as indicators of future demand for boating on the American River, specifically including the growing popularity of a variety of paddle sports. The CDBW report also makes special note of “play boating” – the type of activity that is often featured at whitewater venues – stating:

*“A growing trend among whitewater kayakers is the practice of “play boating”. Play boating is when boaters stay in one section of the river a “play” in the hydraulics, rather than running a stretch of the river.”*

CDBW, Non-Motorized Boating in California

As shown in Figure 2.1-3, the percent of paddle sport boaters who anticipate similar or increased rates of activity within the next 5 years constitutes the majority of users, with nearly 50 percent saying they will increase their paddle sport activity. Only a small minority anticipates decreased use. If these indicators hold true for HLP, boating demand and associated shoreline access needs will increase.

Figure 2.1-3: Future Paddle Sport Participation  
Estimated Change Next Five Years



Source: California Department of Boating and Waterways, 2009

These trends indicate two primary impacts for managers of HLP. First, the number of paddlers looking for non-motorized water recreation has been growing at a consistent and robust rate. There are more paddlers and if no new destinations are being added, pressure on boating destinations will probably grow over the long term thus providing an opportunity for river access venues at HLP. To the extent that private and public managers provide additional access areas and/or use concessionaires to provide paddle sport facilities, new supply will be added. However, in general, the supply of water recreation resources is static. The projected growth rate indicates there will potentially be an ample user audience for resources like the American River. Secondly, for those paddlers that visit non-motorized boating facilities, the likelihood of multiple return visits is high. For the facilities at HLP that provides boating access, paddle sports will continue to demonstrate consistent and probably a growing demand.

### Recreation Trends – National

Overall recreation participation for an array of activities that are accessible via HLP indicates relative stability in pertinent outdoor recreation use categories. Activities that have remained consistent or show slightly increasing participation and which are associated with HLP include a range of river associated uses including fishing, wildlife viewing, and an array of paddle sports. However, several activities are either increasing somewhat or are new outdoor recreation options. See Table 2.1-1. Of special note for HLP, activities with steady participation or growth

include non-motorized boating sports – kayaking (recreational), kayaking (whitewater), and stand-up paddling.

Table 2.1-1: National Recreation Participation by Percent of Population  
By Activities Available at HLP

	2007	2008	2009	2010	2011	2012
<b>Fishing (freshwater)</b>	15.8%	14.4%	14.5%	13.7%	13.6%	13.6%
<b>Wildlife viewing</b>	8.3%	8.6%	7.6%	7.4%	7.7%	8.0%
<b>Bird watching</b>	4.9%	5.2%	4.7%	4.7%	4.5%	5.0%
<b>Canoeing</b>	3.5%	3.6%	3.6%	3.7%	3.4%	3.4%
<b>Kayaking (recreational)</b>	1.8%	2.2%	2.2%	2.3%	2.9%	2.8%
<b>Fishing (fly)</b>	2.1%	2.1%	2.0%	1.9%	2.1%	2.1%
<b>Rafting</b>	1.6%	1.7%	1.5%	1.6%	1.3%	1.3%
<b>Kayaking (whitewater)</b>	0.4%	0.4%	0.5%	0.6%	0.5%	0.7%
<b>Stand-up paddling</b>	n/a	n/a	n/a	0.4%	0.4%	0.5%

Source: Outdoor Industries Association, Outdoor Foundation, 2013

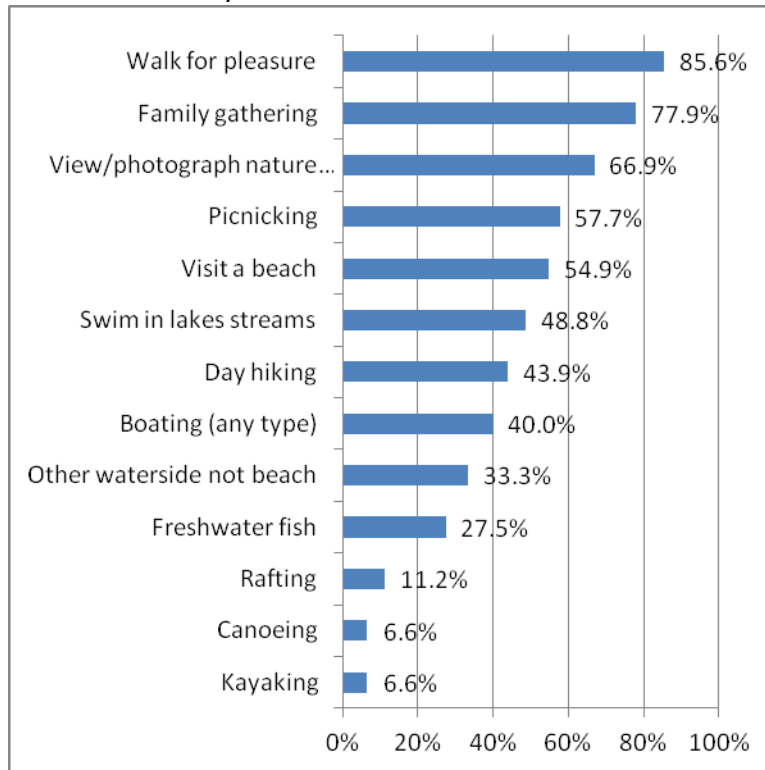
### Recreation Trends – El Dorado National Forest

To provide a regional perspective, data is available from the U. S. Forest Service via the *National Survey on Recreation and the Environment (NSRE)*. While the data is specific to the region’s National Forests we can assume that since the El Dorado National Forest is in the HLP region, those visiting the HLP may recreate with similar interests.

As shown in Figure 2.1-4, the raw percentage of visitors to the El Dorado National Forest (ENF) public lands and who participate in activities available at HLP is significant. Activities that are not exclusively water dependent, such as picnicking, walking, family gathering, and viewing nature are enjoyed by the largest proportion of recreation visitors to the ENF. Water-related activities such as visiting a beach or waterside site, paddle sports, fishing, and swimming in rivers and streams show lower but still significant participation levels. At HLP, park visitors have the opportunity to engage in many of these activities in a single site that is located closer to urban centers than the ENF.



Figure 2.1-4: El Dorado National Forest Recreation Participation  
By Activities Available at HLP



Source: National Survey on Recreation and the Environment, El Dorado National Forest, 2004

### Paddle Sport Trends

Trends in paddles sport participation can be a useful indicator because HLP provides access to the South Fork of the American River and its established water recreation resources. Paddle sports have been a growing boating activity for several years; with an estimated 48-52 million Americans participating in paddle sports and their various forms annually (*National Survey on Recreation and the Environment, US Forest Service 2004*). While canoeing and rafting, long-time mainstays of paddle sports, have been attracting millions of participants for some time, national information sources indicate that kayaking has experienced the most robust growth in recent years.

According to the American Canoe Association, participation in kayaking grew dramatically between 2000 and 2004 or from 2 million to 10 million participants during the five year timeframe (*American Canoe Association; Proceedings: The ACA and You 2008*). More recent research from the Outdoor Industry Association (OIA, *Special Report on Paddle Sports, 2009*) indicated overall paddle sport activity ranges from 17.8 million to 23 million participants nationally. Regardless of the source estimate, the numbers are substantial for the paddle sport category.

Just as important as raw participation by percent of population, is the likelihood to actually use the water craft, i.e., to what extent do these recreation users visit recreation resources with any frequency. As it turns out, the data show that paddle sport users participate in their chosen activity with remarkable frequency. See Table 2.1-2.

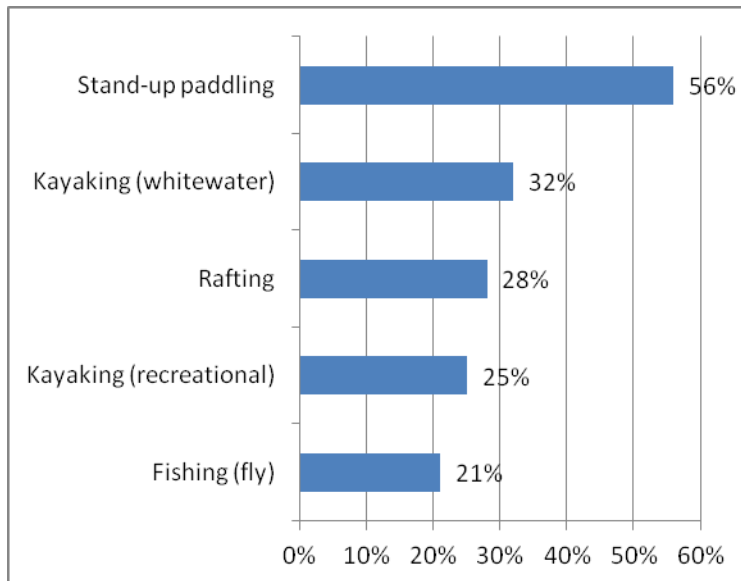
Table 2.1-2: Paddle Sport Frequency of Use by Sub-category

	1 time	2-3 times	4-5 times	6-11 times	12-23 times	24+ times	Annual Average
<b>Kayaking</b>	21%	26%	18%	16%	11%	9%	10 Days
<b>Rafting</b>	43%	31%	9%	9%	3%	5%	6 Days
<b>Canoeing</b>	22%	30%	21%	13%	6%	7%	7 Days

Source: Outdoor Industry Association, Special Report on Paddlesports (2009)

In addition to high frequency of participation on the part of current users, data focusing on first time users indicates that future ongoing participation is likely to increase. Among those participating in paddle sports, a substantial portion has done so for the first time. See Figure 2.1.-5. According to this national level data one-quarter to one-half of paddle sport participants did so for the first time in 2012 including stand-up paddling, rafting, whitewater paddling, and recreational kayaking (presumably including flat water kayaking or touring). First time users are critical to the growth of any sport; accordingly these data indicate that the entry-phase for activities available at HLP is a key to long term future return visitation.

