

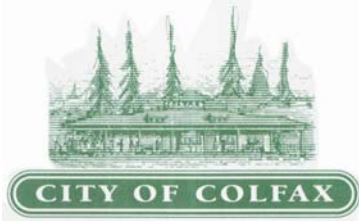
FINAL

COLFAX AREA

PARKS AND RECREATION MASTER PLAN 2007-2022

NOVEMBER 2007





Colfax Area Parks and Recreation Master Plan

2007 – 2022



ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

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Executive Summary

The Colfax Parks and Recreation Master Plan examines the City's current park and recreation resources and needs providing a park and recreation guide for the City based on today's needs and future needs projected over the next 15 years. The Master Plan provides a cost estimate and funding analysis to provide the City with a strategy of how to implement the projects outlined by this document.

The Master Plan includes evaluation of a portion of the unincorporated area around the City under the jurisdiction of Placer County. Placer County Parks and Grounds Division has divided the unincorporated area of the County into several Recreation Areas for planning purposes. The Colfax Parks and Recreation Master Plan includes Recreation Areas 3, 12, and 14 adding the communities of Weimar, Applegate, Gold Run, Dutch Flat, and Baxter.

To date, the City of Colfax has not prepared a Parks and Recreation Master Plan. Consequently the City has not had a guide, tool, or standard in place for parks, trails, facility development, land acquisition, recreation programs, operations, or developer fee standards.



Downtown Colfax

The Colfax community, much like other nearby areas of Placer County has been experiencing pressure to grow and as population in the area rises the City and County have recognized the need to have a plan in place to guide the growth, development, and expansion of City and County parks and recreation facilities and services.

The area immediately around the Colfax city limits is primarily rural in character. The rural quality and forested regions around Colfax enrich the community's sense of identity. Careful planning will be needed to balance future development with preservation of the oak woodlands, creeks, coniferous forests, and meadows and other open space amenities as the City grows. Having a system of park oriented public spaces and trails are an important part of the quality of life and add long term value to the community.

This Master Plan provides an overview of the City's and County's existing resources, assesses the current and future recreation program and facility needs of the community for the next 15 years, and provides recommendations for how the City and County can best meet these needs.



Community Meeting

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

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

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

This Master Plan calls for over five million dollars in capital improvements within the City and just under fifteen million dollars in capital improvements within the County. The improvements are identified for implementation over the next fifteen years. While the City and County have the financial resources to address a few of the most important of these projects for the next several years, many significant projects and operations and maintenance are not adequately funded. Both agencies must

secure significant additional funding over the next fifteen years if each agency wishes to implement all of the capital projects identified in this Plan.

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

Implementation of this Master Plan addresses capital projects and equipment, program support, and operations and administration. For the City of Colfax, the City Manager is the primary person responsible for coordinating the components of the implementation plan, with support from staff, and guidance from the City of Colfax Parks and Recreation Commission. For Placer County, the County Parks Administrator is the primary person responsible for coordinating the components of the implementation plan, with support from staff, and guidance from Placer County Department of Facility Services and Placer County Parks and Grounds Division.

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



Colfax Lions Children's Park

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Chapter 1

Introduction

Purpose of the Master Plan

This Master Plan provides a strategic analysis of existing and projected recreation needs and facilities for the City of Colfax, and the portions of unincorporated Placer County contained in the County's recreation planning areas 3, 12, and 14 (Figure 1). Recreation resources within both jurisdictions are considered in this single plan because people living throughout the plan area routinely use City and County recreation facilities and programs irrespective of the jurisdiction in which they reside. Combining both City and County resources in this Master Plan facilitates resource sharing and better integration of planning efforts for the most cost-effective solutions to meeting recreation needs in a manner that truly reflects patterns of use and demand.

The recommendations in this Master Plan address anticipated recreation needs for the next 15 years. Determining these needs accurately depends on understanding both the overall projections for growth in the plan area as well as the demographic composition of the population. Currently about 1,825 people reside in Colfax. Approximately 12,166 people live in the remainder of the plan area either in the unincorporated communities of Baxter, Alta, Dutch Flat, Gold Run, Weimar, Clipper Gap, and Applegate, or the outlying rural areas.¹ The resident population is expected to increase as people in the Sacramento and San Francisco urban area continue to move to the foothills in search of new housing opportunities or more livable communities.



Colfax Ballpark Complex

¹ Sacramento Area Council of Governments (SACOG), Travel Model Run, January 2007.

In the period from 2000 to 2006, the population of Colfax alone increased by approximately 3.1% annually with the addition of approximately 305 new residents.² Once the City's Sewage Treatment Plant upgrades are complete and on-line in 2008, more growth is expected. The plan area is located just to the east of the most rapidly growing communities in Placer County and suburban Sacramento, and is a commutable distance to these employment centers. The growth-driven demand for additional recreation services must be addressed both to protect the access current residents have to such services and to preserve the livable character that is attracting new residents to the plan area.



As the population base increases and diversifies, residents will be looking for a wider variety of recreation facilities and programs. While the demand for improved facilities such as sports fields and parks is expected to increase, current residents in the plan area place high value on access to unstructured recreation experiences such as hiking or mountain biking in natural open spaces. The continued aging of the "baby boomer" generation and the increasing trend toward two-income families is likely to drive increased demand for active senior services and after school recreation or daycare programs coordinated with the schools.

All of these services will be competing for limited funding, and additional revenues will be needed to construct and manage these resources. The City and County must work within their fiscal and operational limitations to allocate staff and funding towards the facilities and services that will have the most beneficial impact on plan area residents. This Master Plan provides information that will help establish current priorities, and determine the levels of funding and support that will be required to meet future needs. The need for development fees dedicated to recreation facilities is also addressed by this plan.

The Master Plan as adopted relies on projections of population and demographics and makes assumptions about recreation preferences and trends. Therefore, it will be necessary for the City and County to periodically review the Master Plan to make sure it accurately responds to residents' needs as future development occurs and the community evolves. The adopted Master Plan also provides potential developers with a picture of the recreation vision for the plan area to aid them in designing their neighborhoods and understanding what the type of recreational amenities they will be required to provide or help fund.

Finally, it is important to remember that this Master Plan is fundamentally a strategic planning document. It identifies the need for specific facilities, programs, and operational components and estimated costs but does not include the detailed design of these elements. The Colfax City Council, on recommendation from the Colfax Park and Recreation Commission; and the County of Placer Parks and Grounds Division will address these concerns in separate subsequent planning activities and

² State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2006, with 2000 Benchmark. Sacramento, California, May 2006.

operational reviews. For example, as new facilities are scheduled for implementation, detailed designs will be developed that reflect the most current construction methods, materials, and equipment.

The Master Plan Process

This Master Plan was developed by combining input from the plan area residents, City Staff, and County Staff with analyses of data from a variety of sources. The planning process consisted of several distinct phases.

The first phase focused on gathering information about existing public and private recreation resources. City and County staff conducted an inventory of existing facilities to document acreage, amenities, park conditions, and the types of activities associated with each park. Data about the various types of organized recreation programs currently available to those residents in the City of Colfax were also gathered. The County is currently not offering recreation programs. This information was compiled into a spreadsheet that will be used by the City and County to track changes to existing parks and the addition of new park resources over time.

The next phase looked at information about the people served by the City and County Recreation Areas 3, 12, and 14, including demographic data, land use, and residents' recreation preferences. Colfax residents were invited to participate in a community input meeting to share their thoughts about City resources and priorities for the future.



Residents and City of Colfax staff share ideas about improving recreation facilities and programs

Acquisition and development standards for acreage and facilities were then established based on City staff input, County staff input, community input, national and regional guidelines, and an analysis of existing park resources. This information

and the communities' input were used to determine what types of facilities and programs are needed to adequately serve the plan area's population for the next 15 years. The availability of school and state park resources was also factored into this evaluation since these resources contribute to the available pool of recreation resources within plan area and relieve pressure on limited City and County resources.

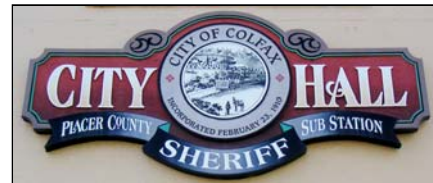
Once a list of suggested facility, program, and operational improvements was compiled, an estimated cost for each improvement was developed along with a prioritized schedule for implementation. These costs were developed using information on park development and maintenance costs throughout the region. The priorities for implementation reflect the input from the public as well as City and County staff. The Master Plan was distributed to City staff, County Staff, and made available to the public in draft form for review and comment prior to being adopted as this final Master Plan.

Guiding Principles

Since it is not possible to anticipate all future opportunities or conditions that might influence the implementation of the Master Plan, the planning exercise must rely to some degree on projections and assumptions. When unanticipated opportunities or issues arise, guidance as to the appropriate course of action will be drawn from several sources. Both the City of Colfax and the Colfax Parks and Recreation Commission have adopted vision statements that help clarify the intended role of recreation in the community. The City of Colfax and the County of Placer have also adopted general plans which address various aspects of how recreation resources are to be provided, managed, and integrated with other community resources.

CITY OF COLFAX VISION STATEMENT

The Vision Statement of the City of Colfax has been adopted as follows:



“The City of Colfax seeks to preserve a healthy, stable, and local economy, while embracing its rich heritage.

Our City values friendly neighborhoods, good schools, and Community organizations, which help create a distinctive town in which to live and work. We value our historic architecture, rich rail history, abundant recreational opportunities and natural resources that enhance the quality of life in Colfax.

The City will continue to provide for a positive plan for growth, infrastructure, open space and alternative transportation opportunities for its citizens. The City of Colfax will govern in a pro-active manner ensuring the delivery of essential health and safety services.

We are confident we can meet the challenges of responsible growth in the future.”

CITY OF COLFAX PARK AND RECREATION COMMISSION VISION STATEMENT

This City of Colfax Park and Recreation Commission has adopted the following Vision Statement:

“To promote the quality of life within the City and the surrounding greater community by providing ample recreational programs and facilities.

By encouraging recreational opportunities through a balance of active and passive parks, the Commission is dedicated to the provision of a variety of activities for the diverse populace of this area.

Within the scope of Open Space protection as it pertains to recreation, it is our intent to ensure the preservation of the community’s natural resources.”

CITY OF COLFAX GENERAL PLAN

The City of Colfax General Plan was last updated in 1998, with a revised Housing Element adopted in 2005. The Land Use Element in the General Plan provides for an Open Space (OS) District designation which is defined as unimproved public or private land devoted to parks, playgrounds, buffer zones, and landscaping. The land may be protected via easement, dedication, purchase, and/or donation to a land trust or public agency, and transfer of development rights.³ The following goal, policy, and implementation measure address the City’s intention to secure adequate Open Space areas as the population increases.

Goal 2.6.4 Provide adequate land in the Open Space designation to meet the City’s growing population.

Policy 2.6.4.1 Maintain open space acreage equal to 4 acres per 1,000 population.

Implementation Measure 2.6.4.A Ensure adequate open space by requiring new development to dedicate the required portion of land to open space.

The Natural Environment Element also recognizes the need to preserve existing open space areas that are not already protected by open space zoning in order to meet the City’s needs for open space as the population increases, both for preservation of natural resources and for recreation facilities. It further encourages the inclusion of open space areas in new developments, and providing open space in the form of greenbelts, buffer zones, parks, and public recreation areas to offset infill in residential and commercial areas.



COUNTY OF PLACER GENERAL PLAN

The following goals and policies from the County of Placer General Plan provide direction for the planning, development, and management of recreation facilities within the unincorporated plan area. Only those goals and policies specifically related to recreation are listed.

³ City of Colfax, General Plan 2020, Colfax, California, September 1998.

SECTION 1 - LAND USE

RECREATION LAND USE

Goal 1.G. To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.

Policies

- 1.G.1 The County will support the expansion of existing winter ski and snow play areas and development of new areas where circulation and transportation system capacity can accommodate such expansions or new uses and where environmental impacts can be adequately mitigated.
- 1.G.2 The County shall strive to have new recreation areas located and designed to encourage and accommodate non-automobile access.
- 1.G.3 The County shall continue to require the development of new recreational facilities as new residential development occurs.

SECTION 3 - TRANSPORTATION AND CIRCULATION

NON-MOTORIZED TRANSPORTATION

Goal 3.D To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation.

Policies

- 3.D.1 The County shall support the development of a comprehensive and safe system of recreational and commuter bicycle routes that provides connections between the County’s major employment and housing areas and between its existing and planned bikeways.
- 3.D.2 The County shall work with neighboring jurisdictions to coordinate planning and development of the County’s bikeways and multi-purpose trails with those of neighboring jurisdictions
- 3.D.3. The County shall pursue all available sources of funding for the development and improvement of trails for non-motorized transportation (bikeways, pedestrian, and equestrian).
- 3.D.4 The County shall promote non-motorized transportation (bikeways, pedestrian, and equestrian) through appropriate facilities, programs, and information.
- 3.D.5 The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.



- 3.D.6 The County shall support development of parking areas near access to hiking and equestrian trails.

SECTION 4 - PUBLIC FACILITIES AND SERVICES

SCHOOLS

- Goal 4.J** To provide for the educational needs of Placer County residents.

Policies

- 4.J.14 Whenever possible, the County shall support and participate with school districts in joint development of recreation areas, turf areas, and multi-purpose buildings.
- 4.J.15 The County and the school districts shall work together in using existing school facilities for non-school-related and child care activities.

SECTION 5 - RECREATIONAL AND CULTURAL RESOURCES

PUBLIC RECREATION AND PARKS

- Goal 5.A** To develop and maintain a system of conveniently located, properly designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

Policies

- 5.A.1. The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.

- 5.A.2. The County shall strive to achieve the following park facility standards:

- a. 1 tot lot per 1,000 residents
- b. 1 playground per 3,000 residents
- c. 1 tennis court per 6,000 residents
- d. 1 basketball court per 6,000 residents
- e. 1 hardball diamond per 3,000 residents
- f. 1 softball/little league diamond per 3,000 residents
- g. 1 mile of recreation trail per 1,000 residents
- h. 1 youth soccer field per 2,000 residents
- i. 1 adult field per 2,000 residents
- j. 1 golf course per 50,000 residents



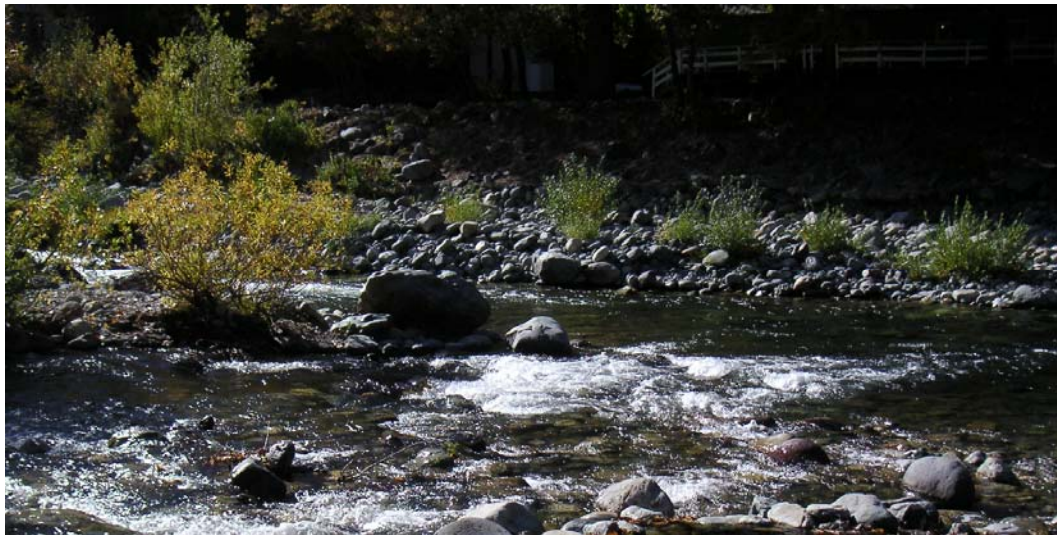
- 5.A.3. The County shall require new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the

development. The park classification system shown in Table 5-1 should be used as a guide to the type of the facilities to be developed in achieving these standards.

5.A.4. The County shall consider the use of the following open space areas as passive parks to be applied to the requirement for 5 acres of passive park area for every 1,000 residents.

- a. Floodways
- b. Protected riparian corridors and stream environment zones
- c. Protected wildlife corridors
- d. Greenways with the potential for trail development
- e. Open water (e.g., ponds, lakes, and reservoirs)
- f. Protected woodland areas.
- g. Protected sensitive habitat areas providing that interpretive displays are provided (e.g., wetlands and habitat for rare, threatened or endangered species.)

Buffer areas are not considered as passive park areas if such areas are delineated by setbacks within private property. Where such areas are delineated by public easements or are held as common areas with homeowner/property owner access or public access, they will be considered as passive park areas provided that there are opportunities for passive recreational use.



**GENERAL PLAN TABLE 5-1
PARK CLASSIFICATION SYSTEM**

Park Type	Use Description	Desirable Site Characteristics
Mini-Park (2 acres or less)	Specialized facilities that serve a concentrated or limited population or specific group, such as children or senior citizens.	Within neighborhoods and close to high-density housing or housing for the elderly.
Neighborhood Park (2 to 15 acres)	Area for intense recreational activities, such as field games, court games, playground apparatus, skating, picnicking.	Easily-accessible to neighborhood population (geographically centered with safe walking and bike access).
Community Park (15 or more acres)	Area of diverse environmental quality. May include areas suited for intense recreational activities. May be an area of natural quality for outdoor recreation, such as walking, viewing, and picnicking. May be any combination of the above, depending on site suitability and community need.	May include natural features, such as water bodies. Easily-accessible to neighborhood served.
Linear Park	Area developed for one or more modes of travel, such as hiking, biking, horseback riding, or cross-country skiing.	Built or natural corridors, such as utility rights-of-way, that link other elements of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single-purpose recreational activities such as golf courses, nature centers, marinas, arenas, outdoor theaters, downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archaeological significance. Also boulevards and parkways.	
Conservancy Areas	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	Variable, depending on the resource being protected

5.A.5. The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

5.A.6. The County shall coordinate funding and programs administered by the County and other agencies, where appropriate, to obtain optimum recreation facilities development.

- 5.A.7. The County shall consider the creation of assessment districts, County service areas, community facilities districts, or other types of districts to generate funds for the acquisition and development, maintenance and administration of parkland and/or historical properties as development occurs in the County.
- 5.A.8. The County shall strive to maintain a well-balanced distribution of local parks, considering the character and intensity of present and planned development and future recreation needs.
- 5.A.9. The County shall give priority to early acquisition of park sites in newly-developing areas through many means including the use of public financing or land dedication.
- 5.A.10. The County shall ensure that park design is appropriate to the recreational needs and, where feasible, access capabilities of all residents, employees, and visitors of Placer County.
- 5.A.11. Regional and local recreation facilities should reflect the character of the area and the existing and anticipated demand for such facilities.
- 5.A.12. The County shall encourage recreational development that complements the natural features of the area, including the topography, waterways, vegetation, and soil characteristics.
- 5.A.13. The County shall ensure that recreational activity is distributed and managed according to an area's carrying capacity, with special emphasis on controlling adverse environmental impacts, conflict between uses, and trespass. At the same time, the regional importance of each area's recreation resources shall be recognized.
- 5.A.14. The County shall encourage federal, state, and local agencies currently providing recreation facilities to maintain, at a minimum, and improve, if possible, their current levels of service.
- 5.A.15. The County shall promote the provision of non-membership-restricted hunting areas on public and private land in the western part of the County.
- 5.A.16. The County should not become involved in the operation of organized, activity-oriented recreation programs, especially where a local park or recreation district has been established.
- 5.A.17. The County should be directly involved in the development and operation of community and neighborhood park facilities. These include outdoor recreation facilities to support traditional pursuits such as baseball, soccer, basketball, hiking, walking, riding and picnicking.



