



Mendocino County Parks Operations & Management Discussion

Board of Supervisors Meeting | March 15, 2022



Agenda

- Introduction (J. Rau)
- Overview of Process and Findings (AdHoc Committee)
- Presentation of Findings and Recommendations (BluePoint Team)
- Questions



Purpose and Need of Cost Analysis

- Understand capital, operating, and maintenance costs and potential revenue streams for County Parks
- Overview of the process and determine of different options for managing and operating each park
- Recommendations



Current Activities

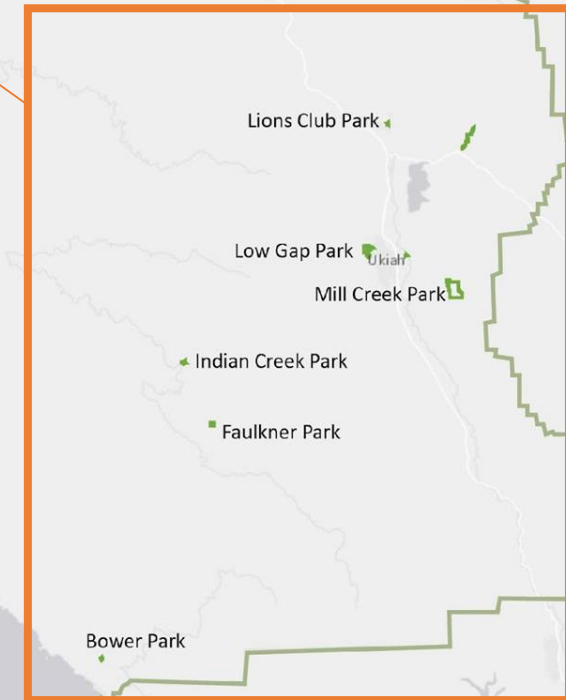
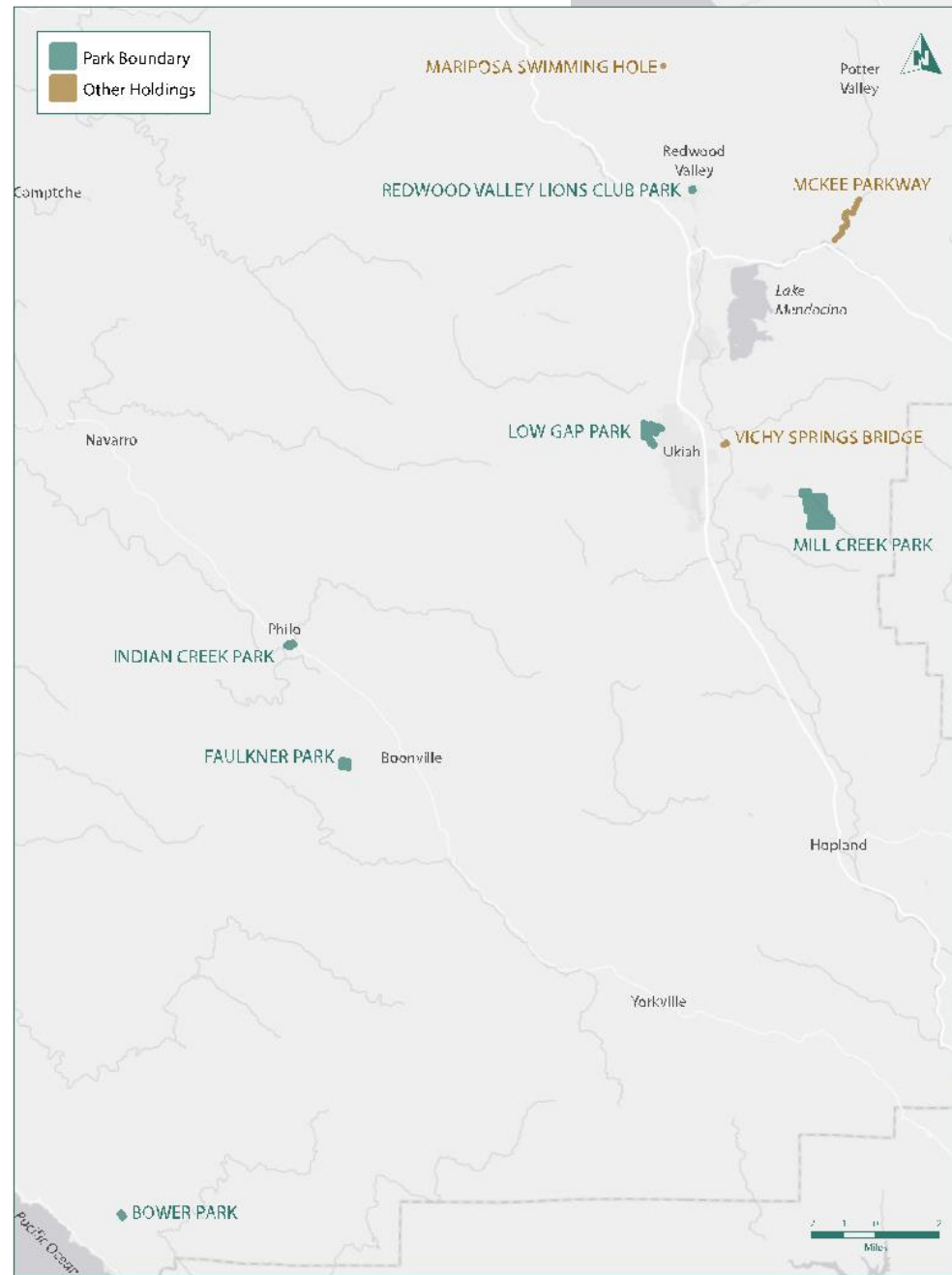
- PG&E Fire Mitigation Funding
- Current Capital Improvement Plan
- Parks moved into GSA
- Remote designation for certain parks; outsourcing