Figure 2.1-5: Percent of First Time Participants  
By Activities Available at HLP



Source: Outdoor Industry Association, Outdoor Foundation 2013

## Implications for HLP

All reviewed outdoor recreation trends for the types of activities available in the HLP region indicate that market demand will provide sustainable to strong growth for the foreseeable future. Moreover, California demand for these activities indicates a shortage of supply. Finally, existing data regarding current use within the wider region indicate an active recreation population already accessing recreation areas in or near the HLP region. These findings indicate that the HLP can be positioned as a featured California recreation destination and that developing and promoting recreation amenities and services that can serve these markets may generate increased visitation for El Dorado County's tourism sector.

*“Behold, the most popular rafting river in the Western United States. For newcomers to the sport, the South Fork of the American River is the choice, with easy access, enough whitewater challenges to add some sizzle, and a huge array of trips offered by rafting outfitters. Rating: 10.0”*

Tom Stienstra, California Recreational Lakes & Rivers

## 2.2 HLP Visitation

This section presents results of visitor entry counts conducted at HLP during the 2013 season. Counts were conducted by entry booth staff who tallied the hourly number of vehicles and persons per vehicle. Staff also asked for driver zip codes and whether members of the party made or planned to make any expenditure in the local community during their visit. Counts were conducted during a sampling period of 9 days, comprised of 4 week days and 5 weekend days. Note that these data do not reflect multiple entries – those that pay an entry fee and leave and return to HLP on the same day; these data also do not reflect holiday weekend visits which would likely be higher than average weekends. The counts do not include walk-in visits by those parking outside HLP, which is reported to be notable.

Table 2.22-1: Average Daily Visitation at HLP  
By Week Day and Weekend Day

	Vehicles	Persons	Avg. Persons Per Vehicle
<b>Week Day</b>	64	179	2.80
<b>Weekend Day</b>	143	463	3.24

Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

These simple visitors per day counts can provide a rough estimate of daily visitor volume and when applied to the number of days during the summer season, approximate seasonal use. Including the 3-day holiday weekends a total of 39 weekend days are applied. Including the week days following Memorial Day weekend up to the Labor Day weekend 90 week days are tallied. Applying the average daily person per each type of day yields the results shown in Table 2.2-2. Accordingly an estimated total of 34,000 person-days occurred at HLP during the summer 2013 season.

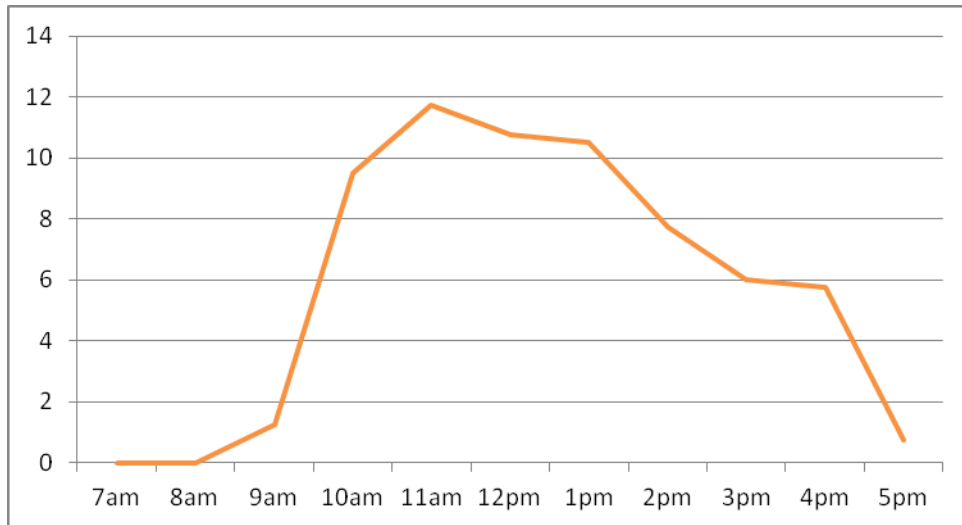
Table 2.22-2: Estimated Summer Season Visitation at HLP  
By Week Day and Weekend Day

	Daily Avg. Persons	Season Days	Total Person Days
<b>Week Day</b>	179	90	16,110
<b>Weekend Day</b>	463	39	18,057
<b>TOTAL</b>		129	34,167

Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

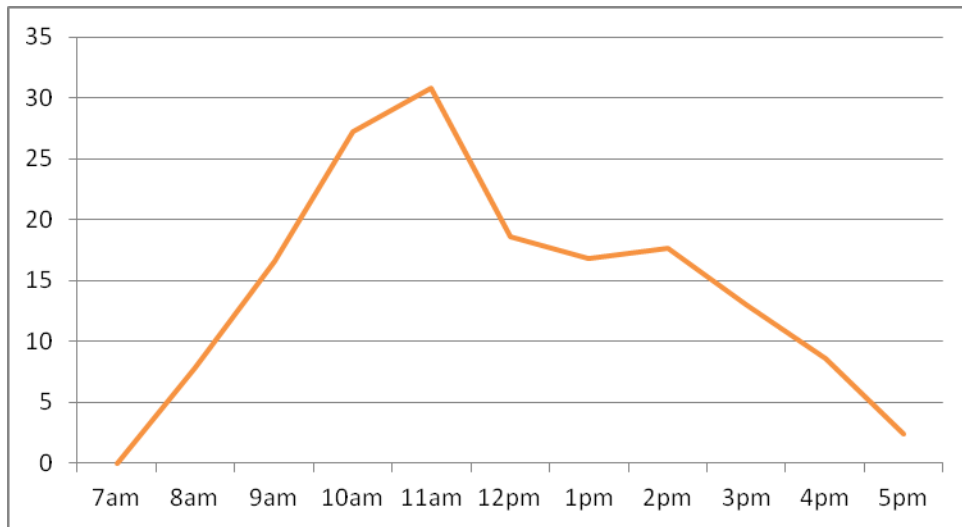
Visitation patterns by hour of the day are shown in Figures 2.2-1 and 2.2-2. As indicated, entry patterns peak during the late morning hours, with a fairly slow decrease in entries on week days. Weekend days show a slightly steeper entry pattern in the morning hours but with a similar peak between 11am and 11:59 am, and a proportionally steeper decrease in entries.

Figure 2.2-1: Vehicle Entries per Hour at HLP  
By Week Days



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

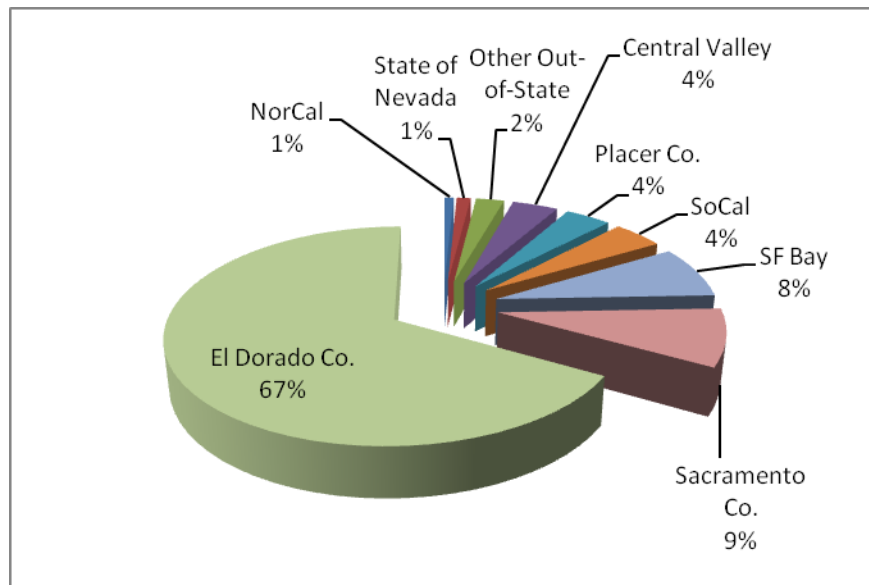
Figure 2.2-2: Vehicle Entries per Hour at HLP  
By Weekend Days



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

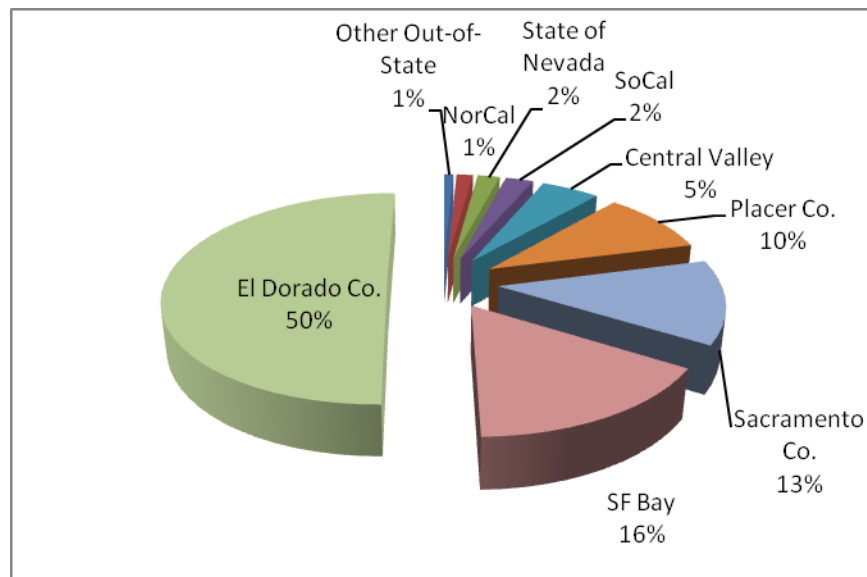
Visitor origin was determined by asking vehicle drivers their home residence zip code. As shown in Figures 2.2-3 and 2.2-4, the majority of week day visitors arrive from within El Dorado County, with half doing so on week days. Given this data and applying total entries we assume that an estimated 5,300 week day visitors and 9,000 weekend visitors to HLP arrived from outside El Dorado County.