Where appropriate, the County should consider cooperative agreements with a local park or recreation district to operate County facilities where this would enhance the efficient delivery of parks and recreation services to County residents.

- 5.A.18. The County shall encourage local special purpose agencies in areas not served by a recreation district which are not currently supplying recreation services to examine the feasibility of supplying such services.
- 5.A.19. The County shall encourage the development of parks near public facilities such as schools, community halls, libraries, museums, prehistoric or historic sites, and open space areas and shall encourage joint-use agreements whenever possible.
- 5.A.20. The County shall promote cooperation between agencies to ensure flexibility in the development of park areas and recreational services to respond to changing trends in recreation activities.
- 5.A.21. The County shall encourage the development of public and private campgrounds and recreational vehicle parks where environmentally appropriate. The intensity of such development should not exceed the environmental carrying capacity of the site and its surroundings.
- 5.A.22. The County shall encourage compatible recreational use of riparian areas along streams and creeks where public access can be balanced with environmental values and private property rights.
- 5.A.23. The County shall require that park and recreation facilities required in conjunction with new development be developed in a timely manner so that such facilities are available concurrently with new development.
- 5.A.24. The County shall encourage public and private park and recreation agencies to acknowledge the natural resource values present at park sites during the design of a new facility.
- 5.A.25. The County shall encourage the establishment of activity-oriented recreation programs for all urban and suburban areas of the County. Such programs shall be provided by jurisdictions other than Placer County including special districts, recreation districts or public utility districts.



RECREATIONAL TRAILS

Goal 5.C. To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

Policies

5.C.1. The County shall support development of a Countywide trail system designed to achieve the following objectives:

- a. Provide safe, pleasant, and convenient travel by foot, horse, or bicycle;
- b. Link residential areas, schools, community buildings, parks, and other community facilities within residential developments.
Whenever possible, trails should connect to the Countywide trail system, regional trails, and the trail or bikeways plans of cities;
- c. Provide access to recreation areas, major waterways, and vista points;
- d. Provide for multiple uses (i.e., pedestrian, equestrian, bicycle);
- e. Use public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways;
- f. Whenever feasible, be designed to separate equestrian trails from cycling paths, and to separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance;
- g. Connect commercial areas, major employment centers, institutional uses, public facilities, and recreational areas with residential areas;
- h. Protect sensitive open space and natural resources.



5.C.2. The County shall support the integration of public trail facilities into the design of flood control facilities and other public works projects whenever possible.

5.C.3. The County shall work with other public agencies to coordinate the development of equestrian, pedestrian, and bicycle trails.

5.C.4. The County shall require the proponents of new development to dedicate rights-of-way and/or the actual construction of segments of the Countywide trail system pursuant to trails plans contained in the County’s various community plans.

5.C.5. The County shall encourage the preservation of linear open space along rail corridors and other public easements for future use as trails.

SECTION 6 – NATURAL RESOURCES

WATER RESOURCES

Goal 6.A. To protect and enhance the natural qualities of Placer County’s streams, creeks and groundwater.

Policies

- 6.A.4. Where creek protection is required or proposed, the County should require public and private development to:
- a. Provide recreation and public access near creeks consistent with other General Plan policies;
- 6.A.12. The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.

VEGETATION

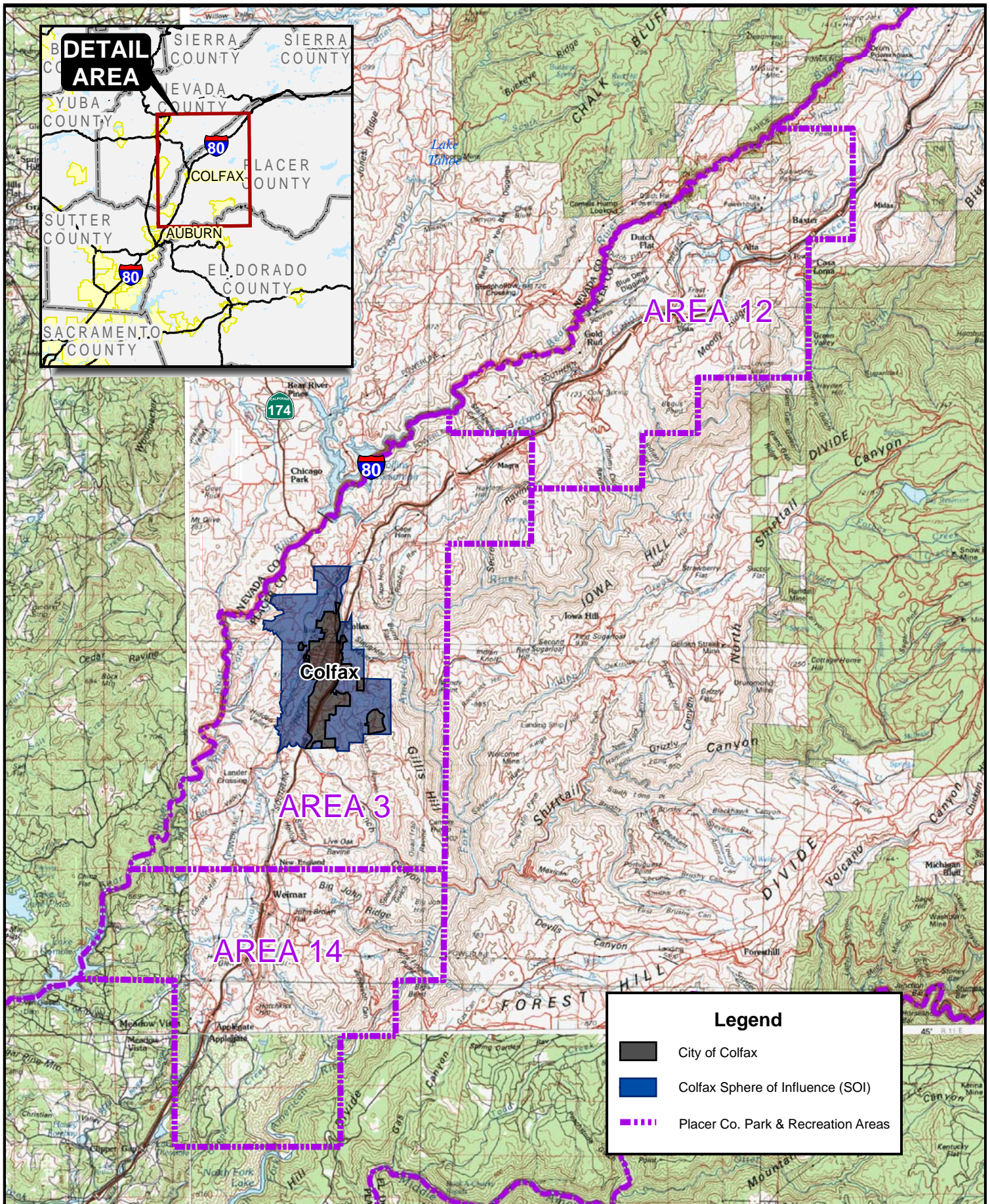
Goal 6.D. To preserve and protect the valuable vegetation resources of Placer County.

Policies

- 6.D.7. The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, nutrient catchment, and wildlife habitats. Such communities shall be restored or expanded, where possible.



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SITE AND VICINITY



ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE



0 4,150 8,300
SCALE IN FEET

Drawn By: EME
Date: 05/24/06

FIGURE 1

Chapter
2

The Colfax Area Community: People, Parks, and Programs

The Colfax Parks and Recreation Master Plan includes the City of Colfax as well as Placer County recreation areas 3, 12, and 14. The City of Colfax lies entirely within Area 3. Weimar, Heather Glen, and Applegate lie within Area 14. Gold Run, Alta, Dutch Flat, and Baxter are in Area 12.

The City of Colfax

The City of Colfax encompasses approximately 664 acres and is located in the western Sierra Nevada foothills in Placer County. The city is situated on a ridge dividing the Bear River watershed to the north from the North Fork American River watershed to the south.



Development of the city was initially linked to the development of the Union Pacific Railroad, and later to U.S. Interstate 80. These two features provide the main transportation connections between Colfax and several smaller communities to the northeast and ultimately to the Sacramento metropolitan area about 50 miles to the southwest.

The first non-native settlement in the area dates to 1849 when the Illinoistown was established in Alder Grove, a valley southeast of the present day location of the City of Colfax. Illinoistown was a thriving supply center for the many miners in the foothill area, but engineers surveying for the transcontinental railroad bypassed the settlement in favor of a route that would provide an approach to the summit at a much higher elevation. The alignment instead passed through railroad Camp 20, which was later renamed Colfax after U.S. Grant's vice-presidential running mate Schuyler Colfax. In 1876 the town became the terminus for the Nevada County Narrow Gauge Railroad. This railroad brought gold in from the area mines to go on to the San Francisco mint, and fruit from area orchards to fruit sheds in Colfax. The City of Colfax was incorporated as a general law city in 1910.

Colfax is located at an approximate elevation of 2,440 feet. The climate is mild and is generally free from winter fog and the heavy snows of the Sierra Nevada. It is the only city on U.S. Interstate 80 in the 60 miles between Auburn and Truckee with a population greater than 1,000 people. Therefore, Colfax serves as a hub for services, including park and recreation facilities and programs, for a region which is much larger than the incorporated boundaries.



A statue of Schuyler Colfax dominates Depot Park in Downtown Colfax. The statue is dressed up in costumes for various holiday and community events as a show of community spirit and pride.

Unincorporated Plan Area

The unincorporated area surrounding the City of Colfax is largely rural with several unincorporated communities mostly located along Interstate 80 and the rail line. These towns include Weimar, Heather Glen, and Applegate to the south and Gold Run, Dutch Flat, Alta, and Baxter to the north. Several of these historic communities were established during the gold rush era about the same time as Colfax. With the decline of gold mining, the impetus for their further growth and development was eliminated. They remain largely as rural centers providing a few commercial services to local residents, and rely on the County of Placer and local special districts for all public services.

Land use in the plan area is regulated either by the City of Colfax or the County of Placer zoning ordinance. Within the City of Colfax, about 50% of the land is zoned for residential uses, primarily single family homes. Another 21% is zoned for commercial uses, 11% for light industrial uses, and 4% for agricultural uses. Zoning for special public services, such as the wastewater treatment plant (WWTP), applies to about 13% of the land. Less than 1% is zoned as open space. However, the City's zoning regulations do permit parks and playgrounds to be located in areas zoned for residential uses, provided proper design controls are implemented.

The unincorporated plan area is also dominated by zoning designations that allow residential uses. About 80% of the area is zoned for uses that would allow for the construction of relatively low density rural residences on large lots (typically 1 acre and larger). These zoning designations include Farm, Residential Forest, and Residential Agriculture. Traditional single-family subdivisions and multi-family development is allowed on only about 1% of the unincorporated plan area. About 10% of the unincorporated plan area is zoned for forest uses, and 8% for water-

oriented commercial and recreational uses. The balance of the unincorporated plan area is zoned for commercial (<1%), industrial (<1%), resort, and open space (<1%). As with the City of Colfax zoning ordinance, the County of Placer zoning ordinance does allow for the development of recreation facilities in a variety of zoning districts. Parks and playgrounds may be developed in areas zoned for commercial, farm, residential, resort, forestry, industrial, and water-influences uses. Community centers may be developed in commercial, farm, and residential zoning districts. Development of these recreational facilities typically requires zoning clearance or a minor use permit from the County of Placer.

Population Projections

Development within the plan area is constrained to varying degrees by the topography and distance to employment centers. The south part of the plan area has more relatively flat land, less snowfall, and is closer to employment opportunities than the communities north of Colfax. Consequently there is likely to be more rural residential development in these areas.

The Sacramento Area Council of Governments (SACOG) population projections for the City of Colfax indicate that growth over the next 20 years will vary from between 2.38% annually to as much as 2.79% annually (Table 1). The annualized rate of growth is about 2.5%. This equates to approximately 818 new residents within the City of Colfax over the 15-year plan period. The City expects that public water and sewer utilities will be improved in 2008 which will increase development pressures.

Table 1 — Population and Growth Projections for the City of Colfax 2005-2025

Period		Growth		5 Year Incremental Growth	
From	To	From	To	Increase	5 Yr. % Increase
2005	2010	1,772*	2,019	247	13.94%
2010	2015	2,019	2,273	254	12.58%
2015	2020	2,273	2,562	289	12.71%
2020	2025	2,562	2,867	305	11.90%

*2005 base year population numbers are estimates made by the State Department of Finance’s Demographic Research Unit.

Source: The Sacramento Area Council of Governments (SACOG), January 2004.

The annualized growth rate within the unincorporated plan area is projected to be much slower at about .27%, resulting in another 495 new residents in the plan area by 2025 (Table 2). The total projected population increase in the plan area is 1,313 new residents.

Table 2 — Population and Growth Projections for the Unincorporated Plan Area 2005-2025

Period		Growth		5 Year Incremental Growth	
From	To	From	To	Increase	5 Yr. % Increase
2005	2010	12,068	12,316	248	2.06%
2010	2015	12,316	12,486	170	1.38%
2015	2020	12,486	12,635	149	1.19%
2020	2025	12,635	12,808	173	1.37%

Source: SACOG, Regional Data Center Population and Housing for Placer County by Regional Analysis District (RAD), January 2002 and Travel Model Run, January 2007.

Plan Area Demographics

The 2000 U.S. Census provides the most current information about the demographics in the plan area as a whole and the City of Colfax.⁴ These data show that the population in the overall plan area is about 93% White (Table 3). Black or African Americans, American Indians, and Asians account for about 2.5% of the population. The balance of the population comprises other racial groups, including multiracial individuals. The racial composition of Colfax residents is very similar to that of the plan area.

Table 3 — 2000 City of Colfax Demographics

	City of Colfax		Plan Area	
Total 2000 Population:	1,496		10,441	
Race		% of Total		% of Total
White	1,394	93.2%	9,690	92.8%
Black or African American	9	0.6%	50	0.5%
American Indian	9	0.6%	120	1.2%
Asian	2	0.1%	88	0.8%
Other	29	5.5%	493	4.7%
Hispanic or Latino (included above)	124	8.3%	587	5.6%
Age		% of Total		% of Total
Under 5	94	6.3%	540	5.2%
Age 5 - 9	120	8.0%	740	7.1%
Age 10 - 14	127	8.5%	825	7.9%
Age 15 - 19	127	8.5%	776	7.4%
Age 20 - 34	247	16.5%	1,326	12.7%
Age 35 - 44	259	17.3%	1,796	17.2%

⁴ While the census data boundaries provide a very close approximation of the plan area boundaries, they are not identical. The 2000 U.S. Census tracts in Placer County used for this analysis are 220.01 (block groups 1 and 2 only), 220.02, and 219.01.

	City of Colfax		Plan Area	
Total 2000 Population:	1,496		10,441	
Age 45 - 59	265	17.7%	2,583	24.7%
Age 60 - 74	139	9.3%	1,222	11.7%
Age 75 and up	118	7.9%	633	6.1%
Total Households	614	% of Total	4,035	% of Total
Owner Occupied Housing Units	289	47.1%	3,080	76.3%
Renter Occupied Housing Units	325	52.9%	955	23.7%
Households w/Children	238	% of Total	1,466	% of Total
Married-couple family	122	51.3%	1,038	71.8%
Single-parent family	111	46.6%	387	26.8%
Non-family	5	2.1%	21	1.4%

Source: 2000 U.S. Census Bureau

The U.S. Census also provides data on the number of people who are of Hispanic or Latino ethnicity. This classification refers to a cultural association and is independent of race. In the City of Colfax, 8.3% of the population is of Hispanic or Latino ethnicity, compared to only 5.6% of the population in the plan area as a whole.

Colfax has a higher percentage of children and teens than the consolidated plan area (31.3% versus 27.6%). This is not surprising given the proximity to schools and services. The percent of young adults 20 - 34 years old in Colfax (16.5%) is also notably higher than in the overall plan area (12.7%).

About 39% of the households in Colfax include children under the age of 18, compared to about 36% of households in the entire plan area. About 47% of families in Colfax with school-aged children were single-parent families. This is a substantially higher rate than within the plan area as a whole, where only 27% of the families with school-aged children are single-parent families. The need for day care and after school programs is likely to be proportionately more significant in the City.

The 45-59 year old age group, or the “baby boomer” generation, is the single largest population sector in both the City of Colfax and the overall plan area. The “post boomers” aged 35 - 44 comprise the second largest population sector. With the national trend toward earlier retirement, many of these people are likely to retire or reduce working commitments during the 15-year plan period. Thanks to medical advances that promise longer life expectancy with better quality of life, these people will not only have more time available for leisure

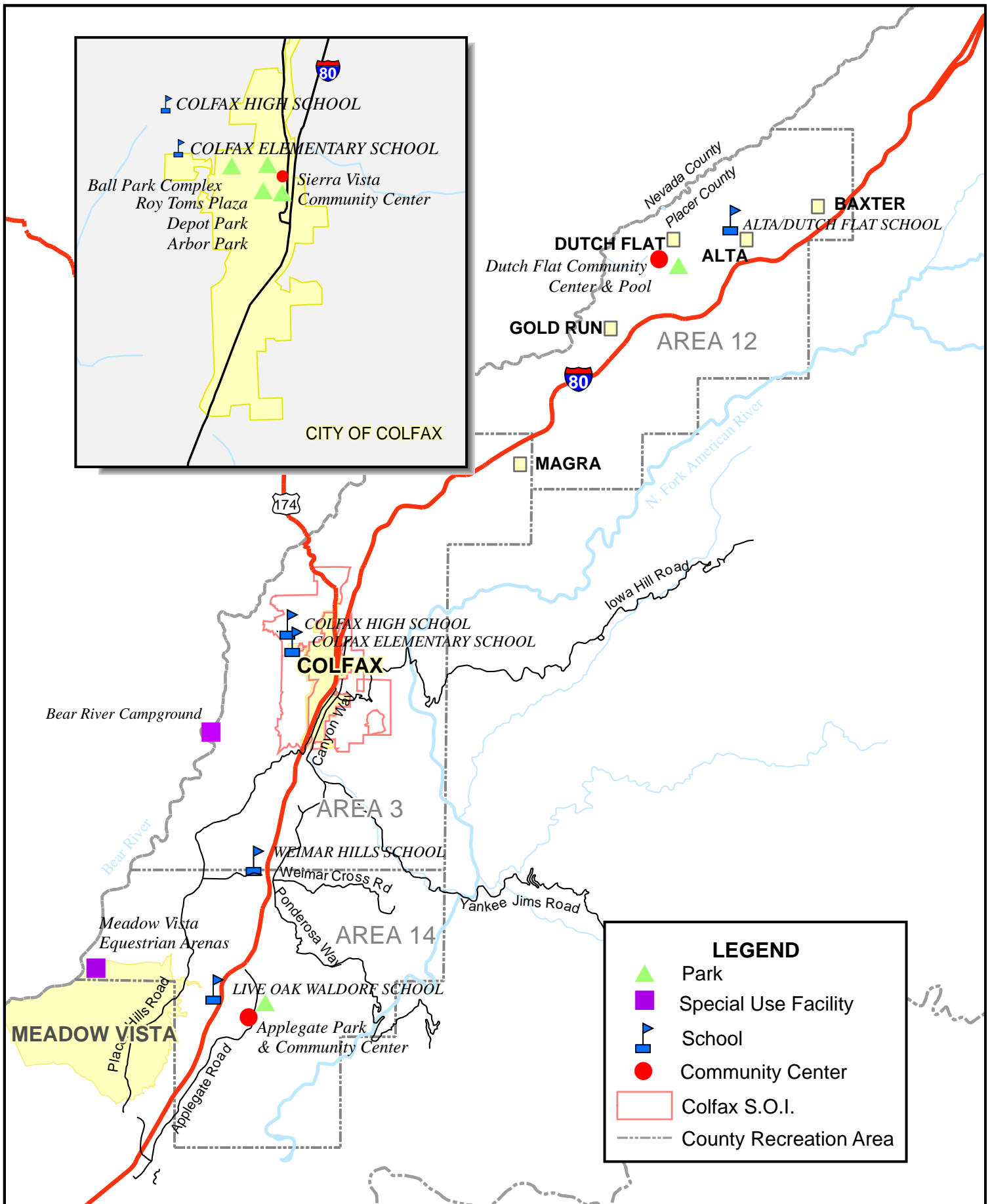


pursuits, but will also enjoy levels of mental and physical fitness consistent with active recreation, social opportunities, and continuing education. This segment of the population may also be available for community service and volunteerism.