Parks Overview

About County Parks

- 6 Parks – 583 acres
- 3 unimproved access areas
- 3 Community Parks with dog parks, picnic areas, ball fields, playgrounds
- 3 Regional Parks, including trails, camping, picnic areas, fishing and swimming



Low Gap Park, Ukiah



Lion's Club Park, Redwood Valley



Mill Creek Park, Ukiah



Bower Park, Gualala



Indian Creek Park, Boonville



Faulkner Park, Booneville



Mariposa Swimming Hole



Vichy Springs Access Area



McKee Parkway





Recommendations

Recommendations: Enabling Park Policies

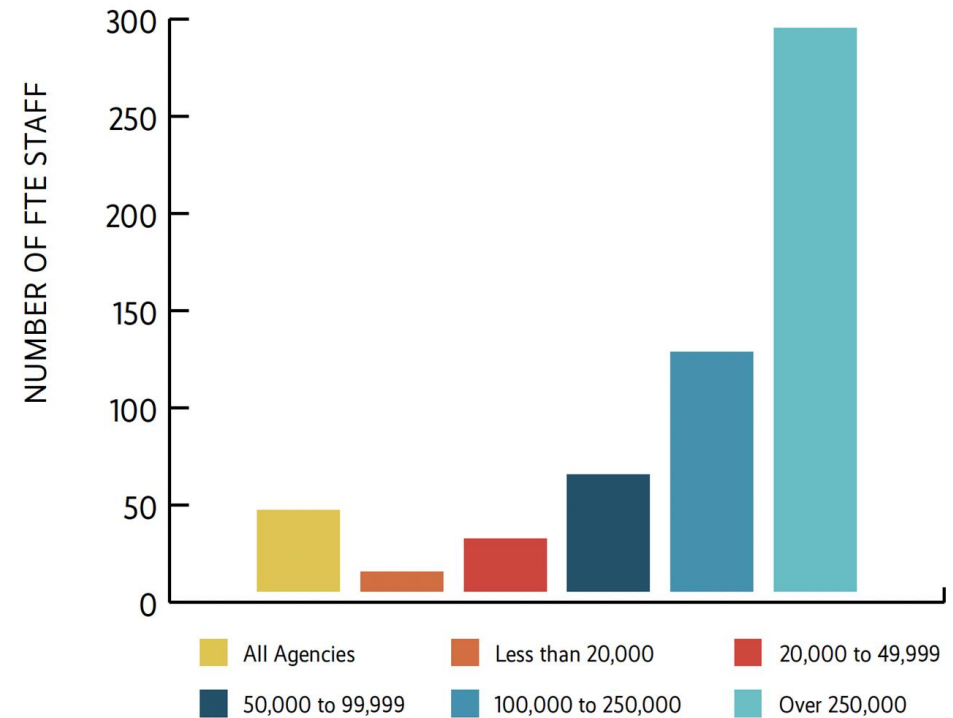
- Sustained Funding Source
 - Parks will not be cost neutral and revenues and fees cannot cover costs
 - Establish a basic level of funding, such as through general fund measures
 - Create dedicated Park Budget Process
- Strategic Park Property Management
 - Any new “gifted” property must undergo a O&M cost analysis
- Minimum Capital/Maintenance
 - For all parks County must complete minimum park improvements to address health, safety, and risks
- Partnerships
 - Where possible, County should partner with local community organization to help with ongoing operations