Figure 2.2-3: Visitor Origin by Week Days



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

Figure 2.2-4: Visitor Origin by Weekend Days

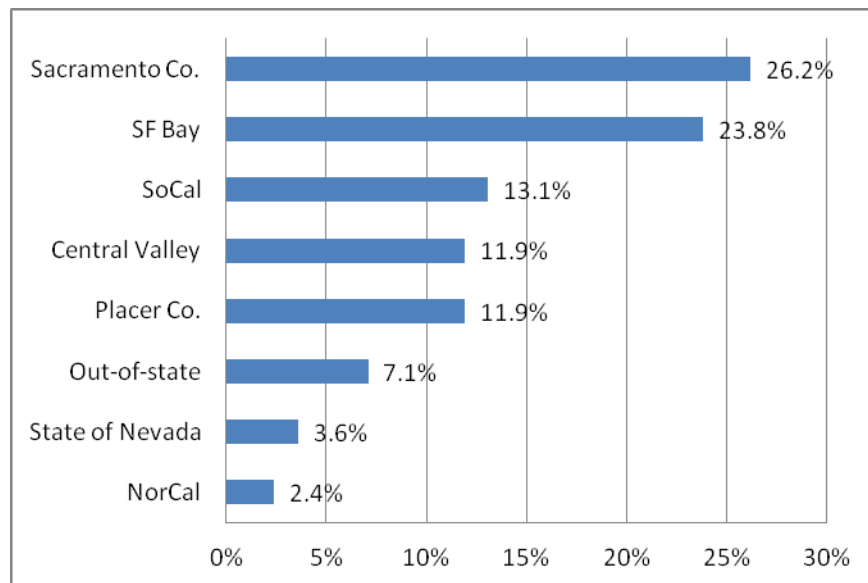


Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

Among those arriving at HLP from outside the area the majority come from the Sacramento metropolitan area (26.2% week days; 25.7% weekend days) and the San Francisco Bay Area (23.8% week days; 32.2% weekend days). See Figures 2.2-5 and 2.2-6. In addition, while a proportion of the non-resident user population arrives from neighboring Placer County most of the remainder arrives from more distant locations including a notable percentage from Southern California (13.1% week days; 4.8% week end days). In fact, week day counts revealed that 3.6% arrive from the State of Nevada and 7.1% from other states, perhaps as part of a wider trip in the region. Overall, one-in-ten visits to HLP are out-of-state travelers. A smaller percentage of out-of-state visitors arrive at HLP during weekends (1.3% out-of-state; 3.8% State of Nevada). The remaining visitors travel from areas throughout California including Central Valley communities and other California locations.

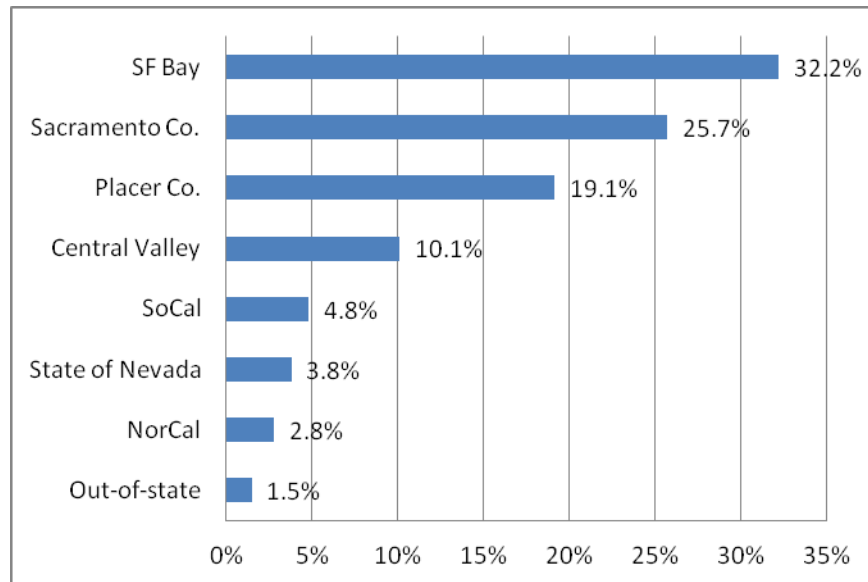
In general, the greater the distance a visitor has traveled to a recreation destination the more likely the visitor will stay overnight in an area and make larger trip related expenditures, thus providing economic benefits to the local community as well as associated tax revenues to government entities. To the extent that improvements at HLP can contribute to the Coloma-Lotus area as a non-local visitor recreation destination the more likely the community – and El Dorado County – will enjoy economic benefits.

Figure 2.2-5: Non-Resident Visitor Origin by Week Days



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

Figure 2.2-6: Non-Resident Visitor Origin by Weekend Days



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

### Associated Community Insights

Several pertinent observations about visitation to HLP and by association the Coloma-Lotus area provide additional insight into visitation patterns and potential economic impacts of HLP on regional economics. According to comments in public meetings as well as one-on-one conversations and interviews with meeting attendees and stakeholders, the following observations are noteworthy:

- HLP functions as part of the wider Coloma-Lotus recreation node and thus contributes economic benefits by providing important amenities rather than as a stand-alone attraction.
- In recent years casual river use has increased with attendant economic limitations – those visiting for casual day use are less likely to spend money in the local community compared to overnight or destination oriented paddle sport enthusiasts.
- Part of this visitation shift occurs within the river use customer base and include what is described as the ‘tubing’ recreation user. This user is more likely to be in the area for a tube ‘ride’ rather than an extended recreation visit. These users are also less likely to make equipment and other enthusiast associated expenditures.
- Some casual use has negative impacts on local business and residents, including unauthorized trespass and reported unruly behavior. Anecdotal reports indicate that the alcohol ban on the Lower American River on Sacramento County has displaced these users to the Coloma-Lotus area of the South Fork of the American River.



## Implications for HLP

Per the reviewed attendance data for HLP, the park serves a significant number of seasonal visitors to the local community. Many of these visitors already arrive from outside El Dorado County thus contributing to economic benefits for the local community, county businesses, and county government. In total approximately 13,500 non-local visitor days occur at HLP during the summer season. However this visitor profile may reportedly be changing to somewhat more casual use rather than use by river sport enthusiasts. With an established visitor base HLP can contribute to the local community by continuing to provide river and riverside recreation access. To extent that developed amenities at HLP can retain and grow the destination recreation user market, including destination-oriented paddle sport enthusiasts, the park can help increase economic benefits for the region.

*“Guides always point out to the occupants in the raft that there is a seven-mile stretch running past several private homes and campgrounds that boaters are asked to treat as a quiet zone. That means that rafters have to try to not act like lunatics for about two hours, no mean feat for some people”*

Tom Stienstra, California Recreational Lakes & Rivers

## 2.3 Example Whitewater Venues

The idea of attracting additional recreation revenues to the Coloma-Lotus area by enhancing the paddle sports experience at HLP has been put forth in public workshops for both the El Dorado County Parks and Trails Master Plan and the HLP Conceptual Plan. In order to better understand the economic implications of such a change at HLP, this section reviews a selection of whitewater recreation venues in the Western United States. These example facilities are only a sampling of these types of venues; far more have been developed throughout the United States and in all regions of the country. Still more are under consideration or are in the planning and initial development stages. The listed venues provide insights into the character of these facilities as well as insights into potential economic impacts for local and regional communities. See Table 2.3-1. While this selection of whitewater recreation venues ranges from simple river enhancement to more significant in-stream projects there are several common attributes to keep in mind:

- The majority of identified whitewater recreation venues are located either in urban settings or in established destination resort communities.
- Community support for establishment of the whitewater recreation venue has, according to reviewed documents, been robust with a wide range of community leaders and tourism organizations supporting venue development.
- The majority of whitewater recreation venues feature multiple in-stream elements as well as multiple channels that allow for “play boating” as well as flow-through ongoing river use.
- The majority of venues have allowed host communities to develop river-oriented special events which attract destination participants and spectators thus generating economic impact through visitor expenditures in the host community.
- Depending on location, event promotion and visitor serving resources, special events can attract from 1,000 to 10,000 visitors over a three to seven day period.
- Reported annual community economic impact can reach well in excess of \$1 million annually.
- The seasonality for whitewater recreation venues is dependent on river flows with those areas enjoying consistent managed flows throughout the year most successful.
- Colorado has seized the whitewater recreation venue concept with mountain communities as well as the cities of Denver and Golden developing these facilities and enhancing local recreation economies with ongoing use and special events.
- An extensive study of the feasibility for a whitewater recreation venue in Oroville, California has been conducted and provides significant insight into the market for potential in this area; the project has acquired some initial funding but no construction has yet been

conducted. Other California locations have discussed and or studied whitewater opportunities.