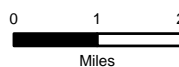
Slightly more than one-half of the homes in Colfax were occupied by renters, while fewer than 25% of the homes in the plan area as a whole were renter-occupied. The combination of the younger population and lower rates of home ownership in Colfax suggest a younger, more mobile population in the City which could be more sensitive to sudden changes in economic conditions such as availability of employment and cost of living.

Recreation Facilities and Programs

Recreation facilities and programs for plan area residents are provided through the collaboration of the City and County with a diverse and well-established network of very active community organizations. Access to some of these facilities and programs may be limited by fees, hours of operations, or restrictions on use. While the City of Colfax and the County of Placer do not necessarily have full control over some of these facilities and programs, they are all considered in this Master Plan since they do help meet demand for recreational resources within the plan area. Facility locations are shown in Figure 2.



EXISTING FACILITIES



CITY OF COLFAX

The City of Colfax owns and maintains 3.26 acres of park land in four facilities (Table 4). The parks include a baseball field, a basketball court, swimming pool, picnic areas, gazebos, and other amenities. The City pool is open from early June until the middle of August and is used for general swim, family night, and adult swim. Lessons were not available in 2005 or 2006 due to a lack of certified staff, but were reinstated in 2007. The Ball Park Complex facilities can be reserved and rented by private organizations through a facilities rental request. The Ball Park has been used by sports leagues (Little League, Colfax Meadow Vista Auburn Softball League, volleyball leagues), for private events such as a family reunions and weddings, and for public events like the Lions Club annual Easter egg hunt. The City also operates the Colfax Youth Center, which provides structured after-school activities for children from 11 to 17 years old, including supervised sports, homework mentoring, arts and crafts, and martial arts. At this time, summer of 2007, the fee per participant is \$150 per month.



Table 4 — City of Colfax Parks

Park	Area	Facilities
Colfax Ball Park Complex (Al Meyers Sports Field and Lions Club Community Park)	1.8 acres	Lighted baseball field, basketball court, tot play area, water play area, pool, picnic area, restroom, concessions, off-street parking
Roy Toms Plaza	2,300 sq ft	Gazebo, historical/cultural remnant, seating, special paving, off-street parking
Depot Park	1.4 acres	Historical markers, statue, seating, off-street parking, 414 sq. ft. meeting room with eight 2'x4' tables and 32 chairs.
Arbor Park (Picnic Park)	500 sq ft	Picnic table, gazebo, bike parking

PLACER COUNTY

Placer County has several parks located in the plan area (Table 5). Bear River Campground is a 207-acre facility located west of Colfax on the scenic Bear River. About 25 acres are improved for group and individual camping, and day uses such as river access and picnicking. The remaining area includes hiking trails and is suited for passive recreation uses. The Bear River Bridge is an historic structure located about 5 miles upriver at the crossing with Highway 174. There is parking at the bridge and access to about 2 miles of scenic hiking trails. The Meadow Vista Equestrian Arenas and Trail Staging Area is a County owned facility located just inside the boundary of County planning area 14. The facility includes horse arenas,

parking, and picnic tables, and is used both by plan area residents and residents from the surrounding communities such as Meadow Vista and Clipper Gap.



Bear River Campground

The Applegate Park is a 2.5 acres park in the southern part of the plan area with active recreation facilities. Improvements include a large barbeque pavilion, a baseball diamond for children aged 12 and under, picnic tables, horseshoe pits, a basketball court, and a walking trail. A tot lot is also located adjacent to the park site proper at the Placer County library and is functionally regarded as part of the park. Placer County provides reservation services for both the Bear River Campground and Applegate Community Park.



Applegate Community Park

Table 5 — Placer County Parks

Park	Area	Facilities
Bear River Campground	207 acres	Group and individual camp sites, day use, picnicking, river access, hiking trails
Bear River Bridge	1 acre	Historic structure, hiking trails
Meadow Vista Equestrian Arenas and Trail Staging Area	5 acres	Horse arenas, picnic tables, staging area
Applegate Community Park	2.5 acres	Baseball field, basketball court, tot lot (on the library site), group and individual picnic areas, horseshoe pits

SCHOOLS

There are four public schools within the plan area and each is operated by a separate school district. These schools are considered in the recreation planning process because they play a very important role in helping to meet the demand for both recreation facilities and programs. The plan area schools provide a variety of organized sports, clubs, and after school activities, and their facilities are potentially available after school hours to non-school groups through joint use agreements.

Colfax High School is part of the Placer Union High School District and has over 900 students in grades 9 -12. The campus has several baseball and softball fields; a football field; a soccer field; volleyball, basketball, and tennis courts; and a large auditorium/meeting space. Colfax High School offers a very wide variety of organized sports activities including football, baseball, softball, basketball, swimming, track, golf, tennis, snow sports, wrestling, and soccer. Sports camps and clinics are also offered during the school year and summer for high school students and younger children.



Colfax High School Tennis Courts

The Colfax Elementary School operated by the Colfax Elementary School District has over 500 students in grades K-8. Campus facilities include a baseball field, soccer field, a basketball court, and several children’s play areas. When not in use for school activities, these facilities are used by several local scout groups and Colfax Youth Soccer, Sierra Foothills Little League, and Junior Falcons Football and Cheer sports teams.



Colfax Elementary School

Weimar Hills School serves approximately 700 fourth through eighth grade students in the Placer Hills Union School District. The campus has a multipurpose room, gymnasium, performing arts room, playground, multiuse fields and a track. School activities include organized sports teams, clubs, music/band, and special events. Community organizations such as the Placer Hills Youth Soccer Club make use of some of the facilities during non-school hours.



Weimar Hills School

Alta/Dutch Flat School in the Alta-Dutch Flat School District is attended by approximately 160 students in grades K-8. The school provides supervised sports, activities, and events for its students and makes its sports field and gym available for youth sports and community groups when they school is not using these facilities.



Alta/Dutch Flat School

There is one private school in the plan area, the Live Oak Waldorf School in Applegate with approximately 200 students in grades K – 8. Camptonville Academy Resource Center is a public school, which provides support for non-traditional students.

OTHER RECREATION PARTNERS

There are several privately owned and/or operated facilities in the plan area that provide recreation resources. **Lot of Arts Park** is a non-City owned park located in downtown Colfax. The park features a stage area, murals, and seating areas. The space is available for outdoor performances and has been used for art shows and theatrical events. The City leases the park from a private owner for a nominal fee, and it can be reserved and rented through a facilities rental request.

The **Sierra Vista Community Center (SVCC)** in downtown Colfax is owned and operated by the non-profit organization Sierra Vista Incorporated. The organization's mission is to provide community programs, activities and classes for all age groups in the Colfax area. The facility is located in the old grammar school building and includes a gymnasium, sports field, kitchen, multiple classrooms that can also be used for meetings, and special activity rooms that could be used for yoga, dance, and other performing arts. The City of Colfax Youth Center is housed in three of these classrooms. The Sierra Vista sports field is maintained by the City of Colfax under a Joint Powers Agreement (JPA) that also makes park dedication fees available for capital improvements. The SVCC offers a wide variety of recreation programs such as dance, painting, and martial arts. The center has also provided meeting space for many local community groups including the Colfax Garden Club, the Colfax Historical Society, 4-H, and Boy Scouts and Girl Scouts. The gymnasium and meeting spaces are available to be rented out for various private events such as receptions, dinners, family events, and dances.



Dutch Flat Community Center

The use of the **Dutch Flat Community Center**, located in the historic Dutch Flat Grammar School, is managed by a private, non-profit organization that was founded over 50 years ago to provide services to residents living in the Dutch Flat, Alta and Gold Run area. The building has 2 large meeting rooms, a large auditorium with a stage, and a kitchen, and is maintained by the Dutch Flat Community Center organization with revenues from fees, annual memberships, and contributions. Placer County leases the surrounding property which includes a tennis court and a small park, and provides maintenance of the building grounds.

The **Dutch Flat Pool** is owned by Dutch Flat Swimming Pool, Inc. The pool is leased to the County and is opened to the public during summer months, and the County provides maintenance and insurance, and hires pool staff. Funds

collected from property owners in County Service Area 9 are used for the maintenance of both the pool and the Community Center park and tennis court.



Dutch Flat Pool

The **Applegate Community Center** is maintained and operated by a non-profit organization using membership dues and rental fees. The facility includes a large meeting room and kitchen and is used by local groups such as the Boy Scouts and Girl Scouts, as well as for private events and parties such as receptions and family reunions.

There are many active **adult community groups** within the plan area. These groups are important recreation partners with the City and the County because they

coordinate public events, celebrations, and activities and help to maintain facilities through their volunteer efforts and donations. The network of community groups is extensive and includes Colfax Pride, Inc., Kiwanis Club of Greater Colfax, Colfax Lions Club, Gold Country Lioness Club, Soroptimist Club of Colfax, Heads of Colfax Car Club, Colfax Record, Friends of the Library, Chamber of Commerce, Veterans of Foreign Wars, and the American Legion. Some of the events sponsored by these groups are the Colfax Hometown Holiday Festival, Fourth of July celebration, Founder's Day Festival, antiques fairs, and summer swap meets. The members of these civic-minded organizations donate generously of their time and resources to make such events possible, and they fill a unique niche in providing community-oriented recreation opportunities.

Youth community groups are active in the plan area, including Boy Scouts, Girl Scouts, Campfire, and 4-H. Young people can also participate in **youth sports leagues** such as the Colfax Junior Falcons Football and Cheer Association, Sierra Foothills Little League, T-Ball, Colfax Youth Soccer, and Placer Hills Youth Soccer Club. The **Auburn Recreation District Youth Development League** operates sports programs that are open to Weimar area youth. The Boys and Girls Club and Sphere Theatre Company both have activities held at the Sierra Vista Center in Colfax.

There are relatively few sports leagues for adults. The **Auburn Recreation District (ARD)** does allow residents from outside the district area to participate in ARD adult leagues, however, the travel distance and non-resident fees are deterrents. The **Placer School for Adults**, a program of the Placer Union High School District, offers a diverse array of continuing education, recreation, and self-improvement courses for adults in the plan area. While the majority of classes and events are held in Auburn or other locations outside the plan area, some are held in and near Colfax. There are also a variety of online courses available through the Placer School for Adults.

A small portion of the **Rollins Lake** recreation area is within the plan area. The lake is owned and maintained by the Nevada Irrigation District. Public recreation uses at the lake include boating, day use, and picnic areas, and camping is available at several privately operated campgrounds.

TRAILS AND BIKEWAYS

One of the amenities associated with the relatively rural character of the plan area is the easy access to natural areas with informal trails for equestrian, mountain bike, and pedestrian use. While these areas are limited in terms of the types of activities they can accommodate, they do afford residents with very desirable, high-quality passive recreation experiences such as hiking and picnicking. The abundance and accessibility of such areas in the plan area is a reflection the undeveloped condition outside of the I-80 and rail line corridors.

The trail network, for the most part, comprises a number of informal paths that have evolved over decades of use by local residents and visitors. Many of these trails are unnamed and unmapped, traversing private property that is either owned by absentee owners or by people who don't object to the use of the trails by their neighbors. Monitoring the condition of these trails and the activities of the people who use them

is very difficult given the forested landscape, steep terrain, and relative seclusion that characterize much of the plan area. The **Meadow Vista Trails Association** (MVTA) is a non-profit membership-based organization that is active in establishing and maintaining trails for hiking, biking, and equestrian use. Their area of focus includes the communities of Weimar and Applegate in the south part of the plan area. The MVTA has mapped a network of area trails on private land that are informally accessible to the public, and advocates for stewardship and continued public access to these trails. Placer County intends to address coordinated trail access, development, and maintenance issues as part of future community plan updates and through the development review process.



Meadow Vista Trails Association Staging Area

There are several formally recognized and maintained public trails and trailheads within the plan area, in addition to those at the Bear River Campground. The **Stevens Trail** is an historic 4.5 mile trail located on Bureau of Land Management property. The trail starts at the trailhead on North Canyon Way in Colfax, and ends at the confluence of Secret Ravine and the North Fork of the American River. Placer County maintains a trail staging area in Alta for the **Green Valley Trail**, which crosses the North Fork of the American River and ultimately ends in the Tahoe National Forest near Sugar Pine Reservoir. The **Euchre Bar Trail**, also in the Tahoe National Forest, starts at a trailhead off Casa Loma Road and follows the American River north to the junction with the American Eagle Trail.

The only designated bikeway in the plan area is a Class II bike lane located in the City of Colfax on one side of Rising Sun Road.⁵ A Class II bike lane comprises a dedicated lane for bicycle use along a roadway. The *City of Colfax Bikeway Master Plan* proposes the development of over 5 miles of additional bikeways to make it easier to for residents to commute by bicycle around town, to shops, and to schools. The proposed bikeways are either Class II bike lanes or Class III bike routes. Class III facilities are simply designated by signage. The *Placer County Regional Bikeway Plan* proposes a designated Class III bike route along existing Interstate 80 frontage roads from south of Applegate to Colfax.

⁵ City of Colfax Bikeway Master Plan, Placer County Transportation Planning Agency, 2003.

Chapter 3

Recreation Planning Criteria

Recreation planning criteria help to determine how well existing resources are meeting the current recreation demand and what new resources will be needed to meet future demand. Three primary planning criteria are considered in this plan. The first is how far residents must travel to access recreation facilities. This is also called the service area of the facility. The next consideration is how many acres of park land should be available per 1,000 people who live in the plan area. Finally, the number of specific types of facilities, such as baseball fields or swimming pools, to be provided based on the number of people to be served is also considered. Since planning criteria can vary significantly depending on region, demographics, and recreation preferences each of these criteria is discussed below as it pertains to the plan area.

Community input and recreation preferences are also important considerations in identifying the need for additional facilities and programs. These factors are addressed in Chapter 4 of this Master Plan.

Service Area

The preferred distance between park areas depends on the type of parks and anticipated uses of the facilities. The Placer County General Plan describes three park classifications that are potentially relevant to the plan area. Mini-parks (2 acres or less) typically include tot lots, playgrounds, and small picnic areas. They are usually intended to serve people who live within walking or biking distance of the park (1 mile). Neighborhood parks (2 to 15 acres) have additional improvements, such as sports fields, tennis courts, basketball courts, and group picnic areas. These parks generally serve the local residents as well as those who may drive a moderate distance (up to 3 miles) to reach the facilities. Community parks are usually in excess of 15 acres and may also have unique facilities such as aquatic centers, sports complexes, and natural areas. While community parks do serve the local neighborhood, they are also designed to meet the recreation needs of people living in the extended service area. The 1- and 3-mile service areas for existing recreation facilities in the plan area are illustrated in Figure 3.



Colfax Lions Children's Park

All of the existing parks owned by the City of Colfax are mini-parks. Given the small size of the incorporated area, nearly every resident in the City lives within 1 mile of a park, which is a reasonable walking or biking distance. Residents living in the southerly part of the City may be as much as 2 miles away from the Ball Park Complex, which is the City's largest park (1.8

acres). While there are no parks large enough to be classified as neighborhood parks, some of the facilities at the Ball Park Complex, the Sierra Vista Community Center, Colfax Elementary School, and Colfax High School are similar to those that would be found at a neighborhood park and are used in the much the same manner.

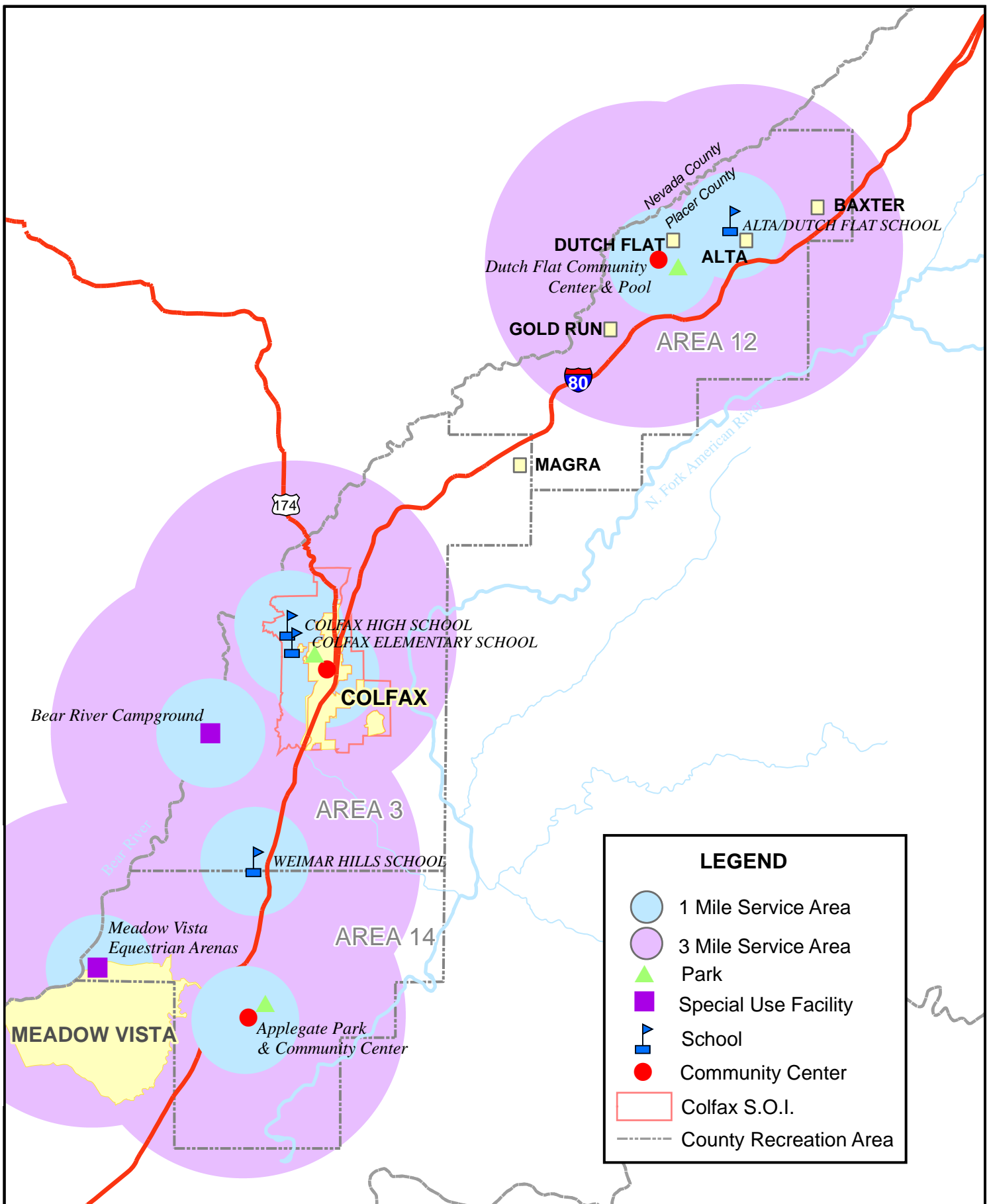
The County operates a neighborhood park in Applegate (2.5 acres). Additional recreational facilities are available through the privately operated Applegate Community Center and Weimar Hills School. The Bear River Bridge and the Bear River Campground are also County facilities. The Bear River Bridge is really a passive recreation site and is located too far from residential areas to be considered as a mini-park. The Bear River Campground is also too far away from residential areas to function as a mini-park or neighborhood park. It does provide 25 acres that are improved for active recreation uses such as day use, picnics, and camping. Visitors to the Bear River Campground include plan area residents as well as visitors from the larger region. The County also owns and operates the Meadow Vista Equestrian Arenas and Trail Staging Area. This is also a special purpose facility and is used by residents from the surrounding area, including the community of Meadow Vista which is outside of the plan area.