Recommendations: Enabling Park Staffing

- Volunteer Coordinator
 - Hire a volunteer coordinator in order to utilize volunteers for trail maintenance
- Maintenance Staff
 - Hire or schedule a maintenance staff member to work Thursdays to Mondays
- Fundraising, Partnerships and Operations Staff
 - Manages and coordinates park operations, events, reservations and revenue generation
 - Identify unique revenue streams
 - Partner with community organizations to help fund-raise and grant write for park improvements and maintenance

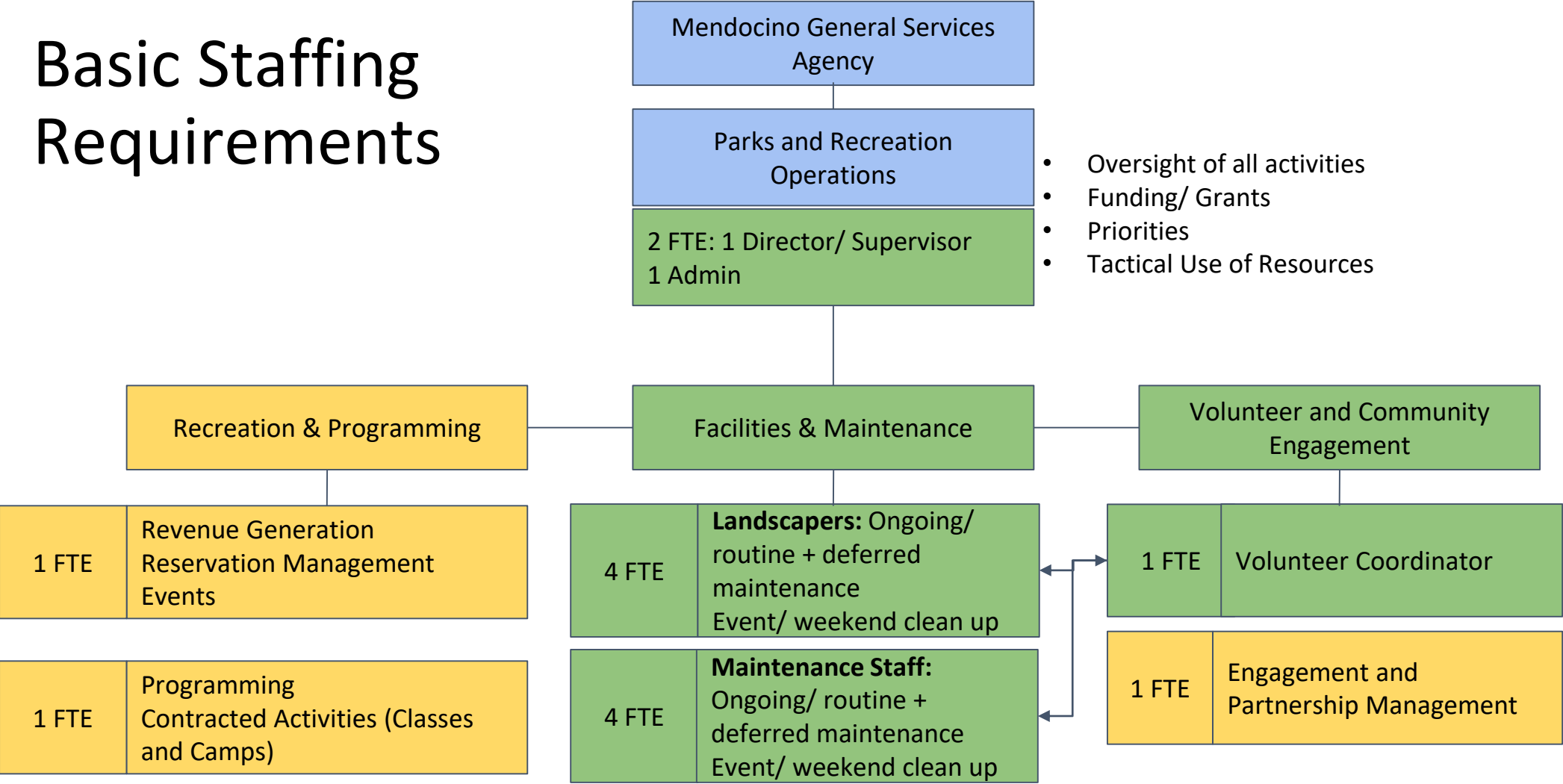
Staffing Levels

- Typical staffing level for similar size jurisdiction is 32 staff
- Minimum 14 FTE for Mendocino County
- Two phases for staffing
 - Phase 1: Address immediate needs and support park maintenance
 - Phase 2: Expand programming and revenue



	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
Median	41.9	10.0	27.3	60.2	123.2	289.7
Lower Quartile	14.0	5.0	14.7	32.4	61.0	118.2
Upper Quartile	124.2	19.4	50.5	123.1	217.7	486.9

Basic Staffing Requirements



Phase 1
Staffing