- There are no purpose-built whitewater recreation venues in California to date.

Table 2.3-1: Example Whitewater Venues in the Western United States

	<b>Approx. Length</b>	<b>Number of Features</b>	<b>Construction Cost</b>
<b>Lyons, CO</b>	1/4 mile	8	\$130K
<b>Gunnison, CO</b>	1/4 mile	3	\$200K
<b>Vail, CO</b>	<500 feet	1	\$240K
<b>Missoula, MT</b>	<500 feet	1	\$300K
<b>Salida, CO</b>	1/4 mile	2	\$307K
<b>Golden, CO</b>	1/3 mile	12/ slalom course	\$380K
<b>Cascade, ID</b>	1/4 mile	3/ short slalom channel	\$500K
<b>Durango, CO</b>	1/4 mile	5	\$550K
<b>Buena Vista, CO</b>	1/2 mile	5	\$625K
<b>Sparks, NV</b>	1/4 mile	5	\$900K
<b>Glenwood Springs, CO</b>	<500 feet	14	\$900K
<b>Denver, CO</b>	<500 feet	6	\$1+Mil
<b>Casper, WY</b>	1/2 mile	4	\$2.0M
<b>Reno, NV</b>	1/2 mile	11/ 2 channels	\$2.8M
<b>Boise, ID (phase I completed)</b>	1/2 mile	Multiple planned	\$3.6M

*Source: EDAW Inc. for California Department of Water Resources, Feather River Whitewater Boating Opportunity Feasibility Study, Phase II, 2009; Chuck Nozicka Consulting 2013.*

The extensive whitewater venue feasibility study for the proposed project in Oroville, and conducted for the California Department of Water Resources, identified several factors that contribute to the economic viability of a whitewater venue. While these factors were oriented

to the Oroville project and the study of feasibility for that location, the viability factors listed will have application to any proposed whitewater facility including discussions pertaining to a venue at HLP. See Table 2.3-2.

Table 2.33-2: Viability Factors for Whitewater Venues

<b>River and Park Access</b>	Provides safe and convenient access to the water for boaters and, in the case of an in-stream park, protects the riverbank from adverse impacts of use (i.e. erosion, excess debris, vegetation impacts, etc.). Viability is enhanced if streamside paths and viewing locations are provided for spectators. Safe and convenient access also includes adequate parking to meet the park’s intended uses.
<b>Available Flow and Gradient</b>	Designed to function at a range of flows, from a few hundred cubic feet per second (cfs) to several thousand cfs. Judging by existing courses surveyed, the ideal gradient for an instream course appears to be in the range of 35 to 50 feet per mile (fpm), although parks have been built on streams with gradients as low as 10 fpm. The gradient designed into artificial courses may be somewhat steeper than instream courses, up to about 80 fpm. A viable park dependent on variable river flows (natural or dam- controlled) will have hydraulic features that function at most flow levels (low, moderate, and high flows), although the type of experience provided will change with changes in flow.
<b>Proximity to Population Centers and Urban Development</b>	Situated close to population centers large enough to supply an ample population of potential local park users, or, if not situated near any population centers, is in a community that attracts a significant population of non-local recreation visitors. A park’s viability is increased by a larger local population, a portion of whom might use the park regularly, and by proximity to developed residential and commercial areas that increase the convenience and visibility of the park, as well as providing opportunities for a greater impact on the local economy.
<b>Types and Levels of Difficulty of Boating Supported</b>	Provides for several types of kayaking and in most cases will be enhanced if rafting is also accommodated. Rafting is particularly important at most artificial channel parks, where fees are charged, in that it accounts for the greatest number of paying park users. A viable whitewater park should be usable by novice and/or intermediate level paddlers. A park that provides challenging features for advanced paddlers and a slalom course meeting competition standards will increase its viability by expanding the range of users and providing the potential for training and competitive events

*Source: EDAW Inc. for California Department of Water Resources, Feather River Whitewater Boating Opportunity Feasibility Study, Phase II, 2009.*

## Implications for HLP

The review of whitewater recreation venues provides a primary over-arching finding – the development of these venues while oriented to providing enhanced recreation access also serve as economic drivers for local communities. A similar facility at HLP has the potential to augment existing visitation and provide economic benefit to the Coloma-Lotus community. However, HLP with a whitewater recreation venue that may be located adjacent to the park, will need to be viewed in context of wider community planning and development issues. A whitewater recreation venue may generate increased visitation and as such may also affect the community and its businesses as well as year-round residents. While a signature facility can re-position HLP as well as the Coloma-Lotus area as a recreation destination, very careful consideration needs to be given to the capacity of the community to absorb increased visitation without damaging the character of the community which is part of the destination’s appeal. This includes but is not limited to impacts to traffic circulation, noise, environmental effects, demand for visitor services, access to restrooms, and conflicts with other park uses that are important to local residents.

*“For all of our natural wealth, whitewater kayaking as a whole is less observable and prominent in California. One reason for the gap is that while communities in many western states have built whitewater parks to revive river frontages, create greenbelts, clean up streambeds, improve fish habitat, and to provide outdoor recreation, California has for the most part watched this trend from behind. To date there is not a single significant whitewater park project constructed in California”*

Gauvin and Lautner, Adventure Sports Journal, 2010

## 2.4 Summary of Findings and Implications for HLP

The analysis presented in this chapter provides a range of findings that have direct implication for HLP planning and development. Additionally, the findings provide the basis for the HLP economic assessment.

*Market Trends.* National outdoor recreation trends for the types of activities available in the HLP region indicate sustainable to strong growth. Moreover, California demand for these activities indicates a shortage of supply. Finally, existing data regarding current use within the wider region that includes HLP indicate an active recreation population. These findings indicate that HLP may enhance the Coloma-Lotus community as a regional recreation destination.

*Visitation Patterns.* HLP enjoys a location proximate to major population centers and as such currently attracts significant numbers of non-resident users including a proportion arriving from distant California cities and including a small percentage from out-of-state. However, the park also functions as an important recreation resource for local residents, with two-thirds of week day users and one-half of weekend users arriving from within El Dorado County. While source population centers provide substantial opportunity for additional visitor attracting facilities, generating increased economic impacts for facility development will have to be balanced with local community needs and recreation preferences. Finally, changes in recreation visitation patterns have been mentioned in meetings and by individuals, with these changes trending toward casual users and those providing limited economic benefits to the local community. How this pattern may be affected by recreation facility development should be considered as part of ongoing project discussion.

*HLP as a Recreation Destination.* HLP functions as a community recreation amenity, a venue providing river access to resident and visiting recreation users, and as an event venue and community gathering place. More importantly, HLP is a significant venue for the overall Coloma-Lotus community and South Fork of the American River recreation region. Consideration of the park's role both in the wider recreation destination area as well as a stand-alone community recreation facility is essential for planning purposes. Economic opportunities related to visitor spending are greatest for events and park visits that bring people to the area for an extended stay, when lodging, meals, and services may be purchased. However, the quality of life for Coloma-Lotus area residents, and to some extent the resale desirability of their residential properties, is related to having continued access to high-quality local recreation opportunities and to appropriate management of the impacts from out-of-area visitation.

*HLP Whitewater Recreation Venue Development.* Whitewater recreation venues have been developed in communities throughout the Western United States, as well as throughout the nation, with reported significant economic benefits. The scale and nature of these venues vary, with many providing simple river flow features and others providing significant hydraulic enhancements including multiple channels and water features that can host multiple user types and volumes of use. HLP could host a modest whitewater enhancement program. However, as

an augment to existing destination use such a venue could help re-position HLP and the Coloma-Lotus area as a whitewater destination. Such an effort would require comprehensive planning, management, and a marketing program to attract a higher economic impact recreation market.

## 3.0 Opportunities and Constraints

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### 3.1 Overview

HLP currently attracts an estimated 34,000 user days per year with a substantial proportion arriving from outside El Dorado County, thus providing expenditures and associated economic benefits for the county economy. Enhancing this current use through improved or additional facilities at HLP includes a series of opportunity factors but also a range of constraints that should be considered.

### 3.2 Opportunities

The following outlines a range of opportunities for enhancing the local and regional economy through improvements and additions to facilities at HLP. Note that these opportunity factors consider the nature of the wider recreation region and, while focused on HLP contributions, must be viewed through this wider lens.

*Established Destination.* The Coloma-Lotus area and HLP have functioned as a recreation destination for decades, with the South Fork of the American River well established as a premier river recreation corridor in the United States. As a result HLP programming would help enhance existing destination recreation offerings rather than initiate a visitor sector for an unknown destination. Growing and shifting an existing market is significantly easier than start up destination development.

*Market Conditions.* Demand for proposed uses – especially river uses and a whitewater venue – is demonstrating robust growth nationally. Among California outdoor recreation users demand is significantly higher than national average and unmet demand – people who would participate more if facilities were available – is noteworthy. Moreover, the long term outlook for continued growth is positive as a result of new users entering the river recreation market and specifically paddle sport enthusiasts.