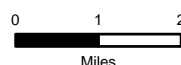
Meadow Vista Trails Association Staging Area and Arena

The northern part of the plan area has no County-owned parks. Recreation facilities are available to residents through the privately operated Dutch Flat Community Center; the tennis court, play area, and the Dutch Flat Pool leased to the County; and the facilities at the Alta/Dutch Flat School.

As illustrated in the Service Area map (Figure 3) most locations within the plan area are within 3 miles of a recreation facility that provides improvements similar to what would be found in a neighborhood park. People living in the communities of Dutch Flat/Alta, Weimar, and Applegate and the City of Colfax have additional facilities within a 1-mile area.



EXISTING FACILITIES SERVICE AREAS



Park Acreage

As the number of people in the plan area increases, more acres of park land will need to be acquired to provide sites for new recreation facilities. The City of Colfax General Plan currently requires that new developments provide 4 acres of open space land for every 1,000 people. The various land uses that comprise open space include unimproved public or private land devoted to parks, playgrounds, buffer zones, and landscaping. The Placer County General Plan requires that new development provide 5 acres of improved park land and 5 acres of passive park land or open space for every 1,000 people.

Table 6 shows the acreage that is currently counted against these standards and the projected need for additional acreage as the plan area population increases. Based on this analysis, there is currently a shortage of open space within the City of Colfax of about 2 acres. This shortage increases to almost 6 acres by the year 2021 based on projected population growth. There is a shortage of active park land in the unincorporated area of about 30 acres, which will increase to nearly 33 acres by 2021. Passive park land is currently more than adequate to meet the County General Plan standard and there will continue to be a surplus through the next 15 years. This passive park land is almost exclusively attributed to a single facility (the Bear River Campground) that could not readily be converted to active park land due to the site limitations.

Table 6 — Park Acreage and Population

Population	Colfax	Unincorporated Area	
Current (2005)	1,772	12,068	
Future (2021)	2,618	12,669	
	Open Space	Active Park Land	Passive Park Land
Existing Acres (total)	4.87 ⁶	30.50	184.00
General Plan Standard (acres per 1,000)	4.00	5.00	5.00
Current (2005)			
Need	7.09	60.34	60.34
(Deficit) or Surplus	(2.22)	(29.84)	123.66
Future (2021)			
Need	10.47	63.35	63.35
(Deficit) or Surplus	(5.60)	(32.85)	120.66
Schools (60% Acreage Credit)	30.90		N/A

⁶ City of Colfax opens space acreage includes Lots of Arts Park and Sierra Vista Community Center.

The local public schools play an important role in providing recreation resources through the joint use agreements with the County, and school acreage should be factored into the assessment of park land availability. School acreage is credited as active park land for the unincorporated County areas, and as open space for the City of Colfax. However, since school acreage is only available for public recreational uses outside of school hours, it is only counted at 60% of the nominal value. The school facilities are available to all residents in the plan area so the 31 acres of school property are considered as an offset against the cumulative deficit of about 32 acres in the plan area. This leaves a current overall deficit in active park land and open space of about 1 acre, and a future deficit of about 8 acres.

Facilities

Recreation facilities standards identify the number and type of facilities required to meet the current and projected recreation needs of the people living in the plan area. The demand for recreation facilities can be quite variable depending on community demographics, character, locale, and recreation preferences. The Placer County General Plan includes facility standards that are generally oriented to the small rural communities that are characteristic of the unincorporated areas of the county. The County has recently considered new facility standards specifically for several pending developments in western Placer County that will be much more urban in character.⁷ However, projected development in the area addressed by this plan will be consistent with the existing rural character and will therefore be conditioned by the existing Placer County General Plan standards.

While the City of Colfax has not adopted recreation facility standards in its General Plan, the General Plan does speak to the intent to preserve the existing rural and historic character of the community. Therefore, the County facility standards are appropriate for the level of population and patterns of development that are currently anticipated through the plan horizon (2021) within the city limits and Sphere of Influence.

Table 7 shows the facility standards as contained in the Placer County General Plan and evaluates how well existing facilities in the areas addressed by this plan are meeting the standards. Since the same standards apply to the City of Colfax and the unincorporated county areas, the existing resources are grouped together. Population for the plan area is also considered in total, since plan area residents routinely utilize facilities throughout the plan area regardless of whether or not they live in Colfax or the unincorporated area. While the population of Colfax, considered separately, is too small to even meet the minimum threshold for most of the facility standards, when added to the remaining plan area population it does affect the number of facilities needed.

The number of existing facilities includes both the school facilities available for public use through joint use agreements, and the privately owned facilities either leased to the County or operated expressly for community use.

⁷ *Placer County Recreation and Park Development Project*. Citygate Associates, September 2005.

Table 7 — Total Plan Area Facilities and Population

			2005		2021	
Population						
Colfax			1,772		2,618	
Unincorporated Area			12,068		12,669	
Total			13,840		15,287	
Facility Type	Population per Facility	Existing	Need per Standard	(Deficit) or Surplus	Need per Standard	(Deficit) or Surplus
Tot lot	1,000	3	14	(11)	15	(12)
Playground	3,000	5	5	-	5	-
Tennis court	6,000	7	2	5	3	4
Basketball court	6,000	14	2	12	3	11
Hardball diamond	3,000	7	5	2	5	2
Softball/Little League diamond	3,000	3	5	(2)	5	(2)
Youth soccer field	2,000	1	7	(6)	8	(7)
Adult soccer/multi-use field	2,000	4	7	(3)	8	(4)
Recreation trail (1 mi.)	1,000	14	14	-	15	(1)

Several recreation facilities appear to be in short supply in the plan area based on the facilities standards analysis. These include play areas for young children (tot lots), softball/Little League fields, and fields that can be used for both youth and adult soccer.

There is currently one tot lot in the City of Colfax. One more is needed for the existing population, and a second one will be needed by 2021. The other two tot lots in the plan are at Colfax Elementary school and Applegate. The current shortage of tot lots occurs mainly in the unincorporated area. The communities of Weimar, Heather Glen, Alta, Dutch Flat, and possibly Gold Run and Baxter have a sufficient concentration of families to make use of local tot lots if they were available. While tot lots can be built on very small parcels (1/4 acre), the cost effectiveness of building and maintaining such play areas is usually greater if they are part of a larger park.

Fields that can be used for softball and Little League baseball are also lacking. The field dimensions required for these two activities are quite similar and the same field can usually support both uses. The three existing fields serve Colfax and the Alta/Dutch Flat communities. Two additional fields are needed and would best be located in the Weimar and Applegate areas.

Soccer is a very popular sport throughout the plan area, and the demand for playing fields significantly exceeds the available resources. There are four fields in the immediate Colfax area that can be used for soccer and at least one of these is only large enough for youth soccer. Three of the four fields are available through joint use

agreements with Colfax Elementary and Colfax High School. The other is owned and maintained by the Sierra Vista Community Center for public use. Another field suitable for soccer is located at Weimar Hills School.

Based on the facility standards, nine more soccer fields are currently needed. At least three of these should be adult-sized soccer fields. Another two will be needed by 2021, with at least one being adult-sized. All of the communities within the plan area except Colfax need access to additional soccer facilities. However, since three of the soccer fields used by Colfax residents are available under joint use agreements and also serve non-residents, one of the new youth soccer fields should be located within the City limits.



Weimar Hills School multi-sport field and tot lot.

Chapter 4

Community Needs and Preferences

In order to determine which recreation facilities and programs are most needed in the plan area, public input was collected through a community workshop and a youth survey. At the community workshop, participants were asked to prioritize recreation resources and assign a relative value to these resources with respect to the needs of the community. The youth survey was conducted by the youth ad hoc member of the Colfax Parks and Recreation Commission at both Colfax High School and Colfax Elementary schools. While the community workshop addressed recreation resources for all age groups, the survey focused on youth-oriented park improvements. The specific results of the community workshop and youth survey are described below.

Several recreation issues were consistently identified in both the workshop and survey, including the need for more maintenance and repairs to existing facilities. The youth survey results asking for more athletic fields and recreation trails is mirrored by the community workshop activity indicating acquiring additional park land and creation of more recreation trails as high priorities. The desire for a community skate park was discussed at the community meeting and was highly ranked on the youth survey. In order to meet these needs, the City of Colfax and Placer County will need to actively set aside funding for better maintenance and upgrades to existing facilities, select and purchase parcels suitable for park development, and secure open space and trail easements to form a well-connected network linking neighborhoods within the community, and linking communities to the a regional trail system.

Colfax Community Workshop

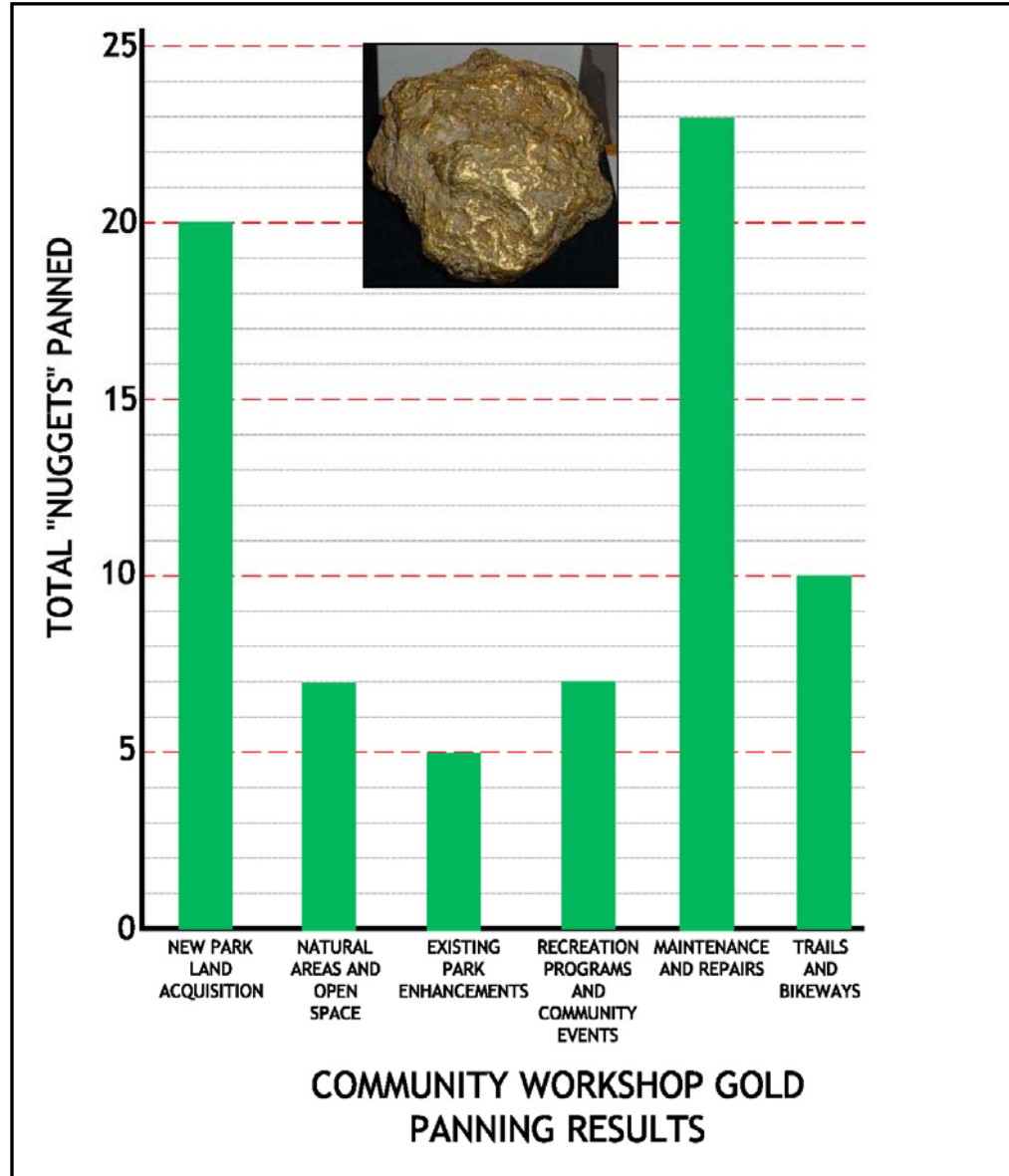
The City of Colfax publicized the community workshop through the newspaper, the County website, the local access cable channel, and posters which were displayed around town. About twenty-five people attended, representing a diverse community interests and concerns. Attendees included mainly Colfax residents, and a few residents from other locations in the plan area. Participants were provided with an overview of the City’s existing facilities and programs, and then asked to provide suggestions on how to improve recreation resources. All attendees were given “gold nuggets” to use as currency in purchasing the recreation resources they felt were the most important for the community. The following categories of recreation resources were considered:

- Recreation programs and community events
- New park land acquisition
- Enhancements to the facilities at existing parks
- Natural areas and open space
- Maintenance and repairs
- Trails and bikeways



Figure 4 shows how the various categories of parks and recreation needs were ultimately prioritized relative to each other based on allocation of the gold nuggets. While workshop participants felt that all the categories were important, they also realized that some compromises must be made given the limited funding resources available. The purpose of this ranking is to provide the City and County with input from the community on how to allocate these limited financial and staff resources when addressing these needs.

Figure 4 — Recreation Priorities



The community meeting participants determined the highest priority was for maintenance and repairs to existing facilities, followed closely by new park land acquisition. These two categories ranked significantly higher than the others, and address several very important strategic concerns. Residents placed a high value on existing facility maintenance, recognizing that deferred maintenance will result in degraded recreation experience and ultimately lead to higher long term costs to restore facilities to an acceptable level of service. These higher costs may be much more difficult to fund than the less expensive, periodic maintenance projects needed to prevent serious disrepair. Adequate ongoing funding is needed for bringing equipment and facilities up to new codes, fixing broken elements, and repairing damaged or worn facilities.

The emphasis on park land acquisition also speaks to fiscal concerns. Land costs in the plan area are increasing very rapidly, and delays in buying property for parks will only result in much higher acquisition costs in the future. Plan area residents are also concerned that if land is not acquired before or in coordination with development approvals that it will be impossible to site parks in the optimal locations to serve the intended park users.

Workshop participants emphasized the need for park land specifically for more athletic fields and for public park space in general. One participant cited the old “Quonset huts motel” site on the way to Grass Valley as a parcel the City of Colfax should investigate acquiring for park use, since the site is flat, has great views, and is within the city limits.



The community meeting participants ranked trails and bikeways as the third priority. In particular, residents expressed the desire for more off-street bike and pedestrian trails both for recreation use and to provide alternative transportation routes between schools, downtown, and residential areas. Connectivity to a regional trail system was also suggested. Participants expressed concerns about the difficulties associated with acquiring easements for trails or purchasing trail alignments in existing developments, and the need to make provisions for public trails part of future development approvals.

The last three priorities as determined by the participants were natural areas and open space, recreation programs and community events, and enhancements to facilities at existing parks.

Since much of the plan area is characterized by an abundance of forest land and open “natural” areas, it is not surprising that securing natural areas and open space was assigned a lower priority. The vistas of large tracts of natural open space on the hillsides surrounding the communities give residents the perception that there is currently adequate natural area and open space close to home. However, participants felt strongly that the appeal of living in the plan area and the quality of life were directly tied to these resources. As new development occurs, therefore, participants felt that it will be important to preserve areas of open space that are accessible for passive public use in order to retain the existing rural character. In addition, both the

Bear River and North Fork American River canyons were identified as valued natural areas that should be accessible for public passive recreation use away from development and urbanization. There was also strong support for the City and County to coordinate preservation of open space with the Bureau of Land Management.

Recreation programs and community events ranked fifth. The plan area has a number of great community recreation programs and events. The City of Colfax, the Colfax Community Resource Center, Colfax Pride, Sierra Vista Community Center, Placer Adult School, and the local schools all have multiple youth programs, sports teams, adult programs, parades, contests, festivals, and events which are run by staff and volunteers. Residents seemed to feel that the diversity, quality, and number of available programs are adequate, with the exception of programs for older senior citizens. These are typically people who may have limited mobility or capacity to drive, but are still seeking social interaction, structured events, and the opportunity to be engaged with the community. There were also serious concerns expressed about the limited access to programs in general, and youth programs in particular, due to



Colfax Community Workshop

the fees charged to participants.

Enhancements to facilities at existing parks ranked as the lowest priority by participants. This is due mainly to the awareness that there is simply not room at the existing facilities to locate new improvements. Consequently, the acquisition of additional park acreage was deemed a higher priority as discussed above.

Following the “gold panning” exercise, the workshop participants divided into discussion groups to talk about solutions that might help address some of the perceived recreation issues. Proposed solutions included the following measures.

- Acquire more park land.
- Encourage land donation.
- Get a parks plan in place to secure open space and identify required infrastructure before development occurs.
- Develop the old landfill site into park space.
- Introduce development fees and/or assessments to fund parks.
- Promote recreation programs and facilities that generate revenue.
- Develop specific facilities (Sports Complex and Skate Park).
- Use trails to connect communities/neighborhoods.
- Keep “small town” feel by celebrating the history and cultural heritage of the area.
- Implement more senior programs.
- Establish more equestrian trails.
- Look at creek corridors for recreational opportunities, such as the creek by the Chevrolet dealership.
- Keep trails and other recreational amenities accessible to all ages and groups.
- Implement trail along Bunch Creek through downtown Colfax.
- Coordinate with BLM regarding access to or acquisition of land behind Colfax High School.
- Work together with other groups and agencies to capitalize on shared objectives.