Phase 2
Staffing

Total Estimated Costs and Revenue

Note that all costs are estimates and capital cost projections are preliminary and have not yet been reviewed by City architects or public works

	Capital Costs– Health and Safety Hazard	Capital Costs– Minimum Function	Capital Costs– Future Improvements	Annual Maintenance Costs	Additional Staffing Costs (TBD)	Revenue – Low	Revenue– High
Bower Park	\$413,250	\$108,000	\$665,100	\$75,000		\$30,280	\$131,070
Faulkner Park	\$24,000	\$222,500	\$330,000	\$43,500		\$18,050	\$64,090
Indian Creek Park	\$67,500	\$221,400	\$7,500	\$45,000		\$18,725	\$68,555
Low Gap Park	\$1,095,000	\$52,500	\$513,000	\$102,500		\$22,360	\$97,920
Mill Creek Park	\$18,000	\$547,500	\$450,900	\$129,250		\$18,800	\$81,760
Lion’s Club Park	\$0	\$0	\$130,750	\$20,000		\$21,960	\$96,080
Mariposa Swimming Hole	\$51,000	\$0	\$0	\$1,500		N/A	N/A
McKee Parkway	\$0	\$2,000	\$210,000	\$18,750		N/A	N/A
Vichy Springs Fishing Area	\$0	\$0	\$34,200	\$3,000		N/A	N/A
Total	\$1,668,750	\$1,161,400	\$2,341,450	\$438,500	+/- 14 FTE	\$130,175	\$539,475