*Source Populations.* HLP is within range of several significant population centers including the urban centers of the Sacramento and San Francisco Bay Area.

*Existing Setting.* Access to the HLP area is easy via State highways and yet the park is located in a picturesque Sierra Nevada Foothills setting. In addition the small community of Coloma-Lotus provides an array of visitor serving facilities including river outfitters and guides, eating and drinking establishments, and camping and accommodations. HLP is located in the heart of this community and provides direct access to the South Fork of the American River and open turf area, walking paths, picnic tables, and playing fields.



*Special and Sports Events.* With particular attention to midweek and shoulder seasons, there may be an opportunity to increase park visitation and revenues as well as economic impacts for the local community. Improvements to the park that would support increased event capacity, such as parking and additional fields, could increase economic opportunities.

*River Resource.* The South Fork of the American River has been an established river destination for a wide variety of activities for decades. More importantly for this assessment, operating agreements held by water resource entities reportedly ensure adequate flows for recreation use from the spring through summer seasons.

*Capturing Beginner Paddle Sport Participants.* HLP facilities and easy river access can take advantage of reported entry level paddle sport interest by hosting guided tour operators, paddle sports lessons, and whitewater amenity events and thus may help maintain the Coloma-Lotus area as a primary destination for paddle sport enthusiasts.

*Community Participation.* Based on attendance at public workshops and conversations with project stakeholders there is ample community-wide interest for meaningful project discussions to occur. Moreover, local businesses have a direct economic interest in what may be developed at HLP since this park functions as a key facility within the community. Finally, El Dorado County as manager of HLP is the principal driver of community participation. Since there are strongly held and in some cases conflicting views among community members regarding the future of HLP, community participation will be a critical factor for moving any proposed projects at HLP forward and for ensuring that approved projects maintain long term environmental and economic sustainability.

### **3.3 Constraints**

There are certain conditions that provide challenges to proposed development and HLP related visitation.

*Shifting User Base.* Reported shifts in river use to casual use and associated declining per person economic impacts will be an ongoing challenge to economic benefit. Shifting use away from a low cost or no cost user to a higher impact user will require long term planning, management, and marketing efforts on the part of HLP and local stakeholder interests.

*Seasonality.* Extending the current peak summer travel season will be the HLP primary economic development challenge. In fact, a whitewater amenity may very well increase existing peak use. However, destination paddle sport enthusiasts do travel to western rivers for spring run-off season and an established whitewater venue may increase spring use thus extending the visitor season and associated economic impacts for the Coloma-Lotus community. Similarly, expanding special events and team sports use into the shoulder season may increase economic benefits but require additional staffing and maintenance costs.

*Location.* HLP is neither located within an urban setting nor in a four season destination resort community. As a result the area relies on marketing efforts that promote the rural lifestyle,

local agriculture, historic and natural resources, and the reputation of the South Fork of the American River to attract visitor oriented businesses, including restaurants, lodging, commercial river guides and outfitters, and special event planners.

*River Use Patterns.* If a whitewater recreation amenity primarily functions as a perceived casual day visit amusement “ride” the effort to re-position the region as a destination for paddle sport enthusiasts and increase economic impacts may be for naught. In addition, by attracting increased numbers of casual uses the facility could create conflict with whitewater river enthusiasts. This could result in a mass tourism profile with reduced economic impacts per visitor. Finally, any whitewater venue design will need to allow for shore side casual use, flow through river channel use, as well as “play boat” users and those attending special whitewater events. If all of these cannot be accommodated, the financial viability of the facility will be reduced.

*Community Recreation Use.* Several proposed uses including the whitewater venue may serve non-local populations; however, HLP serves as an important community recreation facility. Accordingly, any planned or expanded facilities and uses must address potential conflicts with community users and existing established visitation to avoid crowding-out community recreation use.

*Community Resident Impacts.* The tension between the need for economic activity and employment and the lifestyles of year round residents is a simple fact of life for anyone who chooses to live in a recreation community. This fact has played out all over the western United States in recent years. This is especially so when the resources attracting users are publicly owned and managed and multiple-use in nature. Recreation users will arrive to enjoy their chosen sport in these areas regardless of local objections. The best solution is cooperative planning, management, and marketing to attract the highest economic impact user, educate the user about the local environment and community, and foster a sense of stewardship among visitors through education and interpretation and thus limit negative impacts.

*Investment Funding.* All of the discussed development projects will need public and private financing for site planning, construction, operations, and marketing. The ability to fund these aspects of future HLP development solely on park user fees is highly unlikely. The required investment will not be inconsequential. Finding sources for investment capital either via public funds, grants, or willing private investors will be a challenge.

*Integrated Planning and Development.* Future planning for all improvements at HLP, including any whitewater venue, will need to occur within the context of a wider community and County planning process. The Coloma-Lotus recreation node is an established recreation economic engine, albeit a modest one at present. In order to ensure long term sustainability for the environment, the community, residents’ quality of life, and those who depend on the recreation economy for their livelihoods, an integrated approach that addresses all of these elements will be necessary.

## 4.0 Economic Assessment

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### 4.1 Economic Impacts

Economic impacts accruing to local economies are principally derived from expenditures by those arriving from out-side the region – in the case of this assessment from outside El Dorado County. Of critical importance for local community costs and resident quality of life is the level of economic benefit per visitor. In other words, those visitors that spend the most per visit provide a greater economic that may offset negative community impacts such as crowding, community maintenance, environmental damage, and law enforcement. In fact, community recreation and tourism development goals for destination communities generally seek to have the visiting user provide economic benefit well in excess of community costs and environmental and lifestyle impacts. Minimizing negative impacts while providing a long term stable recreation economy is the essence of sustainable recreation and tourism development. Finally, travel impacts generate three types of economic benefit. Note that for purposes of the following discussion we focus on direct expenditures. Other indirect and induced secondary impacts can be assumed to occur but are not reviewed, with the definitions provided for context.

*Direct Impacts.* Represent the employment and earnings attributable to travel expenditures made directly by travelers at HLP and at businesses in the Coloma-Lotus area. Note that these impacts include related tax receipts accruing to El Dorado County and the State of California.

*Secondary (Indirect) Impacts.* Represent the employment and earnings associated with industries that supply goods and services to the direct businesses (i.e., those that receive money directly from travelers).

*Secondary (Induced) Impacts.* Represent the employment and earnings that result from purchases for food, housing, transportation, recreation, and other goods and services made by travel industry employees, and the employees of the indirectly affected industries.

These categories of economic impacts are used to describe those benefits that the local economy enjoys from importing non-local visitor dollars – for purposes of this report, expenditures that may be related to recreation use at HLP. In other words, these are the benefits that the HLP facility provides or contributes to the local economy as a result of attracting and serving non-local recreation users. Resident expenditures are not considered as import dollars since resident recreation expenditures stay within the El Dorado economy whether they are at HLP or spent on other in-county recreation uses.

To the extent that HLP can attract local recreation users for activities that they might seek elsewhere the park does reduce “economic leakage” out of the El Dorado economy; however, this is a discussion well beyond the scope of this review. Finally, the park itself benefits from entry and use fees; however, note that fees are an aggregated operational consideration and do not typically distinguish between both non-local visitors and residents.

## 4.2 Travel Spending in El Dorado County

The following table illustrates the role of the recreation and tourism industry in the El Dorado County economy. Table 4.1-1 shows El Dorado County Visitor Spending and Related Impacts, 2006-2011 and provides a detailed summary of the economic impacts directly derived from visitor spending in El Dorado County. As shown below, visitor spending has been in decline from a high in 2006 throughout the recessionary period. However, reported impacts for 2011 indicate a slight rebound which will hopefully continue during the recovery. HLP and the Coloma-Lotus area play a role in this county-wide economic sector. Projects such as those discussed during the HLP concept planning process can assist with attracting returning recreation users and increased new visitation to ensure the area's economic vitality.

Table 4.21-1: El Dorado County  
Economic Impacts of Travel (2006-2011)

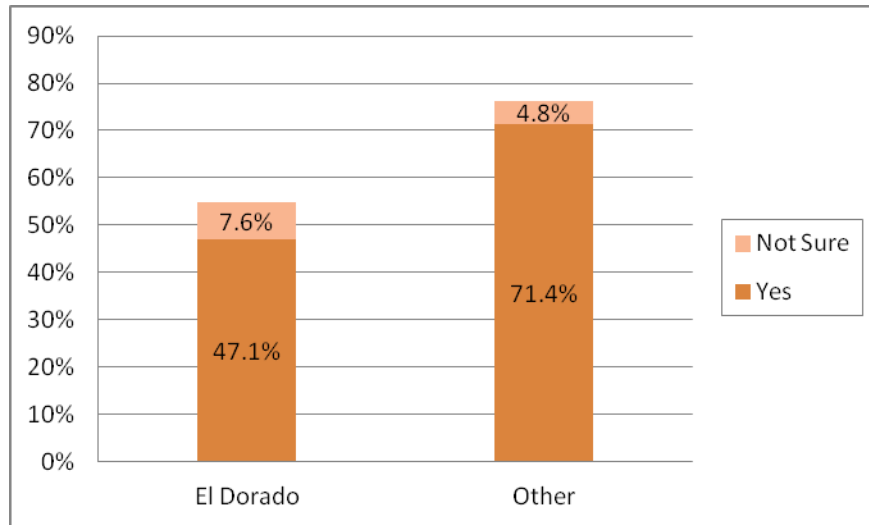
	Visitor Spending (\$Million)	Earnings (\$Million)	Employment (Jobs)	Tax Receipts (\$Million)	
				Local	State
<b>2006</b>	638.4	235.6	10,240	14.4	36.8
<b>2007</b>	616.3	230.2	9,070	13.6	35.3
<b>2008</b>	612.1	228.8	8,590	13.3	34.7
<b>2009</b>	562.6	218.1	8,300	11.5	33.6
<b>2010</b>	524.5	196.0	7,400	10.3	32.3
<b>2011</b>	559.6	204.0	7,800	10.7	33.2