Colfax Youth Survey

The City of Colfax Youth Survey sought to identify the specific amenities and programs that are priorities for elementary and high school age youth. Improvements to the existing pool ranked as the number one priority by a wide margin. This sentiment echoes the results seen in the community workshop calling for maintenance and repairs to existing park facilities.

The second and third ranked amenities, more sports fields and a skate park, were also identified as high priorities in the community workshop. The desire for more sports courts-tennis, basketball, and volleyball, was ranked only slightly lower in the youth survey. All of these new facilities will require acquisition of additional park land, which was a high priority in the community survey (See Table 8).

The youth survey also revealed strong demand for more youth-oriented events, such as tournaments, ski/snowboard trips, and trips to professional sporting events. This is not surprising since youth living in the rural communities in the plan area may feel somewhat isolated from each other and from the popular cultural experiences more readily available to their urban peers. In addition, most youth cannot drive and have limited transportation options to travel to such activities.

A moderate level of interest was demonstrated for a regional park. While a regional park would provide a greater number and variety of recreation facilities in a centralized location, it is clear that survey respondents believe there is a greater need for local sports fields and courts, and youth-oriented events. Indoor recreation facilities received a similar moderate level of support.

A notable result from the youth survey was the relatively high level of demand for a public golf course versus Frisbee golf. While Frisbee golf is a favorite activity for youth, ad hoc courses are easy to set up especially in undeveloped, rural areas. Youth interest in traditional golf is a relatively new phenomenon. The World Golf Foundation established The First Tee in 1997 to promote golf as a life-skills enhancing activity for youth. The organization now has 1.5 million participants with programs at public courses in 47 states. The First Tee National School Program also works through local schools to introduce golf to youth through the physical education curriculum. Unlike Frisbee golf, traditional golf requires a formal facility and there are no public golf courses in the plan area. The nearest public courses are The Ridge and Black Oak courses in the Auburn area, and the Darkhorse course near Lake of the Pines. There are also several private courses nearby including those at the Alta Sierra Country Club and Winchester residential development. Youth programs and camps are offered at many of the courses, but participation by plan area youth is limited by fees and transportation issues.

Youth survey responses regarding trails indicate a moderate degree of interest in trails as compared to active recreation facilities like sports fields and youth events. However, support for equestrian trails is nearly equal to that for hiking/biking trails, which suggests that future trail facilities will need to be designed to accommodate these multiple and sometimes incompatible uses. The extent to which hiking/biking and equestrian trail proponents overlap is not known from the survey results. However, if there is little overlap between the two groups, then the cumulative demand for trails is actually a much higher priority.

Table 8 — City of Colfax Youth Survey

# of Votes	Amenity or Program
202	Pool Improvements
149	More fields for football, soccer, baseball
146	Skate Park
135	More events like tournaments, ski/snowboard trips and trips to professional sporting events
134	More courts for basketball, tennis, volleyball
125	Public golf course
114	Regional multi-purpose park
109	Indoor recreational facility
99	More hiking trails/bike paths
89	Equestrian trails
48	Frisbee golf
1-8	Miscellaneous*

* Miscellaneous amenities and programs included: Go Cart, Rock Wall, Amphitheater, Dirt Bike Track, Playground, Trampoline Park, Animal Shelter, Dog Park, Track, Volleyball League for Youth, Tether Ball Courts, Ice Skating/Roller Blading, Archery, Lacrosse League, and Campgrounds.

Prior Studies

In 1991 a community survey was conducted to assess park and recreation needs in the communities between Applegate and Emigrant Gap. The survey was part of a feasibility study into whether a recreation and park service agency should be formed in the area. The most desired recreational resources are listed in Table 9.

These data show a consistent demand for many of the recreation resources requested by current residents, notably new parks, trails, athletic fields, and natural areas.

Table 9 — Colfax Area 1991 Community Park and Recreation Survey Results

Ranking	Recreational Activity or Park Feature
1	Pathways/Bike Paths
2	Community Center
3	New Parks Baseball/Softball Fields
4	Open Natural Areas
5	Classes for Tots to Seniors

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Chapter 5

Priorities and Recommendations

Based on the analyses and community input described in earlier chapters of this Master Plan, the existing parks and programs are much used and highly valued by residents. However, there are a number of opportunities to improve recreation resources in the plan area. Recommendations for park and recreation priorities in the plan area are organized into the following categories:

- Improvements to existing parks and facilities;
- New park land acquisition;
- New facility development;
- Trails and bikeways;
- Recreation programs; and
- Operations and administration.

Improvements to Existing Parks and Facilities

A significant capital investment has already been made by the City of Colfax and Placer County to develop the existing parks and recreation facilities in the plan area. In order to protect these assets, it is important to perform preventive maintenance and make repairs before the cost of refurbishment exceed the replacement cost. In some situations, the useful life of equipment and fixtures has been expended and these items need to be replaced to preserve basic functionality and safety. Several existing parks can also accommodate new tot lots and trails as needed to help meet the standard for the plan area. Any new or refurbished facilities should be designed to satisfy the Americans with Disabilities Act (ADA) access requirements.



As described earlier, it is important that public park providers establish a more formalized preventive maintenance program, which includes major rehabilitation and/or replacement of existing recreational facilities. In unincorporated areas, the County needs to aggressively seek funding for projects that enhance the usability and enjoyment of existing County owned and leased parks, so that the facilities are not lost. Also, if the required rehabilitation work is deferred for too long, it will be necessary to replace the facility at a much higher cost.

The priorities for the County include enhancement of the Dutch Flat Swimming Pool, acquisition and development of additional park land around Applegate Park, improvement of the Dutch Flat Community Center Recreation Area, additions to the

Bear River Campground, and improvements to the access road leading to the Green Valley Trailhead.

Major rehabilitation of existing recreation facilities at schools also needs to be considered a priority. For example, the track and the tennis courts at Colfax High School are heavily used by the public and require improvements in order to keep them functional.

Table 10 provides a list of the recommended improvements to the existing publicly owned or managed recreation facilities and the estimated cost of each improvement. Recommended improvements that should be implemented in the short term (0 - 3 years) are identified separately from those that can be done over the long term (4 - 15 years). The short-term improvements are those needed for the continued safe functioning of existing facilities, and to provide some of the most needed new facilities.

Table 10 — Recommended Improvements for Existing Parks and Facilities

City of Colfax	Short-term 0-3 Years	Long-term 4-15 Years
Colfax Ball Park Complex		
<i>New Restroom Building</i>	\$175,000	
<i>New Bleacher at Ball Park</i>	\$31,050	
<i>New Heater at Swimming Pool</i>	\$26,781	
<i>Refurbish Basketball Slab</i>		\$17,213
<i>Upgrade Play Equipment</i>		\$96,677
<i>Replace Pool Decking</i>		\$72,424
<i>Replace Pool Fencing</i>		\$31,807
TOTAL	\$232,831	\$218,121
Roy Toms Plaza		
<i>Upgrade Plant Material</i>		\$ 4,435
<i>Interpretive Signage</i>		\$ 9,180
TOTAL		\$13,615
Depot Park		
<i>Upgrade Plant Material</i>		\$ 9,501
<i>Interpretive Signage</i>		\$ 9,834
TOTAL		\$19,335
Arbor Park		
<i>Upgrade Irrigation System</i>	\$12,420	
TOTAL	\$12,420	
GRAND TOTAL	\$245,251	\$251,071

Placer County	Short-term 0-3 Yrs	Long-term 4-15 Yrs
Applegate Park		
<i>New Tot Lot and Poured-In-Place Surfacing</i>	\$200,000	
<i>Replace Library Tot Lot; add Poured-In-Place Surfacing</i>		\$221,744
<i>Land Acquisition and Parking Lot (30 spaces)</i>	\$1,071,225	
TOTAL	\$1,271,225	\$221,744
Placer County	Short-term 0-3 Yrs	Long-term 4-15 Yrs
Dutch Flat Pool		
<i>Restrooms and Showers</i>	\$517,500	
<i>Deck, Filters, Shade Structure, and Reconstruct Swimming Pool</i>		\$2,911,102
TOTAL	\$517,500	\$2,911,102
Dutch Flat Community Center Recreation Area		
<i>Sports Court</i>		\$340,724
<i>Tot Lot and Poured-In-Place Surfacing</i>	\$200,000	
TOTAL	\$200,000	\$340,724
Bear River Campground		
<i>New Restrooms</i>	\$100,000	
<i>Pave Day Use Parking Lot</i>	\$70,000	
<i>Pave 1 Mile of Road to Group Camp</i>		\$658,405
<i>7 Miles of Multi-Purpose Trails</i>		\$183,604
TOTAL	\$170,000	\$842,009
Green Valley Trailhead		
<i>Paving (Moody Ridge to Trailhead)</i>		\$172,128
TOTAL	\$0	\$172,128
GRAND TOTAL	\$2,158,725	\$4,315,579

Note: Estimates reflect inflation adjusted costs and includes PSE (35%) and contingency (15%).

New Park Land Acquisition

There is a disparity between the current park acreage guidelines set by the City of Colfax and Placer County. The City of Colfax General Plan contains Policy 2.6.4.1 which states the City is to “maintain open space acreage equal to 4 acres per 1,000 population.” Placer County’s General Plan Policy 5.A.1 includes a more aggressive target “to achieve and maintain a standard of 5 acres of improved park land and 5 acres of passive recreation area or open space per 1,000 population.”



Based on these existing standards, the 2005 open space deficit in the City of Colfax was about 2 acres. The 2005 deficit of active use park land in the unincorporated area was about 30 acres. However, joint use facilities at the schools located in the unincorporated area make up for this shortfall. School acreage, which is credited at 60% since it is only available for public use during non-school hours, contributes about 31 acres of land for recreation use. Based on the current standard, by 2021 Colfax will need another 4 acres of open space and the unincorporated area will need another 2 acres of active park land. The supply of passive use acreage in the unincorporated area is adequate for the current and projected population through 2021 (Table 5).



The current City policy may encourage development inside the City limits instead of in the unincorporated County because less park land is required. However, over time it will result in a lack of park and open space within the City limits with respect to the number of people these resources are intended to serve. It will be virtually impossible to rectify the situation since the vacant land needed for new parks will already be developed. Consequently, property values and the quality of life for City residents could be adversely impacted. With relatively poorer access to recreation facilities and open space, the City could be perceived as a less desirable place to live than the unincorporated areas.

To maintain the unique small town character of Colfax and provide adequate local recreation resources for residents, land should be set aside as parks and open space at a rate comparable with that established by Placer County, and the City of Colfax should amend their park standards to meet this end. The City also needs to clarify criteria for active and passive park land since the current General Plan only speaks of “open space” as a collective term that includes both of these other categories. Table 11 illustrates the deficit of active and passive park land in the City of Colfax that would result from this change in policy. Under the new standard, the current deficit is about 4 acres of active park land and 9 acres of passive park land. The deficits in 2021 will be about 8 and 13 acres respectively.

Table 11 — Revised Park Land Standard for Colfax

Population	Colfax	
Current (2005)	1,772	
Future (2021)	2,618	
	Active Park Land	Passive Park Land
Existing Acres (total)	4.87	0.00
Revised Standard (acres per 1,000)	5.00	5.00

Population	Colfax	
Current (2005)		
Need	8.86	8.86
(Deficit) or Surplus	(3.99)	(8.86)
Estimated Cost/acre	\$150,000	\$24,000
Estimated Total Cost	\$598,500	\$212,640
Future (2021)		
Need	13.09	13.09
(Deficit) or Surplus	(8.22)	(13.09)

Note: Land prices reflect 2007 costs and do not reflect inflation or fluctuating prices or valuations

Acquisition of the additional land could be secured through several means. The land needed to erase the current deficit would need to be funded through methods not tied directly to development such as an assessment, grants, or donations since the existing residences are fully entitled. The estimated cost for unimproved active park land is currently \$150,000 acre in the plan area, based on recent recorded sales and active listings. Passive park land is about \$24,000 per acre because it is usually not well-suited to development due to access limitations, topography, or other site conditions. The estimated cost to acquire the land needed to meet the proposed Colfax acreage standard for the current population is about \$811,140.

Land acquisition required to meet the needs of future Colfax residents would be funded by fees assessed at the time of development. All new development should be subject to land dedication (or fees in-lieu) and/or assessment of development impact fees, of which a portion would fund land acquisition. Recommended land dedication standards and impact fees for both the City of Colfax and the unincorporated area are addressed in more detail below under Operations and Administration.

Funds needed to purchase new park lands could be reduced if land were to be donated to the City or held under an easement or in trust specifically for recreation uses, as in the case of the Sierra Vista Community Center. While such philanthropy cannot be relied upon to supply the needed park land, the City should explore incentives that would encourage private property owners to donate land for parks.

POTENTIAL PARK SITES

Based on the park acreage standard, the need for more park land is much more significant in the City of Colfax than in the unincorporated area. In addition, the City occupies a much smaller area and has proportionately fewer options about where to locate new parks. Given these constraints, it is important for the



City to begin strategic planning to determine where new parks should be situated.

The City should identify vacant parcels that would be suited for future parks based on site characteristics and proximity to the population they would serve. New park sites are particularly needed in the northern and southern areas of the City, as all the existing park resources are clustered near the historic downtown. A vacant lands inventory completed by the City in 2006 showed that most of the anticipated residential growth will occur in these underserved areas.⁸ Within the vacant lands, there are several parcels zoned for multi-family development. These parcels account for only about 28% of the vacant land, but will contribute about 41% of the anticipated population growth at build-out. In addition, residents living in these developments may have less access to private backyard space than residents living in single-family homes on larger lots. Therefore, it will be particularly important to identify locations for parks that are close enough to these multi-family dwellings to meet residents' recreation needs.

Several potential park sites were discussed during the community workshop for this Master Plan. The only one currently owned by the City is the 16.5 acre Colfax landfill site. The landfill occupies 3 acres of the parcel and is no longer in use. The landfill portion of the site was capped with a top deck consisting of an aggregate layer, asphaltic layers, and geotextile. The capped area is relatively level offering nice views of the North Fork American River Canyon. The majority of the site is very steep with slopes ranging from 40 to 80%.

The intended use of the land from the beginning of the landfill closure process was for a recreation facility. The landfill stopped taking waste in 1997 and was officially closed in 2007 and has a stipulation the site will not be used for 30 years (2037). However, Placer County Environmental Health and the California Integrated Waste Management Board will need to approve any such use for the site. Placer County has requested an updated plan for the monitoring and venting of the site. This updated document is currently being prepared by Lawrence & Associates.

Currently on-going water quality and gas monitoring is being conducted at the site to determine if the water or gas coming from the site poses an environmental threat. Annual monitoring will need to continue into the future indefinitely at a cost in 2007 dollars estimated at \$10,000 to \$15,000. Monitoring will need to be increased at the site to check for presence of poisonous gases venting from the site if the site is used as a public recreation facility. The venting structure at the site allows potentially toxic and harmful gases from the buried waste to escape.

Although the size of the parcel and views from it may make the site appealing for public use, the cost of monitoring and steep slopes makes reuse of the site as a park or open space area logistically difficult without more study and a steady funding mechanism.

The County will only need to acquire about 2 more acres of active park land to meet the needs of the projected 2021 population, when credited with the acreage under joint use agreements. This land should be acquired in proximity to the new

⁸ *Major Projects and Mitigation Fee Study*. November, 2006. Terrence E. Lowell & Associates, Inc., City of Colfax Engineers.

development generating the demand or in locations where specific localized facilities, such as tot lots, are lacking. The County has identified a parcel across the street from the Applegate Community Park that may be desirable as a potential expansion to the park. However, active park uses on the property may be limited due to site features.

New Facility Development

The City and County need to work together to develop a number of facilities in order to meet the anticipated demand for recreation resources over the next fifteen years. Facility deficits are described in Chapter 3 (Table 7) and in the summary of public input in Chapter 4.



The priorities for the Colfax Area include tot lots, Little League fields, adult and youth soccer fields, and a skate park. A lesser priority is the development of a group picnic area in the northern part of the plan area. Development of these facilities will need to take place primarily at new park sites to be acquired in the future, or through new joint-use agreements. A discussion of the recommended locations for new facilities based on population density and the location of existing facilities is provided in Chapter 3.

Costs for new facility development are summarized in Table 12 and do not include property acquisition. These estimates are based on costs for comparable projects developed in the region in the last year.

TOT LOTS AND CHILDREN’S PLAY AREAS

Playgrounds are typically built to target two specific age groups; toddlers and children aged 2 to 5 and 5 to 12. These playground types are commonly referred to as “tot lots” and “children’s play areas” respectively. The plan area has an adequate number of children’s play areas when taking into account facilities operated by local schools. However, there is currently a deficit of 11 tot lots in the plan area.



Placement of tot lots next to children’s play areas is optimum because parents can watch younger and older children from one vantage point. Toddlers and young children are sometimes drawn to children’s play areas by the desire to be with their older brothers and sisters. However, children’s play areas are not a substitute for tot lots. The play structures in tot lots are specifically designed to foster early childhood developmental skills and to be safe for toddlers’ physical capabilities. Tot lots should also include features that are universally accessible.

Tot lots do not require much space and can be located on small lots. If shaped optimally, a half-acre lot can accommodate a tot lot. Tot lots need to have seating and shade areas provided for parents or guardians of tots while at play. If sited

within 50 feet of a street, a low open-view fence around the play area is required for safety. Tot lots should be located in developed neighborhoods and especially in those neighborhoods with a large number of very young children.

Assuming land acquisition and basic infrastructure (drains, sidewalks) to and from the play area sites is complete, the costs for developing a simple tot lot with established trees for shade is currently around \$100,000 to \$200,000. Children's play areas are more expensive ranging from \$150,000 to \$250,000 or more. The cost ranges include poured-in-place rubberized surfacing and fencing. The more features added, such as play features and swings or alternate shade canopies, the greater the cost.

SPORTS FIELDS

The plan area currently needs 2 softball/Little League fields, 6 youth soccer fields, and 3 adult soccer/multi-use fields. By 2021, 1 more youth soccer field and one more adult soccer/multi-use field will be needed if population and recreation demands in the plan area trend as expected.

The estimated cost to develop a basic softball/Little League field with a backstop is about \$375,000. A set of four light poles adds another \$90,000 to the cost of the construction. Other ball field improvements such as bleachers, drinking fountains, concession stands, or scoreboards are optional and add more cost. At least one of the two additional softball/Little League fields should be lighted.

The cost of developing multi-use/soccer fields varies depending upon the field size and the amount of grading required. The base cost for a youth soccer field is about \$135,000 while a full-size field for adult play is about \$247,000. The costs do not include optional improvements such as lighting and seating.