Source: Dean Runyan Associates, 2013

## 4.3 HLP Visitor Spending

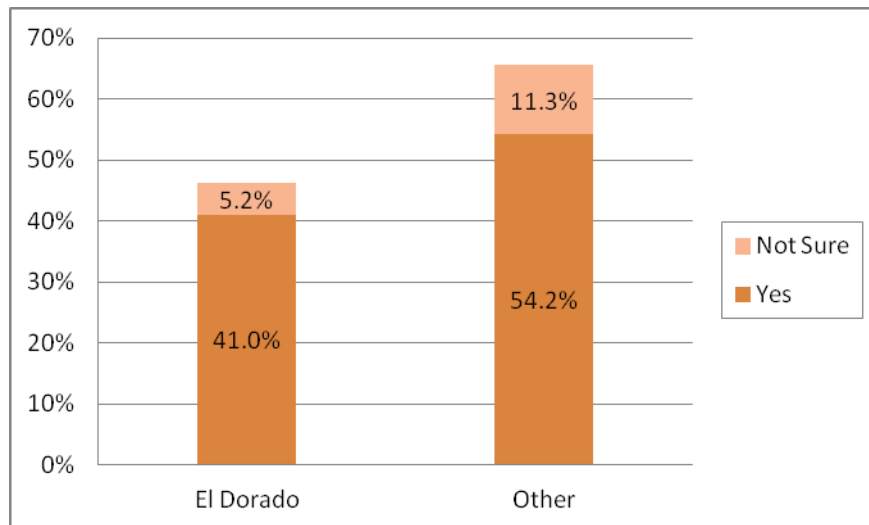
During the data gathering exercise for this report, HLP entry booth staff asked visitors if they made or planned to make any expenditure in the local area. While not a scientific survey sample, we can assume that these findings indicate HLP visitors are providing economic impacts to the local community similar to those shown. Note that this does not mean that HLP is the sole reason those contacted spent money in the local area, they simply indicated that they made expenditures as part of their visit which included time at HLP. See Figures 4.2-1 and 4.3-2. As would be expected a larger percentage of non-local visitors made expenditures in the local area compared to County residents.

Figure 4.3-1: Made Expenditures in HLP Area During Week Day Visit By El Dorado County Resident and Other Non-locals



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

Figure 4.2-6: Made Expenditures in HLP Area During Weekend Day Visit By El Dorado County Resident and Other Non-local



Source: HLP Visitor Entry Counts, 2013; Chuck Nozicka Consulting

## 4.4 Average Daily Visitor Spending

Economic impacts are primarily determined by gathering daily expenditure information, usually by travel party. Average daily visitor party spending is used to represent expenses made within the region. As shown in Table 4.4-1 below, visitor parties who stay overnight spend on average about \$133 (per travel party per night). Day visitors from outside the region, those who travel at least 50 miles (one way), spend nearly \$68 per day. Note that data published for two California parks indicates that those parties staying in commercial accommodations spend more than twice as much as those camping overnight.

Table 4.4-1: Average Daily Visitor (per Party) Spending  
By Overnight and Day Visit

	Day Visit	Overnight All	Camping	Hotel/Motel
<b>National Forest Service</b>	\$61.08	\$118.76	--	--
<b>California State Parks</b>	\$55.81	\$147.84	--	--
<b>California Domestic</b>	\$105.68	\$133.71	--	--
<b>Joshua Tree National Park</b>	\$53.66	--	\$86.08	\$215.59
<b>Sequoia-Kings National Parks</b>	\$62.00	--	\$67.10	\$197.70
<b>AVG.</b>	\$67.65	\$133.44	\$76.59	\$206.65

*Sources: National Forest Service, National Park Service, California Travel and Tourism Commission, Dean Runyan Associates, Chuck Nozicka Consulting*

## 4.5 Potential Economic Impacts

As indicated by the 2013 visitor counts, HLP hosts a substantial number of non-local visitors to the Coloma-Lotus area. When we look at the reported percentages of those who visit HLP from outside the area (see Figure 2.2-3 and 2.2-4 in Chapter 2), it is reasonable to assume that on week days one-third of visitors are non-local and on weekend days one-half are non-local given the existing level of recreation infrastructure available at HLP. Moreover the majority of non-local HLP visitors report making expenditures in the local area at present. Accordingly, this visitation generates travel spending in the form of business receipts within the local communities. Portions of these receipts will then be spent by community business within the region for labor and supplies. Employees of these businesses will, in turn, spend a portion of their earnings on local goods and services, as well. This re-spending of travel-related revenues creates the described secondary (indirect and induced) impacts.

Since HLP primarily functions as a peak summer weekend destination any uses that can increase summer midweek use and shoulder season use – spring and fall visitation – will increase local economic impacts. Expanding midweek and seasonal use will increase overall annual expenditures and associated benefits that may accrue to the El Dorado economy. In

addition, for each expanded recreation use, HLP will also generate increased entry and special use fees.

*Special Events.* To the extent that HLP hosts special events such as music festivals and cultural fairs attending non-local participants can be expected to contribute to the local economy. Enhancing existing events or adding new events will increase economic impacts accordingly. In addition, expansion of special events may increase the revenues generated by for HLP as a hosting venue though increased entry fees, special events permit fees, and vendor fees. Of course increasing use also increases related costs – first, operation and maintenance cost for local community; secondly, staffing and maintenance at HLP itself. There is also an impact on local resident lifestyles due to traffic, crowding at local recreation facilities, and other impacts such as noise and security.

As a result it may be advisable to target those events that can be most compatible with local resident and community culture and preferences – for example acoustic versus electric music events or limiting event size. Given existing peak summer use, additional special event scheduling may also be focused on the shoulder seasons to extend use days and associated revenue by month. In addition, as part of an overall community and HLP development effort it may be useful to identify creative event ideas that will attract non-local visitors who make expenditures within the community. Strategies such as building on existing interest in Apple Hill and the El Dorado farm trail program to develop an agritourism event such as a farm-to-fork festival may attract new visitors while serving as community compatible use, with HLP providing a community event venue and generating associated on-site revenues.

Potential special event spending could be significant for the local economy. For example, if one assumes a very modest three-day event would attract 1,000 participants and spectators per day (3.0 persons per visitor party), and that 50% of these attendees arrive from outside El Dorado County (the current weekend day estimate) we arrive at 167 non-local visitor parties per day. If we attribute modest average daily average expenditure of \$100 per non-local party (a combination of day visitors, camping, and commercial accommodation users) local businesses would enjoy direct expenditures of \$50,000 circulating through the community for that modest 3-day event. See Table 4.5-1.

Table 4.5-1: Example Event Spending

<b>Total daily attendance</b>	1,000
<b>Non-local visitors</b>	500
<b>Visitor parties (3.0 person per party)</b>	1,670
<b>Daily expenditures (\$100 average)</b>	\$16,700
<b>3-day event visitor parties</b>	500
<b>Total non-local expenditures</b>	\$50,000

*Source: Chuck Nozicka Consulting*

*River Venue Use.* Access to the South Fork of the American River is one of the unique attractions that brings non-local visitors to HLP and the Coloma-Lotus area. Improvements at HLP targeting this population can be expected to attract increased numbers of and/or percentages of non-local visitors to the Coloma-Lotus area. This will be especially so for paddle sport enthusiasts who may travel to the area to participate in “play boating” at a whitewater venue or watch those boaters from the shoreline. Similarly a whitewater venue may provide an opportunity to introduce new users to paddle sports and create an expanded destination visitor base for the area. Using similar numbers as the above special event scenario, we can assume that river-oriented events could generate similar visitor expenditures.

*Sports and Ball Field Use.* Reportedly participation in existing sports leagues is largely by local residents, and since expenditures are made from those within El Dorado County community existing economic impacts accruing to the county are minimal. However, by providing a community recreation venue HLP fulfill its purpose as a community supported recreation amenity and community resource. For HLP, sports activities do provide revenues in the form of organization use and entry fees. However, to the extent that special sports-related events such as regional tournaments that attract non-local participants to HLP, economic impacts can be generated for the park and local community. This may be especially so for multi-day tournaments that can generate overnight stays and related spending in the local area.

*Special Uses.* Parks typically generate revenues from group use and by providing venues for special events such as weddings, family gatherings, and business and organization events. HLP with its location along the American River is suited to these types of special uses. Of course special uses can restrict public access at use venues so special uses need to be scheduled when conflicts with regular peak season visitation may be limited.