SKATE PARK

There is considerable support for a skate park area among plan area residents, especially in the Colfax area. The nearest existing skate park is in Auburn at the Overlook Recreation Area and is operated by the Auburn Recreation District. It is close enough to serve residents in the southern part of the plan area but is too far away for most other residents. Volunteers from the Colfax community have worked to secure grant funding for development of a skate park in the community, but a site has not yet been identified, and plans and permits have not been



Auburn Skatepark

prepared. Any facility developed by the City and/or County either independently or in cooperation with other entities must meet the recognized industry standards to maximize safety and minimize liability. Proper feature design, layout, construction

methods, and signage are all important elements that are required for a successful skate park. Most agencies do not staff skate parks, but a few agencies do. Since the County does not provide recreation programming, the County would not operate a staffed skate park.

The cost for new skate park can vary widely, depending on the size of the facility and the types of features it provides. Small parks built on a suitable paved area and using pre-fabricated ramp and jump units can be built for less than \$100,000 while more elaborate, in-ground bowl style facilities can cost three to four times that amount. The skate park envisioned in the cost estimate (Table 12) would use pre-fabricated features and occupy an area about the size of two tennis courts.

Future skate park users should be included in the master plan design of the facility to insure their needs are adequately met. The best location within the plan area for a skate park would be in or near the City of Colfax. Such a location would be accessible to the many youth and teens living in and/or attending school in Colfax, and is centrally located for those living throughout the plan area.

GROUP PICNIC AREAS

While there is no standard for group picnic facilities in the Colfax or Placer County General Plans, a typical standard for this type of facility is one for every 10,000 people. However, the population distribution within this plan area is so dispersed that it is not realistic to expect the one existing group picnic area at Applegate Community Park to meet the needs for the entire plan area. A second group picnic area should be developed in Colfax to serve the northern part of the plan area. Group picnic facilities typically provide ten or more tables, a covered area, a food preparation area with running water, and barbecues. At least one table should be universally accessible. The estimated cost to develop such a facility is estimated to be from \$250,000 to \$300,000 if supporting utilities and adequate parking are already in place.



Applegate Community Park

Group picnic areas are typically revenue generating facilities because they can be rented out for various events including community potlucks, family reunions, company picnics, and birthday parties.

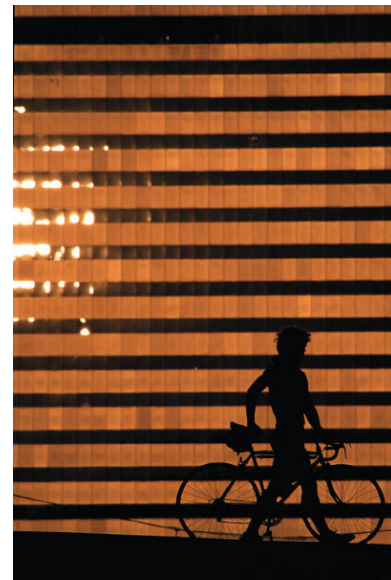
Table 12 — Recommended New Facility Development

Facility	Short-term: 0 - 3 Years		Long-term: 4 - 15 Years		Unit Cost (2007 dollars)
	Need	Cost	Need	Cost	
Skate Park	1	\$225,000			\$225,000
Softball/Little League Fields (1 lighted)	2	\$886,245			\$375,000 unlighted \$465,000 lighted
Youth Soccer Field	2	\$274,725	5	\$860,635	\$135,000
Adult Soccer/Multi-Use Field	1	\$247,500	3	\$1,017,230	\$247,500
Group Picnic Area			1	\$338,063	\$275,000
Tot Lot	3	\$317,746	7	\$892,706	\$100,000
SUBTOTAL		\$1,951,216		\$3,108,634	
PSE (35%) and Contingency (15%)		\$975,608		\$1,554,317	
GRAND TOTAL		\$2,926,824		\$4,662,951	

Note: Estimates reflect inflation adjusted costs. County Park Dedication Fees will be allocated for projects on a case by case basis based upon the merits of each project, as determined by the Weimar-Applegate-Colfax Municipal Advisory Council, the Placer County Parks Commission and the County Board of Supervisors. There may be many other projects that are not listed in this Master Plan that will be considered and partially funded from County Park Dedication Fees.

Trails and Bikeways

Development of multi-use trails and bikeways was designated as a high priority for community workshop participants and youth survey respondents. As discussed in Chapter 2, there is presently no designated system of multi-use trails throughout the plan area, and bikeway facilities are minimal. Several new on-street (Class II and III) alignments are proposed for development in the plan area under the adopted *City of Colfax Bikeway Master Plan* and the *Placer County Regional Bikeway Plan*. These two plans address the development of primarily transportation oriented bikeways, while this plan focuses on trails that are oriented for recreation purposes. While a single alignment may well serve both purposes, a distinction is made between the two for planning purposes since the design, costs, and management of each are quite different.



The County has established a standard of providing 1 mile of recreational trail for every 1,000 residents in the area served. There is no corresponding standard in the City of Colfax General Plan. The total miles of existing trails in the plan area does satisfy the County standard. However, it does not appear to adequately address the local demand for such resources. This may be a reflection of the particular interest of residents in trail-oriented recreation, possibly in response to the highly scenic environs provided by the Sierra Nevada foothills and dramatic river canyons. These

features also stimulate significant demand for trail use from non-plan area residents, notably people who live in the nearby urbanized communities of Auburn, Rocklin, Roseville, and Sacramento.

TRAILS MASTER PLAN

Placer County will soon begin work on updating the Weimar-Applegate-Colfax Community Plan. As a part of this update, it is likely the County will include a Trails Element, which will include proposed trail routes throughout the plan area. Should the City of Colfax desire a more detailed Trails Plan within the City boundaries, then a Trails Master Plan needs to be developed to address the high demand for additional recreation trails throughout the plan area in a coordinated manner. In addition to the City of Colfax and Placer County, a variety of public and private property owners needs to be involved in development of the plan, including the U. S. Forest Service and the Bureau of Land Management. Private land owners should participate in the process to establish a trail alignment and design standards that are sensitive to the concerns of adjacent property owners, meet the recreation needs of the public, and do not compromise the health, safety, and welfare of either group.

The plan should at a minimum identify potential alignments, easements, and acquisitions; design standards; trail system connectivity; development and maintenance costs; emergency response procedures; stewardship and interpretive opportunities; funding opportunities; and implementation priorities. It is important that work on the Trails Master Plan begin as soon as possible. As more development occurs in the plan area, options for potential alignments may decrease and the costs of acquiring fee title or easements are likely to increase. The total cost of trail development may be driven far more by acquisition or easement costs than by the actual costs of construction.

The cost to develop a Trails Master Plan is estimated to be \$60,000 depending on the complexity of the plan and availability of volunteers to assist with field verification of potential trial alignments.

BUNCH CREEK PARKWAY

The City of Colfax has identified a corridor along Bunch Creek as being an important link for the community between Downtown Colfax and the Colfax Shopping Center. A pedestrian pathway would be developed along the 1,500 foot alignment with par course stations and interpretive signage at intermittent locations. The property acquisition (approximately ½ acre) has not yet occurred.



The cost of the project is a major hurdle. Although Proposition 40 funding could be earmarked for the project, the City of Colfax 2006 Major Projects and Mitigation Fee Study estimates the cost of the project to be in the neighborhood of \$600,000 (See Table 13). Acquiring easements rather than buying the property outright is an alternative to save on costs. The acquisition of land through donations or gifts is

another option. Trail and parkway corridors like Bunch Creek will be important for the City to help meet the passive recreation use acreage goals.

Surveying, mapping, preliminary design work, environmental document development, and construction drawings need to be developed before the project is implemented. Money for this work should be allocated by the City once land or easements are secured.

Table 13 — Bunch Creek Pathway Implementation Costs

	Short-term 0 - 3 Yrs	Long-term 4 - 15 Yrs
Land Acquisition		
<i>Land Surveys</i>	\$5,000	
<i>Legal Documents</i>	\$5,000	
<i>Price of Land (.52 acres commercial zoned)</i>	\$156,000	
TOTAL	\$166,000	
Planning Documents		
<i>Biological Resource Assessment</i>	\$7,500	
<i>Section 106 (Cultural/Historical) Assessment</i>	\$5,000	
<i>CEQA/NEPA Environmental Review</i>	\$8,000	
TOTAL	\$20,500	
Infrastructure Implementation		
<i>Clear, Grub, and Grade</i>		\$67,500
<i>Trail Head Improvements</i>		\$20,000
<i>Trail Bridge</i>		\$90,000
<i>Trail Paving</i>		\$36,000
<i>Interpretive Signage & Design</i>		\$15,000
<i>Parcourse</i>		\$6,000
<i>Irrigation System</i>		\$12,000
<i>Plant Material</i>		\$42,000
<i>Lighting and Electrical Connection</i>		\$15,000
TOTAL		\$303,500
PSE (35%) and Contingency (15%)		\$151,750
GRAND TOTALS	\$186,500	\$455,250

Note: Estimates reflect 2007 costs.

Programs

Given the relatively rural character of the plan area, a surprisingly diverse selection of recreation and life enrichment programs is provided by the City of Colfax, school districts, and various community organizations and independent interest groups. Pursuant to the County General Plan, Placer County does not provide programs. The Colfax Community Resource Center is an important source of information for residents and visitors about the selection of recreation programs, social groups, and other activities available to people in the community. These programs serve people living throughout the entire plan area.

While there are many programs currently offered in the plan area, demand for additional programs is still significant. Two underserved groups are high school aged youth and senior citizens. In addition, access to existing programs for pre-school, elementary, and middle school aged children is limited by the fees required to operate the programs. There is also community support for improving the aquatics program at the Colfax Ball Park Complex pool.

TEEN CLUB AND COLLABORATIVE

Respondents to the Youth Survey indicated that more teen-oriented programs and events are needed in the plan area, to supplement the sports programs and activities offered at Colfax High School. Compared to younger children, teens are seeking more unstructured opportunities to socialize and interact, along with periodic special group events featuring a favorite activity. Teens are also interested in having more autonomy in their recreation choices. At the same time, teens require some limits and supervision of their recreation activities to assure their safety, and are constrained by lack of money and transportation.

In order to meet this challenging need, some communities have established Teen Clubs with a sort of “coffee house” atmosphere. Youth can meet at the club after school or on weekend evenings for informal conversation, games, to hear music, watch films, or activities of their choosing. While these clubs are typically overseen by professional recreation staff, they also rely on significant input and involvement from club members. Youth can be responsible for opening and closing the club, keeping it clean, selling refreshments, setting the calendar of events, fundraising, and even helping with building and grounds maintenance. The cost of setting up such a program may be quite minimal. The staffing is usually only a fraction of a full-time position, depending on the number of participants and hours of operation. Monthly rent on a space can be offset by donations and fundraising events. Club furnishings need not be any more elaborate than clean used furniture and computers, donated by the community or club members.

Special teen-oriented events can also be orchestrated through a Youth Collaborative under the leadership of the Youth Ad Hoc member of the City of Colfax Parks and Recreation Commission, working with other youth to garner financial or organizational support from the City of Colfax, community groups, and the school district. The collaborative would develop event ideas, present them to potential backers, and be responsible for coordinating and implementing selected events.

Both the Youth Club and Youth Collaborative concepts would rely substantially on the participation of local teens for their success. Teens would be responsible through their involvement for fostering financial and organizational support from the City, schools, and other community groups.

SENIOR CITIZEN PROGRAMS

A common concern expressed during the community workshop was the lack of activities for those senior citizens whose health may limit their independence and range of activity. Age alone is not an indicator of such a status, as more and more people are retaining active life styles well into their 70’s and 80’s. While these people may be financially and physically capable of seeking out and enjoying a wide

range of recreation options, those with lesser abilities typically need low cost, local programs to provide opportunities for socialization, mental stimulation, and appropriate levels of physical activity. According to the 2000 census, the largest single demographic within the plan area was made up of people aged 45 to 59 years old. This fact, coupled with age-prolonging advances in medicine, suggests that the demand for recreation activities for senior citizens will be an increasing trend in the plan area over the next 15 years.

In order to meet this demand, additional senior recreation programs may need to be provided in the plan area. The City of Colfax and Placer County Department of Health and Human Services should consider collaborating with area churches and community organizations to expand the twice-weekly luncheons held at the Methodist Church to provide some type of senior activity every day. Adult Day Care may also be a viable, fee-based program in the future depending on the number of seniors seeking such services in the plan area. Adult Day Care focuses on social enrichment and is not the same as Adult Health Day Care, which provides medical services.

Adult Day Care offers supervised activities, recreation, companionship, and usually a mid-day meal to seniors who generally need only minimal assistance with activities of daily living. Group activities such as crafts, music, and gardening are emphasized along with exercise. Adult Day Care is especially valuable for seniors who cannot be alone all day, every day, but for whom a residential facility is an overly restrictive solution. The cost of Adult Day Care averages about \$56 per day nationally, and is significantly less than for a residential facility.⁹

The vast majority of Adult Day Care programs are provided on a not-for-profit or public basis. In order to decide whether to provide a public Adult Day Care program in the plan area, the City and County should collaborate on a feasibility study. The study would identify the potential market, and provide information about the costs and operation of other such programs in California.

ACCESS TO EXISTING YOUTH PROGRAMS

The City of Colfax operates a very popular Youth Program located at the Sierra Vista Community Center. Until recently, the program was free to all Colfax youth from ages 11 to 17. A fee has now been implemented to help cover the costs of the program, resulting in a 25% decline in participation. Considering the high number of single parent families in the City, the children who are no longer able to attend the Youth Center are now likely to be at home alone or otherwise unsupervised.

To make the Youth Center available to all interested Colfax youth once again, a scholarship or endowment program has been investigated and should be instituted. The City should continue to work with the schools to identify recipients, while collaborating with local organizations to develop business sponsorships and community donations to fund scholarships.

⁹ National Adult Day Services Association, <http://www.nadsa.org/adsfacts/default.asp>.

COLFAX AQUATICS PROGRAMS

The pool at the Colfax Ball Park Complex is currently used for general swim, family night, and adult swim from mid-June through mid-August.

Swimming lessons have been offered in 2007 and in the past and were well received.

However, in 2005 and 2006 the City could not find qualified instructors in time for the summer season and no lessons



were available. It is very important to public safety that the City make a commitment to offer swimming lessons every summer if the pool is going to be open for public use. In addition, other fee-based aquatics programs, such as water fitness classes for various ages and abilities, junior lifeguard training, and mother and tot playtime, are planned for addition to maximize the utilization of the pool and generate operating revenue.

In order to improve the City's aquatics program, additional staff will likely be needed. The City does not have a dedicated recreation program coordinator, who would normally be tasked with hiring seasonal help for swimming lesson instructors and life guards, and setting up classes. Instead, the Youth Director assumes the most essential of these duties.

Swimming lessons are offered at the Dutch Flat Pool through a program coordinated by the Dutch Flat Community Center.

Operations and Administration

STAFFING

ADMINISTRATION

The City of Colfax currently has one full-time staff person who allocates half of her time to the position of Youth Program Director, and the other half to the position of Administrative Officer. This position is only marginally adequate for the current level of programming and facility development. With the addition of new programs and facilities recommended in this plan, additional staff resources will be needed. At a minimum, the existing position should be reclassified as a full-time Recreation Director, and two half-time positions should be added for a Recreation Program Manager and Administrative Clerk. This restructuring of staff will facilitate better strategic planning and management of park facilities and programs, and provide the support staff needed to oversee reservations and fee collection, program coordination, grant administration, and community outreach. Staff level projections assume there will be no permanent on-site staff assigned to the skate park, and that this oversight will be provided by volunteer skate park supporters.

Placer County allocates fractional portions of multiple positions to management of recreation facilities in the unincorporated plan area. This includes approximately two-tenths of the Recreation Administrator's position, and the equivalent of about one-quarter position for various supporting clerical and accounting duties. This level of administrative staffing has been sufficient for the County, but as new facilities are developed some incremental increase in this staffing level will be required to deal with coordination of facility use and maintenance, as well as design and construction of the new facilities. It is recommended that the current staff allocations double to address this need.

The recommended changes in City and County recreation administrative staffing levels are shown in Table 14.

MAINTENANCE

The City of Colfax currently allocates about one-quarter of a full-time staff position for maintenance and general upkeep of City parks. Additional staff time will be needed to maintain the new park land and facilities recommended in this Master Plan. The new facilities that will require maintenance are a skate park, a group picnic area, two tot lots, the Bunch Creek Pathway, and any other open



space area and trails. The City may also be responsible for a few new sports fields, depending on how many fields can be developed under joint use agreements between the County and the schools. Most of the new park land acquisition in the plan area will occur within the City limits and it may be necessary to locate some sports fields in these new parks. Approximately 9 acres of active park land and 14 acres of passive park land are recommended for acquisition under this plan. When all of this new land is acquired and facilities are built, approximately 2 full-time staff will be needed for maintenance. Over the 12-year implementation period this translates to an average of about 1.25 full-time maintenance staff per year.

Placer County designates about one and a quarter staff positions for maintenance of County owned or operated recreation facilities in the plan area. The staff allowance represents a combination of full-time and seasonal park workers. With full implementation of this plan, there will be as many as 11 new tot lots and 13 sports fields in the unincorporated area. While County staff will probably be needed to maintain the new tot lots, the addition of maintenance staff for the new sports fields can be limited through several means. Any fields that are to be built on school properties under joint use agreements would be maintained by school district personnel. Since the County only needs to acquire about 2 more acres of active park land by 2021 to meet the acreage standard, it is reasonable to assume that most of the new sports field will be sited on school property. In addition, it is becoming increasingly common for volunteer groups to donate labor for some level of sports field maintenance, however, in most cases volunteers are not willing to provide long term maintenance of facilities. Assuming that all the tot lots and only 3 of the sports

fields will be located in County parks, and that volunteer maintenance will be encouraged, the incremental increase in required maintenance staff will be about three-quarters of a full-time position. Placer County has a policy of requiring the full amount of maintenance funding (independent of the County General Fund), necessary to adequately maintain a site to be in place before adding park and/or trail facilities. For new subdivision projects, the County requires the developments to establish an assessment district to pay for maintenance of the parks and trails constructed to mitigate the projects impacts.

The recommended changes in City and County maintenance staffing levels are shown in Table 14.

AQUATICS STAFF

The City of Colfax typically hires six to eight part-time lifeguards during the two months in the summer when the pool at the Colfax Ball Park Complex is open. These seasonal positions equate to approximately six-tenths of a full-time position. The County hires a similar number of seasonal lifeguards for the Dutch Flat Pool. If the City expands its aquatics program to include additional classes as described above, additional seasonal staff will be needed. The number of staff needed will depend on the number of classes offered, but fees should be adequate to cover the costs of instructors. Additional staff positions for aquatics programs are not illustrated in below in Table 14 because such positions are assumed to be cost neutral. The new staff positions of Recreation Program Manager and Administrative Clerk described above would be responsible for class coordination, hiring instructors, and collecting fees.

Table 14 — Colfax Plan Area Parks and Recreation Staffing

City of Colfax Position	Annual Cost Short-term: 0 - 3 Yrs		Annual Cost Long-term: 4 - 15 Yrs		2007 Cost per FTE ^B
	Existing	Cost	Need ^A	Cost	
Recreation Director	.50	\$33,500	1	\$70,060	\$67,000
Recreation Program Manager	.50	\$24,000	.50	\$25,096	\$48,000
Recreation Program Assistant	.50	\$15,000	.50	\$15,685	\$30,000
Receptionist/Admin Staff	-	\$0	.50	\$17,254	\$33,000
Maintenance Staff	.25	\$10,250	1.25	\$53,591	\$41,000
Pool Manager	.15	\$3,000	.25	\$3,137	\$20,000
Lifeguard Staff	.60	\$12,168	.60	\$12,724	\$20,280
TOTAL		\$106,118		\$197,547	
Placer County Position					
Recreation Administrator	.20	\$18,600	.50	\$38,899	\$93,000
Receptionist/Admin Staff	.25	\$8,250	.50	\$17,254	\$33,000
Maintenance Staff	1.25	\$51,250	2.25	\$80,387	\$41,000
Lifeguard Staff	.60	\$15,600	.60	\$16,313	\$26,000
TOTAL		\$93,700		\$152,853	

^A Average FTE per year over period of years 4 - 15

^B 2007 Cost per Full Time Equivalent (FTE) is base salary only and is increased by 1.0% annually to derive costs in year 4

CITY OF COLFAX ADMINISTRATIVE FACILITIES

Most of the City’s administrative functions are carried out in City Hall in downtown Colfax. If additional recreation staff positions are added as recommended, office space will be needed to house these people. A logical location for these offices would be the Sierra Vista Community Center building where the Youth Program is located since many of the City’s recreation programs would be associated with this facility. Assuming adequate space could be found in the building, the City may have to pay additional charges associated with providing these offices.

PARK AND RECREATION EXACTIONS

Both the City of Colfax and Placer County require exactions for new development under the premise that the new population associated with the development will generate demand for new recreation resources. These exactions take the form of active park land dedication or fees in-lieu as authorized under the Quimby Act (*California Government Code* Section 66477), and development impact fees as authorized under the Mitigation Fee Act (*California Government Code* Section 66000 *et seq.*) The City of Colfax also collects a Residential Construction Tax on all new residential construction within the city limits of which one-half is used for recreational facilities. These various exactions are needed to facilitate the development of recreational facilities in accordance with the City and County standards since the level of resources needed increases with the population.



These exactions must be established at levels that accurately reflect the costs of park land acquisition and facility development if they are to serve their intended purpose. In addition, these costs must be periodically adjusted as the costs of land, goods, and labor change. Failure to set exactions at appropriate levels will severely constrain the future ability of the community to maintain park standards because revenues will be inadequate to purchase and improve parks, and less vacant land will be available for parks as development progresses. Costs for recreation land and improvements based on regional 2006 project costs and plan area real estate prices are shown in Table 15. The corresponding costs per capita and per dwelling unit (DU) are also provided.

Table 15 — Park Acquisition and Development Costs

	Acquisition Cost per Acre	Development Cost per Acre	Total
Active Parks	\$150,000	\$300,000	\$450,000
Passive Parks	\$71,000	\$4,000	\$75,000
Per Capita (5 acres/1,000)			
Active Parks	\$750	\$1,500	\$2,250

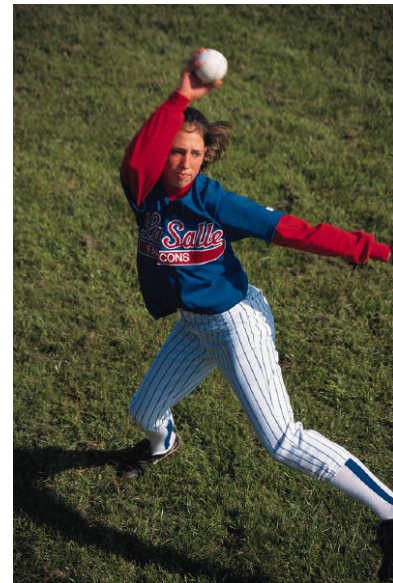
	Acquisition Cost per Acre	Development Cost per Acre	Total
Passive Parks	\$355	\$20	\$375
Per Dwelling Unit (2.43 people/DU)			
Active Parks	\$1,823	\$3,645	\$5,468
Passive Parks	\$ 863	\$ 49	\$ 912
Total	\$2,686	\$3,694	\$6,380

Note: Land costs reflect 2007 costs.

Both the City of Colfax and Placer County have recently updated the exactions required for development in the plan area under their respective public codes. However, there are significant differences in how the two jurisdictions determine exactions. These differences should be reconciled to minimize discrepancies in the level of recreation resources available within the plan area. The current approach to exactions and recommended changes for the City and County are described below.

CITY OF COLFAX

The City of Colfax adopted a comprehensive park mitigation impact fee of \$5,731 per single family residence (SFR) in January, 2007 under chapter 3.56 of the municipal code. Lesser fees are charged for non-residential development because non-resident employees of local businesses may make use of local parks for personal use or company events. Active park land dedication or fees in-lieu are required for development applications that involve a subdivision by section 16.32.020. Any such dedication or payment of fees would presumably reduce the mitigation impact fee per DU by a corresponding amount.



The City of Colfax comprehensive mitigation impact fee is collected in addition to the residential construction tax authorized under chapter 3.54. The portion of the tax dedicated to parks is one-half percent of the building permit valuations for all residential units or additions to them except for mobile, modular, or pre-manufactured homes. These structures are assessed at a flat fee of \$500. The assessment for a SFR valued at \$300,000 would be \$1,500. A separate impact fee is also charged for trails, specifically to fund the Bunch Creek Pathway project.

Based on the analysis of park land and development costs shown in Table 15, the City of Colfax exactions appear to be more than adequate to fund the recreation facilities needed to meet the proposed standard. It may be possible to reduce the residential construction tax on some properties where the current rate of assessment would result in the collection of exactions in excess of the \$6,380 warranted by current costs. The municipal code provides for annual review of the fee and does not tie fee changes to an economic index.

PLACER COUNTY

Placer County implemented a comprehensive parks mitigation fee of \$3,625 per SFR in 2006 based on an analysis of park land and development costs done in 2003.¹⁰ This fee is now substantially less than the amount that is required to finance the acquisition and development of parks per the existing County standard. Rapid escalation in both land and development costs over the last four years has exceeded the annual adjustment of the fees based on the United States Bureau of Labor Statistics Consumer Price Index (CPI) provided in the County code. For example, the cost per acre for active park land in 2003 was estimated at \$43,000 but is now closer to \$150,000. Several regional jurisdictions were contacted to provide information on their exactions to provide comparisons with the plan area. Of these, El Dorado County, the City of Folsom, and the Truckee-Donner Recreation District are currently revisiting exaction amounts due to the same economic issues. The El Dorado Hill Community Services District recently completed the analysis required to establish impact fees, and have set the fee at more than \$7,000 per single family dwelling.

The County mitigation fee should be revisited to bring it in line with actual costs. Annual adjustments should reflect the volatility of the local real estate market and construction rather than being set by changes in the CPI. The County should also consider implementing a recreation impact fee for non-residential development to compensate for the use of local parks by non-resident employees.

COLFAX QIMBY ORDINANCE AND GENERAL PLAN

California Government Code Section 66477 authorizes legislative bodies of cities and counties to “require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map.” This piece of legislation is commonly known as the Quimby Act.

A city or county must have an ordinance in place to take advantage of the park land dedication or fees in-lieu authorized by the Quimby legislation. The ordinance must include definite standards determining the amount of land or in-lieu fee to be dedicated to the government body. The “dedication of land, or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of the existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher



¹⁰ *Placer County Park and Recreation Facilities Impact Fee Study*. September, 2003. Hausrath Economics Group.

standard not to exceed five acres per 1,000 persons residing within a subdivision subject to this section.”

The City of Colfax City Code section 16.32.020 addresses park land dedication and fees in-lieu. However, the code does not include definite standards determining the amount of land or fees in-lieu to be dedicated to the City as a condition to the approval of a tentative map or parcel map. The code also caps the required land dedication at five percent of the area of the subdivision. The City’s General Plan allows development at densities that could generate demand for more park land than this limit would provide. At a minimum, the code should require land dedication or fees in-lieu to provide three acres of active use park land for every 1,000 new residents. The standard could eventually be increased to as much as five acres per 1,000 per the Quimby legislation if the City is able to increase the inventory of active park lands to this higher standard by acquiring land independent of the subdivision dedication process.

The code stipulates that the in-lieu fee amount is supposed to be set by resolution of the City Council. At this time, there is no resolution that reflects current property costs from which to derive the in-lieu amount. This has not been an issue since there have not been any significant subdivision applications in the City in recent years. The City should adopt such a resolution prior to the completion of the WWTP upgrade since this significant infrastructure improvement is likely to trigger subdivision activity

The code points to the City’s General Plan recreation element for guidance on the “principles and standards” that will be used to determine allocation of land versus fees in-lieu and the location of the dedicated land. The General Plan does not currently have a recreation element per se. Park facilities are considered under the natural environment element in a subsection for open space. While parks are a type of open space, there are special planning and management considerations for parks that do not pertain to other types of non-recreational open space. A separate recreation element should be developed in the General Plan that identifies the goals, policies, and implementation measures for active and passive recreation facilities and programs as distinct from open space used for resource production or public health and safety.

SPECIAL DISTRICTS

The provision of parks and recreation services in the plan area may be improved by establishing a special district. This would potentially streamline the administration, planning, operations, and maintenance of area parks and provide better visibility and focus on local recreation. There may also be a cost efficiency associated with eliminating the effort now required to coordinate recreation planning between City of Colfax and Placer County staff. Such a district would assume the recreation duties currently provided by the City of Colfax and Placer County staff, while coordinating with



the school districts and existing community groups also providing recreation services.

Formation of a special district may be initiated by the legislative body of the jurisdiction that includes territory that would be in the district, or by a petition signed by 25% of the registered voters living in the proposed district. The application for formation would be submitted to the Placer Local Agency Formation Commission (LAFCO). Series of public hearings and reviews would be considered before the district could be approved. The district would be governed by a board of directors and have the authority to propose special taxes, benefit, assessments, and fees to finance district operations.

Some residents of the unincorporated plan area currently assessed a minimal recreation tax through one of two Community Service Area zones established by Placer County. City of Colfax residents pay property taxes, of which a portion is used to pay for parks services. If a special district were formed, any new taxes or assessments would be subject to various levels of voter approval depending on the revenue mechanism. Establishing a special district could result in more uniform assessments and exactions throughout the plan area, and facilitate coordinated planning to provide consistent levels of recreation services.



In order to determine whether or not a special district would be a more effective and efficient mechanism for providing public recreation services in the plan area, the City of Colfax and Placer County should analyze the cost and benefits of establishing such a district. The analysis should include significant opportunity for public input especially from the community groups and organizations that currently supplement City and County recreation services through their own efforts.

Chapter 6

Funding Plan

Revenues

The City of Colfax and Placer County currently receive revenues to support parks and recreation programs from a variety of sources (Table 16). These include fees paid by park and program users, grants, taxes, and development mitigation/impact fees. The projected revenues shown in Table 17 are derived by adjusting current revenue levels for inflation and anticipated population growth. The



currently available funding is not adequate to fully implement all the improvements proposed to meet the standards of this Master Plan. In addition, the source of revenue sometimes constrains the particular uses to which it may be applied. Therefore, both the City and the County will need substantial additional revenue in all of the existing revenue categories to support implementation of this Master Plan. The additional amounts needed are listed as “Other Revenues” in Table 17, and are approximately \$5.6 million for the City and \$15.4 million for the County over the next fifteen years. The County’s shortfall is much larger than the City because the County will need to fund more significant capital improvement costs to meet the existing County standards. Suggestions for generating these revenues are discussed below for each revenue type. If these additional revenues cannot be obtained, the City and County will need to identify which proposed improvements are the highest priority so that expenses will match available revenues. Chapter 7 explores the relative priority of the various recommendations along with an estimate of the additional resources needed to implement the recommendations for the next fifteen years.

USER FEES

The City of Colfax collects both facility and program fees. The program fees are generated by the City’s Youth Program and swimming lessons. While the program fees currently do not pay for the entire cost to run the programs, they do help offset the costs. The Master Plan includes a number of program recommendations ranging from increased aquatics activities to senior day care that could be new sources of substantial user fee revenues. Placer County collects only facility fees, as there are no County sponsored recreation programs. However, the City of Colfax and the County should explore opportunities for the City or other local organizations to sponsor programs at County facilities to generate additional facility use and program fee revenues.

GRANTS

The City of Colfax derives a small amount of funding from grants. While grants are usually constrained by the grantor to be used only for capital costs or very specific program costs, they are nevertheless a potentially very important revenue component since capital costs comprise a significant part of the projected expenditures for the plan area over the next 15 years.

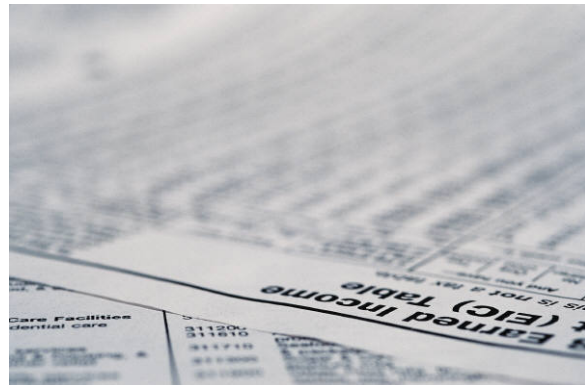
Placer County aggressively pursues and has been very successful in securing grants for parks. The County has actually hired a firm to help track park related grant programs. As grant programs become available in the future, the County will be applying for those competitive programs which appear to have the best chance of being secured.

There are significant opportunities for the City of Colfax and Placer County to secure significant additional funding through public and private grants and donations. Funding is available to support recreation, natural area preserves, trails and bikeways, and a variety of community programs. However, effective pursuit of these opportunities is time-consuming and requires professional grant-writing expertise, marketing skills, regular monitoring of funding organizations, grant cycles, and the ability to build strong collaborative relationships with potential grant partners. Some of this work could be built into the job duties if the new staff positions recommended in this Master Plan. It is also possible to contract for a grant writing services. The goal of this position would be to secure funding and donations valued significantly in excess of the cost of the position, and to establish annual targets for grant funding in the future that could be incorporated in the budget planning process. It should be noted by having an outside grant writer existing staff resources will still be needed to guide and manage the process with a potential heavy impact on staff time.

Resources in the form of volunteer labor and donated materials could also play a very significant role in helping the City and/or County meet funding needs by reducing capital and/or maintenance costs. Youth groups or other local organizations may be interested in sponsoring an area of a park and maintaining it as a community service exercise. Volunteer groups can help with planting, maintenance, weed abatement, and program assistance.

TAXES

The Residential Development Tax assessed by the City of Colfax on new residential construction is the only dedicated source of tax revenue for recreation. General Fund resources are typically used each year to make up any shortfall in recreation funding as may be required to keep the City's facilities and programs operational. However, the amount of General Fund support needed is widely



variable. This makes City fiscal planning unpredictable and more difficult. The City should consider a baseline allocation of General Fund support to recreation each year to remove some of this unpredictability.

Placer County assesses a supplemental tax from homeowners in the two County Service Areas (CSA) included in the plan area. The potential to increase this tax is dependant on approval by CSA residents. The County may wish to explore the feasibility of such an increase using the potential implementation of the improvements proposed in this Master Plan to encourage voter approval. The City of Colfax may also wish to explore a recreation assessment at the same time as part of a coordinated effort to raise awareness of the recreation needs in the plan area.

DEVELOPMENT MITIGATION/IMPACT FEES

The City of Colfax expects the amount of building in the City to increase later in 2008 once the new sewer treatment plant is on-line. This increase in building will result in increased revenue from the residential development tax (discussed above) and developer impact fees. These revenue sources have been flat recently because lack of capacity at the treatment plant has limited new development.



Recreation mitigation fees from development have also been a steady source of revenue for Placer County parks. For both the City and the County, the fees collected from development cannot be spent on park operation, maintenance, or staff salaries. These fees must be spent on land and capital improvements. This Master Plan recommends an increase in the Placer County development fees to reflect the realistic costs of land acquisition and facility development. If the development fees for Placer County were increased to \$6,380 as outlined in Chapter 5, revenues from this source would increase by approximately \$810,000. Both the City and County should implement annual reviews of their development fee structure to make sure fees are keeping pace with costs. The CPI has not been a reliable basis for annual increases over the last 8 years because property values and construction costs are increasing in excess of the annual CPI.

Expenses

Expenses include both operations and maintenance (O&M) and capital improvement costs. These expense categories are evaluated separately because certain revenues, such as grants and development fees, are sometimes limited to use on capital improvements only.

OPERATIONS AND MAINTENANCE

Estimated operations and maintenance (O&M) expenses for the plan area over the next fifteen years are illustrated in Table 18. Wages and salaries are the largest single O&M expense category. Projected wage and salary costs reflect the proposed increases in staffing, and include a 1.5% annual adjustment for inflation. The other O&M expense categories are calculated as percentage of wages and salaries, based

on an analysis of prior year costs. While the City of Colfax has a smaller number of park facilities to maintain, the City's O&M cost at about \$4.9 million for the next fifteen years is more than the County's cost of \$3.8 million because the City's projection provides staffing for recreation programs and the County does not.

CAPITAL IMPROVEMENTS

Capital improvements include costs for improvements to existing parks, construction of new facilities, trails and bikeways, and land acquisition. These costs reflect an assumed annual increase of 3.5% in base construction costs, as well as additions to the base construction cost for plans, specifications, and engineering (PS&E) of 35% and a contingency of 15%. These additions have not been applied to the portion of the capital costs associated with land acquisitions. While these additions significantly increase the overall capital costs, they are included to provide a conservatively realistic analysis of all future capital expenses.

Although Proposition 40 funds of over \$90,000 are available for use in the capital improvements for the development of a skate park, and \$50,000 in Proposition 40 funding are available for use in development of the Bunch Creek Parkway, the costs of each of these projects far exceeds these available revenues. Before these funds can be allocated construction plans, specifications, and design for the facilities must be developed and approved by City Council. The City is not in a position currently to fund a meaningful amount of capital improvements without securing large amounts of additional funding.

The projected cost of proposed capital improvements over the next fifteen years is about \$5.1 million for the City of Colfax and \$14.9 million for Placer County. The wide discrepancy is due to the fact that the County has a greater deficit of facilities within the plan area per the current County General Plan standards for recreation facilities. This is because nearly 80% of the plan area population lives in the unincorporated area.

Additional Funding Recommendations

The City and County should consider developing a strategy to attract sponsorships and endowments from businesses and individuals to fund specific facilities or program operations. Contributions could be directed to single events, ongoing programs, or capital improvements ranging from picnic tables and



memorial trees to major structural items like a shade pavilion or swimming pool. Having a sponsorship and endowment program in place would provide businesses and individuals with the opportunity to contribute to the realization of a project or program that holds a particular personal interest and to associate that project or program with the business or person's name in perpetuity.

The City and County need to start first by preparing a list of potential projects or programs suitable for sponsorship or endowment and to make the information available to the community. While the strategy is being developed the City and County will need to consider and establish guidelines for accepting donations and signage that are compatible with its goals, image and objectives.