### **Implications for HLP**

By providing recreation amenities and river access HLP already provides an economic impact to the local and regional economy. To the extent that additional amenities can be developed and can attract increased numbers and percentage of non-local visitors, HLP can provide an increased economic benefit for the Coloma-Lotus community and the wider El Dorado County economy. Similarly, increased activity at the HLP site will generate enhanced revenues for the park and El Dorado County recreation programming. The magnitude of that contribution will depend on the type and nature of amenities improved or added and the efforts by the local community, stakeholders, businesses, and El Dorado County. In addition, coordinating HLP hosted events with community interests and objectives can leverage any improvements at HLP and promote the Coloma-Lotus area as a premier destination for a variety of organized recreation and special uses including paddle sport and other outdoor recreation experiences. Since community quality of life has been an ongoing aspect of project discussion expanding amenities and activity at HLP will require ongoing community input. In addition, any new activities will need to avoid crowding-out existing uses or creating user conflicts.



## 5.0 Conclusions and Observations

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As a result of this economic assessment, we have identified several primary findings that provide context for the economic impacts that could accrue to the region as a result of improvements to HLP.

*Market demand conditions are positive.* Demand for all identified outdoor recreation opportunities is growing, including robust interest in paddle sport opportunities and an identified latent demand for these opportunities within California. Given a static supply of river recreation access and facilities, increased demand, and presumed continued future economic expansion, HLP and the associate Coloma-Lotus area possesses the attributes that can attract additional destination travelers. Moreover, a whitewater venue at HLP will be – depending on the status of similar discussions in other communities – the first California based purpose-built whitewater venue.

*Noteworthy economic contribution.* HLP already provides the region with an economic benefit serving a high proportion of non-local visitors and by providing those visitors river access and other outdoor amenities, team sports, and special events. As a critical component for the Coloma-Lotus recreation area HLP plays its role well. However, as a location for added outdoor recreation activities and events HLP may further enhance its economic impact. Furthermore, proposed improvements at HLP may extend the visitor season beyond the summer peak pattern – principally through destination spring season paddle sport visitation and events, shoulder season special events, and sports tournaments.

Specifically, as a whitewater recreation venue, HLP can dramatically contribute to the community visitor industry and provide wider economic impacts to area businesses who serve this outdoor recreation market. We anticipate that a purpose-designed and built in-stream whitewater venue will have a significant impact on the local community both in terms of direct visitor expenditures but also for community image, branding and marketing, local recreation amenities, business reinvestment, and for re-positioning Coloma-Lotus as a premier whitewater destination. However, these benefits must be carefully weighed against the costs to the local community such as competition for access to HLP and the river, increased traffic, and environmental impacts.

*Challenges remain.* Discussions in public meetings indicate noteworthy challenges to developing HLP as an expanded recreation use and whitewater venue. Significant additional study of the river corridor and including but not limited to engineering, environmental impact, and detailed demand forecasting and economic impact analysis will be needed. In addition, not all community members may be fully enthusiastic about new development at HLP and the impact it may have on the Coloma-Lotus community. Surely visitation patterns will change, hopefully but not assuredly for the better unless a comprehensive effort is engaged. Planning, development, and marketing efforts at the highest level of integration and implementation will likely be required if destination visitors are to be enticed to make the travel investment. Finally,

any major improvements at HLP will require significant funding. There is robust competition for funding for public projects ranging from transportation infrastructure improvements to natural resource preservation. Decision makers will need to weigh the benefits of expending public funds on HLP projects against the many other worth public projects.

*Comprehensive HLP/Coloma-Lotus Recreation and Tourism Planning.* As has been mentioned with repetition throughout this review, HLP functions as part of a wider recreation destination area and as such it is difficult to limit economic impacts solely to HLP. In addition, given the potential visitation impacts to the Coloma-Lotus community a thorough and comprehensive planning effort is highly recommended including all the issues such a regionally based effort would entail. To begin we suggest that a statistically viable visitor profile is developed including primary research such as surveys at HLP and associated sites in the area. In addition, a range of issues should be concurrently studied and integrated into an overall vision, including but not limited to community economic development and marketing, way finding, parking and day use area placement and design, protected pedestrian and cycling access, and integration with others sites such as Marshall Gold Discovery Park. As part of this planning effort we would also encourage work with the El Dorado Visitors Authority and other economic development entities to identify events or facilities that may be jointly attracted to HLP to generate revenues for the HLP as well as expenditures for the El Dorado County travel and hospitality sector. This brief economic review as a companion to the HLP Concept Plan will hopefully inform ongoing discussion about the future of HLP and its role in the community. However, we also hope that this process will encourage discussion about overall planning in this remarkable community that functions as a much loved home to rural residents and a recreation destination.

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## Appendix F - Estimates of Improvement Costs

DESCRIPTION	APPR QUAN	UNITS	UNIT PRICE	AMOUNT
Water meter	1	EA	\$4,000.00	\$4,000.00
Backflow device	2	EA	\$6,000.00	\$12,000.00
Booster pump assembly	1	EA	\$18,000.00	\$18,000.00
Electrical meter	1	EA	\$6,000.00	\$6,000.00
Trenching and backfill for electrical	1600	LF	\$25.00	\$40,000.00
Asphalt paving, 2.5" AC	500	TON	\$120.00	\$60,000.00
Aggregate base, 6" AB	1160	TON	\$50.00	\$58,000.00
Striping and marking	1	LS	\$3,000.00	\$3,000.00
Roadway Excavation and Grading	3556	CY	\$50.00	\$177,777.78
Irrigation mainline	1600	LF	\$25.00	\$40,000.00
Potable water line	1600	LF	\$18.00	\$28,800.00
Sewerline	1600	LF	\$50.00	\$80,000.00
Stormwater detention wetland	1	LS	\$12,000.00	\$12,000.00
subtotal				\$539,577.78
20% contingency				\$107,915.56
<b>Total with contingency</b>				<b>\$647,493.33</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Asphalt paving, 2.5" AC	488	TON	\$120.00	\$58,500.00
Aggregate base, 6" AB	1131	TON	\$50.00	\$56,550.00
Striping and marking	1	LS	\$5,000.00	\$5,000.00
Excavation and Grading	1156	CY	\$50.00	\$57,777.78
Curbs and gutters	1380	LF	\$28.00	\$38,640.00
Concrete sidewalk	7740	SF	\$8.00	\$61,920.00
Storm drain pipe	300	LF	\$50.00	\$15,000.00
Outfall grate	1	EA	\$1,300.00	\$1,300.00
Cobble lined outfall	50	SF	\$32.00	\$1,600.00
24"x24" area drain	4	EA	\$2,000.00	\$8,000.00
24x36 drop inlet	1	EA	\$2,800.00	\$2,800.00
Trees	40	EA	\$150.00	\$6,000.00
Irrigation	7000	SF	\$3.50	\$24,500.00
subtotal				\$337,587.78
20% contingency				\$67,517.56
<b>Total with contingency</b>				<b>\$405,105.33</b>





DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Prefabricated restroom building	1	EA	\$80,000.00	\$80,000.00
Potable water line	150	LF	\$18.00	\$2,700.00
Sanitary Sewer line	390	LF	\$50.00	\$19,500.00
Concrete pad	1650	SF	\$8.00	\$13,200.00
subtotal				\$115,400.00
20% contingency				\$23,080.00
<b>Total with contingency</b>				<b>\$138,480.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Tennis court curb	680	LF	\$30.00	\$20,400.00
Tennis court asphalt (2.5" AC)	313	TON	\$130.00	\$40,625.00
Tennis court base (6" AB)	725	TON	\$68.00	\$49,300.00
Tennis court surfacing	20000	SF	\$1.75	\$35,000.00
Tennis court striping	1	LS	\$1,000.00	\$1,000.00
Tennis court 10' chain link fence w/wind fabric	680	LF	\$85.00	\$57,800.00
Concrete sidewalks (6') at tennis courts	2400	SF	\$10.00	\$24,000.00
Concrete stairway at tennis courts	1	LS	\$30,000.00	\$30,000.00
Basketball standard	4	EA	\$2,700.00	\$10,800.00
Basketball court curb	500	LF	\$30.00	\$15,000.00
Basketball court asphalt (2.5" AC)	188	TON	\$130.00	\$24,375.00
Basketball court base (6" AB)	435	TON	\$68.00	\$29,580.00
Basketball court surfacing	12000	SF	\$1.75	\$21,000.00
Basketball court striping	1	LS	\$1,500.00	\$1,500.00
Basketball court 3' chain link fence	270	LF	\$45.00	\$12,150.00
Concrete Sidewalks (6') at Basketball court	1260	SF	\$10.00	\$12,600.00
Concrete Stairway at Basketball court	1	LS	\$20,000.00	\$20,000.00
subtotal				\$405,130.00
20% contingency				\$81,026.00
<b>Total with contingency</b>				<b>\$486,156.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Concrete Pad (4")	1500	SF	\$8.00	\$12,000.00
Picnic shelters	2	EA	\$50,000.00	\$100,000.00
Picnic tables	12	EA	\$2,400.00	\$28,800.00
Barbeque Grills	2	EA	\$1,000.00	\$2,000.00
Trash Receptacles	4	EA	\$1,500.00	\$6,000.00
subtotal				\$148,800.00
20% contingency				\$29,760.00
<b>Total with contingency</b>				<b>\$178,560.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Permeable Pavers (4")	2422	SF	\$14.00	\$33,908.00
Picnic shelters	1	EA	\$50,000.00	\$50,000.00
Picnic tables	6	EA	\$2,400.00	\$14,400.00
Barbeque Grills	1	EA	\$1,000.00	\$1,000.00
Trash Receptacles	2	EA	\$1,500.00	\$3,000.00
Concrete Sidewalks (6')	600	SF	\$10.00	\$6,000.00
Drinking fountain	1	EA	\$8,800.00	\$8,800.00
1" Potable water line	410	LF	\$18.00	\$7,380.00
Bike rack	1	EA	\$1,250.00	\$1,250.00
subtotal				\$125,738.00
20% contingency				\$25,147.60
<b>Total with contingency</b>				<b>\$150,885.60</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Children's play structure	1	EA	\$80,000.00	\$80,000.00
Tot play structure	1	EA	\$60,000.00	\$60,000.00
Climbing boulders	4	EA	\$6,000.00	\$24,000.00
Decorative safety fence	105	LF	\$120.00	\$12,600.00
Engineered Wood Fiber	248	CY	\$70.00	\$17,370.37
Concrete Curb	360	LF	\$35.00	\$12,600.00
Concrete Ramp	1	EA	\$2,100.00	\$2,100.00
Subsurface drainage	300	LF	\$46.00	\$13,800.00
subtotal				\$222,470.37
20% contingency				\$44,494.07
<b>Total with contingency</b>				<b>\$266,964.44</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
Frisbee Golf Goals	9	EA	\$750.00	\$6,750.00
Tee markers (4/hole + spares)	72	EA	\$20.00	\$1,440.00
Overall course map	1	EA	\$2,000.00	\$2,000.00
Rules sign	1	EA	\$500.00	\$500.00
Individual hole maps	9	EA	\$500.00	\$4,500.00
Grading/earthwork	100	CY	\$50.00	\$5,000.00
Tree removal	9	EA	\$750.00	\$6,750.00
Tree planting	54	EA	\$150.00	\$8,100.00
subtotal				\$35,040.00
20% contingency				\$7,008.00
<b>Total with contingency</b>				<b>\$42,048.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
<b>EXISTING AREA</b>				
Benches	8	EA	\$2,000.00	\$16,000.00
Trash Receptacles	8	EA	\$1,500.00	\$12,000.00
				\$0.00
subtotal				\$28,000.00
20% contingency				\$5,600.00
<b>Total with contingency</b>				<b>\$33,600.00</b>
<b>EXPANSION AREA</b>				
Benches	12		\$2,000.00	\$24,000.00
Trash Receptacles	12		\$1,500.00	\$18,000.00
				\$0.00
subtotal				\$42,000.00
20% contingency				\$8,400.00
<b>Total with contingency</b>				<b>\$50,400.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
<b>Trail connection to Hwy 49</b>				
- Stabilized DG trail (3' wide)	1800	LF	\$12.00	\$21,600.00
- Signage at Hwy 49	1	EA	\$1,000.00	\$1,000.00
- culverts (5)	5	EA	\$3,500.00	\$17,500.00
- concrete stairway	1	LS	\$15,000.00	\$15,000.00
subtotal				\$55,100.00
20% contingency				\$11,020.00
<b>Total with contingency</b>				<b>\$66,120.00</b>
<b>River Access Improvements</b>				
- Boulders	60	TON	\$300.00	\$18,000.00
- Stabilized DG trail (3' wide)	300	LF	\$12.00	\$3,600.00
- Signage	1	LS	\$2,000.00	\$2,000.00
subtotal				\$23,600.00
20% contingency				\$4,720.00
<b>Total with contingency</b>				<b>\$28,320.00</b>
<b>Monroe Ridge Connection</b>				
- Kiosk with signage	1	EA	\$15,000.00	\$15,000.00
- Cleared trail (3' wide)	5200	LF	\$2.00	\$10,400.00
- Dog waste station	1	EA	\$300.00	\$300.00
- Trash receptacle	1	EA	\$1,500.00	\$1,500.00
- Bench	1	EA	\$2,000.00	\$2,000.00
- Boulders (for stabilization)	5	TON	\$300.00	\$1,500.00
- Culverts	6	EA	\$3,500.00	\$21,000.00
subtotal				\$51,700.00
20% contingency				\$10,340.00
<b>Total with contingency</b>				<b>\$62,040.00</b>
<b>Wetland Mitigation Area</b>				
- Stabilized DG trail (3' wide)	1000	LF	\$12.00	\$12,000.00
- Boardwalk, 5' wide	50	LF	\$250.00	\$12,500.00
- Overlook	400	SF	\$55.00	\$22,000.00
- Overlook benches	20	LF	\$150.00	\$3,000.00
subtotal				\$49,500.00
20% contingency				\$9,900.00
<b>Total with contingency</b>				<b>\$59,400.00</b>
<b>Park Expansion Area</b>				
- Cleared trail (3' wide)	2000	LF	\$2.00	\$4,000.00
- Boulders (for stabilization)	5	TON	\$300.00	\$1,500.00
- Culverts	6	EA	\$3,500.00	\$21,000.00
- Signage	1	LS	\$2,000.00	\$2,000.00
subtotal				\$28,500.00
20% contingency				\$5,700.00
<b>Total with contingency</b>				<b>\$34,200.00</b>



DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
<b>West Park</b>				
- Stabilized DG trail (4' wide)	2250	LF	\$16.00	\$36,000.00
- Boardwalk (5' wide)	250	LF	\$250.00	\$62,500.00
- Signage	1	LS	\$2,000.00	\$2,000.00
subtotal				\$100,500.00
20% contingency				\$20,100.00
<b>Total with contingency</b>				<b>\$120,600.00</b>
<b>Grand Total</b>				<b>\$370,680.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
<b>River Bank Stabilization</b>				
- Boulder riprap/control structures	100	TON	\$300.00	\$30,000.00
- Willow pole planting	3000	SY	\$24.00	\$72,000.00
- Riparian trees	100	EA	\$150.00	\$15,000.00
- Riparian shrubs	400	EA	\$25.00	\$10,000.00
- Temporary irrigation	40000	SF	\$3.10	\$124,000.00
- Post and cable fencing	100	LF	\$16.00	\$1,600.00
- Signage	1	LS	\$2,000.00	\$2,000.00
subtotal				\$254,600.00
20% contingency				\$50,920.00
<b>Total with contingency</b>				<b>\$305,520.00</b>
<b>Interpretive Signage</b>				
- Pedestal base interpretive signs	12	EA	\$1,600.00	\$19,200.00
subtotal				\$19,200.00
20% contingency				\$3,840.00
<b>Total with contingency</b>				<b>\$23,040.00</b>
<b>Grand Total</b>				<b>\$328,560.00</b>

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
<b>CEQA</b>				
- IS/MND	1	LS	\$25,000.00	\$25,000.00
- Technical Studies				
+ Cultural	1	LS		\$0.00
+ Biological Resource Assessment	1	LS	\$4,000.00	\$4,000.00
+ Wetland delineation	1	LS	\$9,000.00	\$9,000.00
+ Traffic	1	LS		\$0.00
+ Noise	1	LS		\$0.00
<b>subtotal</b>				<b>\$38,000.00</b>
<b>Construction Documents for Tier 1 Projects</b>				
- Construction plans & specifications	1	LS	\$12,000.00	\$20,000.00
- Hydrologic/Hydraulic study	1	LS	\$8,000.00	\$8,000.00
- Arborist survey	1	LS	\$8,000.00	\$8,000.00
- Topographic survey	1	LS	\$8,000.00	\$8,000.00
- Geotechnical survey	1	LS	\$800.00	\$800.00
- Construction management services	1	LS	\$6,000.00	\$6,000.00
<b>subtotal</b>				<b>\$50,800.00</b>
<b>Tier 1 Permits</b>				
- 404 Permit	1	LS	\$12,000.00	\$12,000.00
- 401 Permit	1	LS	\$3,500.00	\$3,500.00
- SAA	1	LS	\$3,500.00	\$3,500.00
- Tree Permit	1	LS	\$1,500.00	\$1,500.00
<b>subtotal</b>				<b>\$20,500.00</b>
<b>Construction Documents for Tier 2 Projects</b>				
- Construction plans & specifications	1	LS	\$40,000.00	\$40,000.00
- Arborist survey	1	LS	\$8,000.00	\$8,000.00
- Topographic survey	1	LS	\$8,000.00	\$8,000.00
<b>subtotal</b>				<b>\$56,000.00</b>
<b>Tier 2 Permits</b>				
- 404 Permit	1	LS	\$8,000.00	\$8,000.00
- 401 Permit	1	LS	\$3,500.00	\$3,500.00
- SAA	1	LS	\$3,500.00	\$3,500.00
- Tree Permit	1	LS	\$1,500.00	\$1,500.00
<b>subtotal</b>				<b>\$16,500.00</b>
<b>Construction Documents for Tier 3 Projects</b>				
- Construction plans & specifications	1	LS	\$120,000.00	\$120,000.00
- Arborist survey	1	LS	\$10,000.00	\$10,000.00

DESCRIPTION	APPR QUANT	UNITS	UNIT PRICE	AMOUNT
- Topographic survey	1	LS	\$18,000.00	\$18,000.00
<b>subtotal</b>				<b>\$148,000.00</b>
<b>Tier 3 Permits</b>				
- 404 Permit	1	LS	\$9,000.00	\$9,000.00
- 401 Permit	1	LS	\$3,500.00	\$3,500.00
- Tree Permit	1	LS	\$1,500.00	\$1,500.00
- SWPPP	1	LS	\$5,000.00	\$5,000.00
<b>subtotal</b>				<b>\$19,000.00</b>
<b>Feasibility Study for Limited Whitewater Improvements</b>				
	1	LS	\$25,000.00	\$45,000.00
<b>subtotal</b>				<b>\$45,000.00</b>