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Table 16 — Colfax Area Park and Recreation 15-Year Revenue Sources

City of Colfax	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Facility User Fees	\$12,000	\$12,732	\$13,509	\$14,306	\$15,150	\$16,044	\$16,990	\$17,993	\$19,054	\$20,178	\$21,369	\$22,630	\$23,965	\$25,379	\$26,876
Program Fees	\$17,450	\$18,514	\$19,644	\$20,803	\$22,030	\$23,330	\$24,706	\$26,164	\$27,708	\$29,343	\$31,074	\$32,907	\$34,849	\$36,905	\$39,082
Grants	\$3,200	\$3,395	\$3,602	\$3,815	\$4,040	\$4,278	\$4,531	\$4,798	\$5,081	\$5,381	\$5,698	\$6,035	\$6,391	\$6,768	\$7,167
Interest	\$350	\$371	\$394	\$417	\$442	\$468	\$496	\$525	\$556	\$589	\$623	\$660	\$699	\$740	\$784
Residential Development Tax	\$35,202	\$38,286	\$41,245	\$41,545	\$44,113	\$47,431	\$50,997	\$54,832	\$58,956	\$63,389	\$68,156	\$73,282	\$78,792	\$84,718	\$87,293
Developer Impact Fees	\$110,847	\$120,558	\$129,877	\$130,822	\$138,909	\$149,354	\$160,586	\$172,662	\$185,646	\$199,607	\$214,617	\$230,756	\$248,109	\$266,767	\$274,877
Other Revenues	\$869,435	\$386,791	\$313,020	\$500,574	\$540,346	\$451,138	\$447,983	\$443,401	\$323,684	\$206,576	\$197,001	\$186,228	\$174,154	\$160,670	\$404,208
Total Income:	\$1,048,484	\$580,647	\$521,291	\$712,282	\$765,030	\$692,043	\$706,289	\$720,375	\$620,685	\$525,063	\$538,538	\$552,498	\$566,959	\$581,947	\$840,287

Placer County	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Facility User Fees	\$32,715	\$34,110	\$35,565	\$37,082	\$38,636	\$40,255	\$41,941	\$43,699	\$45,529	\$47,392	\$49,330	\$51,348	\$53,448	\$55,634	\$57,962
Grants	\$118,413	\$123,463	\$128,729	\$134,219	\$139,843	\$145,703	\$151,807	\$158,168	\$167,975	\$174,845	\$181,996	\$189,440	\$197,188	\$205,253	\$213,842
Interest	\$7,500	\$7,820	\$8,153	\$8,501	\$8,857	\$9,228	\$9,615	\$10,018	\$10,639	\$11,074	\$11,527	\$11,999	\$12,489	\$13,000	\$13,544
Supplemental Taxes	\$70,965	\$73,992	\$77,147	\$80,438	\$83,808	\$87,320	\$90,978	\$94,790	\$100,667	\$104,785	\$109,070	\$113,531	\$118,175	\$123,008	\$128,156
Recreation Mitigation Fees	\$56,687	\$58,848	\$61,603	\$64,881	\$61,634	\$64,895	\$68,328	\$71,942	\$75,748	\$68,196	\$71,775	\$75,541	\$79,505	\$83,678	\$102,250
Other Revenues	\$1,299,886	\$1,424,912	\$2,115,676	\$682,118	\$661,006	\$604,145	\$574,845	\$371,078	\$394,042	\$619,551	\$1,583,996	\$1,191,815	\$1,223,652	\$429,409	\$146,335
Total Income:	\$1,586,166	\$1,723,145	\$2,426,873	\$1,007,239	\$993,784	\$951,546	\$937,514	\$749,695	\$794,600	\$1,025,843	\$2,007,694	\$1,633,674	\$1,684,457	\$909,982	\$662,089

Note: All amounts shown are projected. Income projected for Placer County is inclusive of Recreation Areas, 3, 12, and 14 only

Table 17 — Colfax Area Park and Recreation 15-Year Capital Improvement Expense Projection

City of Colfax	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Park and Facility Improvements	\$175,000	\$43,470	\$26,781	\$4,435	\$26,393	\$33,255	\$34,419	\$31,807	\$74,424	\$0	\$0	\$0	\$0	\$0	\$0
New Facility Development	\$225,000	\$139,725	\$107,123	\$0	\$0	\$111,049	\$111,555	\$115,459	\$0	\$0	\$0	\$0	\$0	\$0	\$161,869
Trails and Bikeways	\$166,000	\$15,525	\$21,960	\$168,248	\$174,137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PS&E (35%) & Construction Contingency (15%)	\$200,000	\$91,598	\$72,308	\$86,341	\$100,265	\$72,152	\$72,987	\$73,633	\$36,212	\$0	\$0	\$0	\$0	\$0	\$80,935
Land Acquisition	\$103,144	\$108,301	\$113,716	\$119,402	\$125,372	\$131,641	\$138,223	\$145,134	\$152,391	\$160,010	\$168,011	\$176,411	\$185,232	\$194,493	\$204,218
Total Expenses:	\$869,144	\$398,619	\$336,532	\$378,426	\$426,167	\$348,097	\$357,184	\$366,033	\$261,027	\$160,010	\$168,011	\$176,411	\$185,232	\$194,493	\$447,022

Placer County	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Park and Facility Improvements	\$570,000	\$517,500	\$1,071,225	\$221,744	\$355,732	\$0	\$0	\$0	\$0	\$340,724	\$1,128,479	\$875,982	\$906,641	\$0	\$0
New Facility Development	\$382,500	\$491,625	\$605,242	\$260,549	\$114,752	\$439,444	\$427,166	\$298,986	\$325,910	\$136,290	\$0	\$0	\$0	\$387,079	\$218,524
Trails and Bikeways	\$0	\$49,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PS&E (35%) & Construction Contingency (15%)	\$476,250	\$504,563	\$588,234	\$241,146	\$235,242	\$219,722	\$213,583	\$149,493	\$162,955	\$238,507	\$564,240	\$437,991	\$453,321	\$193,540	\$109,262
Total Expenses:	\$1,428,750	\$1,563,368	\$2,264,701	\$723,438	\$705,727	\$659,166	\$640,749	\$448,478	\$488,865	\$715,521	\$1,692,719	\$1,313,973	\$1,359,962	\$580,619	\$327,786

Table 18 — Colfax Area Park and Recreation 15-Year Operations and Maintenance Expense Projection

City of Colfax	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Wages and Salaries	\$106,118	\$107,710	\$109,325	\$197,547	\$200,511	\$203,518	\$206,571	\$209,670	\$212,815	\$216,007	\$219,247	\$222,536	\$225,874	\$229,262	\$232,701
Employee Benefits	\$26,530	\$26,927	\$27,331	\$49,387	\$50,128	\$50,880	\$51,643	\$52,417	\$53,204	\$54,002	\$54,812	\$55,634	\$56,468	\$57,315	\$58,175
Other Admin Expenses	\$25,468	\$25,850	\$26,238	\$47,411	\$48,123	\$48,844	\$49,577	\$50,321	\$51,076	\$51,842	\$52,619	\$53,409	\$54,210	\$55,023	\$55,848
Materials and Supplies	\$21,224	\$21,542	\$21,865	\$39,509	\$40,102	\$40,704	\$41,314	\$41,934	\$42,563	\$43,201	\$43,849	\$44,507	\$45,175	\$45,852	\$46,540
Total Expenses:	\$179,340	\$182,029	\$184,759	\$333,854	\$338,864	\$343,946	\$349,105	\$354,342	\$359,658	\$365,052	\$370,527	\$376,086	\$381,727	\$387,452	\$393,264

Placer County	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Wages and Salaries	\$93,700	\$95,106	\$96,532	\$168,929	\$171,463	\$174,035	\$176,646	\$179,295	\$181,985	\$184,715	\$187,485	\$190,298	\$193,152	\$196,049	\$198,990
Employee Benefits	\$20,614	\$20,923	\$21,237	\$37,164	\$37,722	\$38,288	\$38,862	\$39,445	\$40,037	\$40,637	\$41,247	\$41,865	\$42,493	\$43,131	\$43,778
Other Admin Expenses	\$24,362	\$24,727	\$25,098	\$43,922	\$44,580	\$45,249	\$45,928	\$46,617	\$47,316	\$48,026	\$48,746	\$49,477	\$50,220	\$50,973	\$51,737
Materials and Supplies	\$18,740	\$19,021	\$19,306	\$33,786	\$34,293	\$34,807	\$35,329	\$35,859	\$36,397	\$36,943	\$37,497	\$38,060	\$38,630	\$39,210	\$39,798
Total Expenses:	\$157,416	\$159,777	\$162,173	\$283,801	\$288,058	\$292,379	\$296,765	\$301,216	\$305,735	\$310,321	\$314,975	\$319,700	324,495	\$329,363	\$334,303

Chapter 7

Implementation

The implementation strategy for the Colfax Area Parks and Recreation Master Plan has three major components: capital projects and equipment, program support, and operations and administration. Each of the components is to some extent dependent on the others, and all must be managed in close coordination. This coordination on the City's end is the joint responsibility of the City of Colfax Parks and Recreation Commission and City Manager with final approval by the City Council. The County responsibility will be shared between the Placer County Parks Division and the Board of Supervisors.

Capital Projects and Equipment

This Master Plan identifies over five million dollars worth of proposed capital improvements for park and recreation facilities in the City of Colfax over the next fifteen years. This Master Plan simultaneously identifies nearly fifteen million dollars worth of proposed capital improvements for Placer County's recreation areas 3, 12, and 14 over the next fifteen



years. Table 10 in Chapter 5 and Table 17 in Chapter 6 summarize these project costs and assigns a schedule for each project. The City and County are both in need of several facilities as discussed in Chapter 3. While all the projects are important, budget constraints make it necessary to select those that will be implemented first.

The short term (0 - 3 years) projects are those needed to provide the most highly demanded services, or to leverage the investments the City and County has in existing resources. The City's short term projects totals \$1.61 million over the next three years and the County's short term projects totals \$5.26 million.

In the case of the City, there is not any current park land available for new facility development. It is no surprise then the largest line item for capital expenditures for the next three years outlined in this plan for the City is land acquisition. Without the land and space new facility development will be stymied. Land acquisition for the City of Colfax includes land for active park development, passive park use, and land for the Bunch Creek Trail. The City has identified a significant need for a new restroom facility at the Colfax Ball Park Complex in the near term, along with a skate park, youth soccer field, and tot lot within the City of Colfax.

The County has adequate passive park land as indicated in Chapter 3, but is lacking the active park land needed for the population base in the unincorporated area. Land acquisition and addition of a parking lot at the Applegate Community Park site is the largest line item for the short term in the unincorporated area. The County has identified the desire for a new restroom and shower facility at the Dutch Flat Pool and new tot lots at the Dutch Flat Community Center and Applegate Community Park within the next three years. This plan recommends the development of two softball/little league fields (one lighted, one not lighted), one youth soccer field, one adult soccer field, and two tot-lots (in addition to the three mentioned above) in the next three years within the unincorporated area.



As discussed in Chapter 6, outside of income supplements from the general fund, the City can expect about \$581,000 will be available and the County can expect \$896,000 will be available from current revenue sources. The City can expect a shortfall of \$1.02 million and the County will have a shortfall of \$4.36 million over the first three years of the plan period for capital costs alone. O&M costs will add another \$546,000 for the City and \$479,000 for the County. The funding gap may be closed wholly or in part through some of the recommendations outlined in Chapter 6. A wide variety of federal and state grants are out there dedicated for recreation and outdoor facilities, endowments may be granted, volunteers can help alleviate the need for as many additional staff, and donations and sponsorships can reduce or eliminate some of the construction costs. The local annual assessment discussed in Chapter 6 will be critical funding piece for the non-capital expenses. Grants for certain programs are also available to off-set non-capital expenditures and should be aggressively pursued by both the City of Colfax and Placer County.

To implement the full Master Plan, the City will need to secure a total of \$5.6 million of new funding. The County will need \$13.3 million of new funding to implement the entire 15-year plan.

In order for the City and County to meet their respective park and recreation goals, both agencies must work diligently to close the anticipated funding gaps. The longer the City and County lack the facilities needed for the residents who live there, have facilities in need of repair, and have inadequate levels of staff to provide the quantity of programs and level of service needed by the communities the longer the public comes to expect less. The area could potentially develop a reputation for substandard park and recreation facilities and services. As costs for land, construction, staff, and equipment continues to rise, the City and County will find the gap more difficult to close.

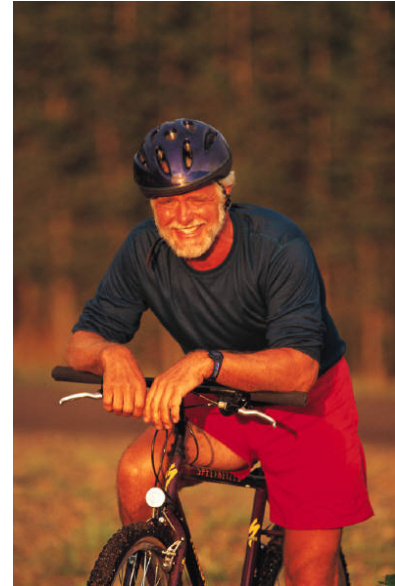
As time moves on demographics may unexpectedly change or other unanticipated changes could occur making the need for additional funding more or less acute. The Colfax City Manager and the Placer County Parks Administrator will need to review

this plan on an annual basis and review current and future needs as priorities may need to be adjusted in response to changing recreation trends and demographics.

Program Support

The City of Colfax provides several crucial programs for the community and additional recreation enrichment opportunities. As identified in Chapter 4, the community has identified the need for more programs or classes for all ages. In Chapter 5 the Master Plan recognizes the need for the City to focus additional resources and programs on the following:

- Establishment of a Teen Club and Collaborative,
- Senior Citizen Programs,
- Access to Existing Youth Programs, and
- Colfax Aquatics Programs.



The City will need to conduct a review on an annual basis to see if programs are succeeding, what new programs need to be offered, the frequency with which the programs are offered, if more staff is needed to support the programs, and what level of program fees best fits the community and the people the programs are intended to serve.

The current level of staffing available from the City of Colfax likely does not allow for the level and responsiveness needed for the coordination, evaluation, research, and start-up of the quantity of programs identified by the community and this plan as needed. This Master Plan anticipates the creation in three years of a full-time City recreation director position from the current part-time post which is joined with a part-time position for program manager. The part-time program manager position should be combined with a part-time receptionist position designated for park and recreation needs. Responsibility for the focused program evaluation indicated above should be shared between the recreation director and the program manager. The program manager position should continue, to some degree, be offset by revenues from program fees. Programs, however, are not intended to be financially self-supporting. The program manager will need to work closely with the tight network of the existing community organization fabric, school districts, Placer County, youth sports leagues, and service clubs to expand and improve programs in these areas to continue to meet the changing needs of the community.

Planning

The City and County will need to work and partner with the active and plentiful local community groups, service organizations, schools, and other local recreation leaders in order to most successfully and completely



arrive at the objectives outlined by this Master Plan. The City will need to be proactive in planning with the Parks and Recreation Commission as well as the City Council. The County will need to coordinate planning efforts within the Placer County Parks Division and share open communication with the Placer County Parks Commission and the County Board of Supervisors. The priorities for the City and County are:

- Realistic evaluation of development fee adequacy,
- Focused and aggressive pursuit of grants for capital and non-capital expenditures
- Pursuit of endowments and sponsorships
- Development of land acquisition plans to close the gap in sorely needed park land
- Development of program needs, objectives, and target groups
- Identifying additional joint-use opportunities with schools, Sierra Vista Center, etc.
- Develop plans for local trails and bikeways
- Develop plans for improvements to existing facilities and new facility development



For the first three years the City Manager will be responsible for allocating staff to address these tasks within the City of Colfax. The recreation director will be able to take over this duty in year three with more time available. Planning efforts in these first three years will need to be shared jointly, such as the development of the Local Trails Master Plan. The Placer County Parks Administrator will be responsible for allocating staff and resources to address these tasks within the unincorporated area. The costs associated with this planning work are included in each line item in the implementation tables Table 17 and Table 18. All other tasks should be addressed by staff with the Board providing oversight and assistance in establishing priorities and direction.

Operations and Administration Staffing

This Master Plan recommends the City and County both increase permanent staffing in about three years in order to effectively implement the objectives outlined in this plan. As more land is acquired, more facilities are developed, more plans are needed, and program offerings are expanded, the need for this staffing will increase.

For the City of Colfax, staffing recommendations include:

- Increasing the part-time recreation director position to full-time status,
- Maintaining the current part-time program manager position and adding a part time administration position to it to create one full-time position
- Increasing the maintenance staffing from less than one half-time position to a one full-time and a quarter-time position.
- Increasing the pool manager time from three-fifths time to a full-time position for the three summer months.

The City Manager will have primary responsibility for defining the specific duties of the full-time recreation director position. The recreation director and the City Manager together will share responsibility for defining duties and filling the other staff positions. Staff will need to have familiarity with grant applications, programs, and park and recreation planning. Staff will also need to coordinate with the vast and varied community groups in Colfax. The City should keep in mind the potential to use contract services for maintenance or administrative services if needed.

For Placer County, staffing recommendations include:

- Increasing the quarter-time allocation for the recreation administrator position to half-time status,
- Increasing the quarter-time allocation for the receptionist/administration position to half-time status,
- Increasing the maintenance staffing from one full-time and a quarter-time position to two full-time and a quarter-time positions.

The County Board of Supervisors will have the primary responsibility for defining the specific duties of the expanded positions. The Parks Administrator and the Board together will share responsibility for defining duties and filling the other staff positions. The City Council will approve final job descriptions. Staff will need to have familiarity with grant applications, programs, and park and recreation planning.

The costs for current staff levels are reflected in the 15-year expense projections in the previous chapter. The anticipated incremental increase in costs for these proposed changes in staffing levels is shown in Table 19 and Table 20. The City of Colfax needs to evaluate current base salary levels and compare them to surrounding jurisdictions and agencies. In order to keep existing staff and provide the quality programs and facilities the City has enjoyed, the salaries must be more competitive with surrounding communities based upon statistics gathered from surrounding communities and the U.S. Department of Labor. Since grant funds typically cannot be used for staff expense, the cost of increased staffing will need to be covered by other sources such as an assessment or program fees. The City and County should both keep in mind grants secured and used for capital expenses frees up other revenues to fund new or expanded staff positions.

Table 19 — City of Colfax Recommended Additional Staffing and Costs

Position	Base Salary	W/Benefits	Additional FTE*	Total Annual Cost
Recreation Director	\$67,000	\$78,102	0.5	\$39,051
Receptionist/Admin.	\$33,000	\$38,468	0.5	\$19,234
Maintenance Staff	\$41,000	\$47,794	0.8	\$38,235
Pool Manager	\$20,000	\$23,314	0.1	\$2,331
Total				\$98,851

*FTE = Full Time Equivalent. The positions shown are not necessarily new positions. The positions may be incremental positions to existing positions or part-time positions.

Note: Costs shown are 2007 labor rates per full-time employee. The staffing positions shown are only those the Master Plan calls for to change or in addition to existing positions at full implementation.

Table 20 — Placer County Recommended Additional Staffing and Costs

Position	Base Salary	W/Benefits	Additional FTE*	Total Annual Cost
Recreation Administrator	\$93,000	\$113,460	0.25	\$28,365
Receptionist/Admin.	\$33,000	\$40,260	0.25	\$10,065
Maintenance Staff	\$41,000	\$50,020	1.00	\$50,020
Total				\$88,450

*FTE = Full Time Equivalent. The positions shown are not necessarily new positions. The positions may be incremental positions to existing positions or part-time positions.

Note: Costs shown are 2007 labor rates per full-time employee. The staffing positions shown are only those the Master Plan calls for to change or in addition to existing positions at full implementation.