Needs Assessment Overview

Summary of Park Needs Assessment Report

Summary Park Inventory

Park Name	Park Size	Fulfills Potential?
1. Community Park		
Bower Park	10 acres	Below Potential
Lions Club Park	4 acres	Meets Potential
Low Gap Park	80 acres	Meets Potential with Needs
1. Community Park	94	1.1 Acres/Thousand
2. Regional Park		
Faulkner Park	40 acres	Below Potential
Indian Creek County Park & Campground	15 acres	Meets Potential with Needs
Mill Creek Park	400 acres	Below Potential
2. Regional Park	455	5.2 Acres/Thousand
3. Access Area		
Mariposa Swimming Hole	.35 acre	Below Potential
McKee Parkway	25 acres	Below Potential
Vichy Springs Fishing Area	2.7 acres	Below Potential
3. Access Area	28.05	0.3 Acres/Thousand

Comparable Communities

County Name	# of County owned parks	Population 2017 (rounded)	County Size: sq. miles	Parks Acres	Budget	Revenue	Budget per acre	Type of parks	User Fees	Camping
Mendocino	6+3	87,000	3,878	583	\$220,000	\$21,000	\$377/acre	Community, Regional, Camping	Day Use, Rental Fees	Yes
Tehama	7	63,000	2,962	72+	\$ 55,081	\$11,932	\$765/acre	Neighborhood, Community Sports Field, Facilities	Rental fees	No
Lake	25	64,000	1,329	1,800	\$ 2,952,078	\$1,354,886	\$1,640/acre	Neighborhood, Community Sports Field, Facilities	Rental fees	No
Tuolumne	9	54,500	2,235	341	\$ 743,000	\$153,000	\$2,179/acre	Neighborhood, Community Sports Field, Facilities, Camping	Facility fees	Yes
Yuba	5	75,000	644	115	\$ 363,212	\$ 223,212	\$563/acre	Regional, Camping	Rental fees	Yes
Humboldt	17-20	135,000	4,052	900	\$913,438	\$525,366	\$1,014/acre	Regional, Boat Ramps, Campgrounds	Day Use & Rental fees	Yes

NRPA Operational Risk Assessment

- “Your agency’s ability to deliver high quality park and recreation amenities and services to all members of your community in the future is at HIGH RISK.”
- Lack of funding to adequately implement necessary physical upgrades, replace failing equipment and amenities
- Inability to keep up with garbage and bathroom maintenance
- Increased fire and safety issues, particularly in more remote parks due to illegal fires, overgrown vegetation, and dying trees
- Low level of maintenance and staffing to support parks
- Inability to effectively collect fees for rentals, events, and day use

Park and recreation agencies across the country provide a vital service to an ever-growing population. Operations and maintenance funding, staffing, access, dedicated funding sources and accreditation all play a role in the success of a park and recreation agency being able to provide high-quality amenities and services. Agencies that do not meet those principles are at risk of being unable to serve all members of their community in the future.

Mendocino County

Aug 22, 2019

Based on the data you provided, your agency’s ability to continue delivering quality park and recreation amenities and services to all members of your community in the future is at:



HIGH RISK

Your agency's ability to deliver quality park and recreation amenities and services to all members of your community in the future is at **HIGH RISK**. Please review Page 2 to identify the factors leading to your agency's risk profile.

Learn more about the key principles behind NRPA Park Check at www.NRPA.org/Park-Check

The information presented in this NRPA Park Check report is based on agency data provided by the survey respondent. The validity of the results presented within this report depends on the accuracy and completeness of this data. © National Recreation and Park Association



Estimated Order-of-Magnitude Costs

Snapshot of Recent Costs

ACTUALS AVERAGE FY 2014-2017		(from county Info)
	Average REVENUE	Average EXPENSES
Bower	\$1,093	\$32,760
Lions Club	\$3,060	\$16,429
Low Gap	\$1,094	\$36,729
Faulkner	\$0	\$3,538
Indian Creek	\$16,371	\$12,967
Mill Creek	\$2,300	\$48,026
Mariposa Swimming Hole	\$0	\$1,247
MkKee Parkway	\$42	\$15,541
Vichy Springs	\$0	\$3,535
Total	\$24,081	\$161,897

These figures reflect:

1. **Less than 1 FTE** for Program, Recreation and Administration staff
2. 1 Maintenance Staff
3. Limited ability to generate or collect revenues
4. No programming of parks
5. Approximately 50 to 75% per acre less than similar county park systems

Estimated Ongoing Annual Maintenance Costs

TYPICAL ANNUAL MAINTENANCE (s)			
	\$5,000	\$500	TOTAL
Bower	\$50,000		\$50,000
Lions Club	\$20,000		\$20,000
Low Gap	\$75,000	\$32,500	\$107,500
Faulkner	\$10,000	\$19,000	\$29,000
Indian Creek	\$25,000	\$5,000	\$30,000
Mill Creek	\$50,000	\$195,000	\$245,000
Mariposa Swimming Hole		\$175	\$175
MkKee Parkway		\$12,500	\$12,500
Vichy Springs		\$1,350	\$1,350
Total	\$230,000	\$265,525	\$495,525

- Estimated \$5000/acre for developed park area
- 1 FTE per 15/acre developed land
 - Approximately 2.5 FTE
- Estimated \$500/acre for natural areas
- Plan on an annual maintenance cost of \$500,000 +/-
- Includes some basic deferred maintenance

MAINTENANCE FUNDING OPTIONS

General Fund

- Budget Priorities include Facility Preservation
- Park maintenance & improvements currently \$400,000 in 5-year CIP
- Ongoing hazardous tree mitigation
- Allocate TOT to park maintenance

Governmental Funds / Programs

- STATE: Wildfire/Forest Resilience, Natural Resources
- CAL FIRE: Hazardous Tree Removal, Fire Prevention, etc.
- FEMA: Hazard Mitigation Grants

Assessment District

- Special Assessment District – Recreation and Park District - need affected voter approval

Revenue Recapture

- Rentals – picnic areas, amphitheaters, community rooms, etc.
- Program and Event Fees – classes, camps, performances, etc.
- User Fees – Campgrounds, fishing boats, tennis courts, etc.

Partners / Concessions

- Mendocino County Resource Conservation District
- Mendocino County Fire Safe Council
- Mendocino Community Foundation
- Coast Youth Little League (and others)
- Neighbors – The Brambles, Redwood Coast Rec Center

Estimated Capital Improvement Costs

	HIGH PRIORITY (health and safety, major infrastructure issue)	MEDIUM PRIORITY (Significantly improves park functionality, preserves asset)	LOW PRIORITY (Deferred maintenance, repair or minor improvements needed)
Bower	\$270,500	\$370,600	\$225,000
Lions Club	\$21,000	\$10,000	\$12,300
Low Gap	\$755,000	\$322,000	\$0
Faulkner	\$134,700	\$212,600	\$5,000
Indian Creek	\$165,000	\$7,600	\$5,000
Mill Creek	\$265,000	\$216,400	\$6,400
Mariposa Swimming Hole	\$23,500	\$0	\$0
MkKee Parkway	\$0	\$2,000	\$126,400
Vichy Springs	\$0	\$1,000	\$0
Total	\$1,634,700	\$1,142,200	\$380,100

- High priority: Health and safety and serious infrastructure needs
- Medium priority: Significant functionality improvement, potential revenue enhancement, preserves assets
- Low priority: Deferred maintenance or minor improvements
- These priorities will be refined but this is an idea of need

CAPITAL FUNDING OPTIONS

General Fund

- Park maintenance & improvements currently \$400,000 in 5-year CIP
- Low Gap Park Bridge \$650,000
- Ongoing hazardous tree mitigation \$216,730 in 5-year CIP (+\$90,000 in non-General Fund)

Special Assessment District

- Recreation and Park District -Requires majority of affected voters

Grants

- STATE:
 - Prop 68
 - Parks Access and Improvements
 - Prepare California (CalOES)
- FEDERAL:
 - Land and Water Conservation Fund
 - FEMA Hazard Mitigation Grants
- NON-PROFIT/PRIVATE:
 - Trust for Public Land
 - Kaboom
 - Ukiah Pickleball Club

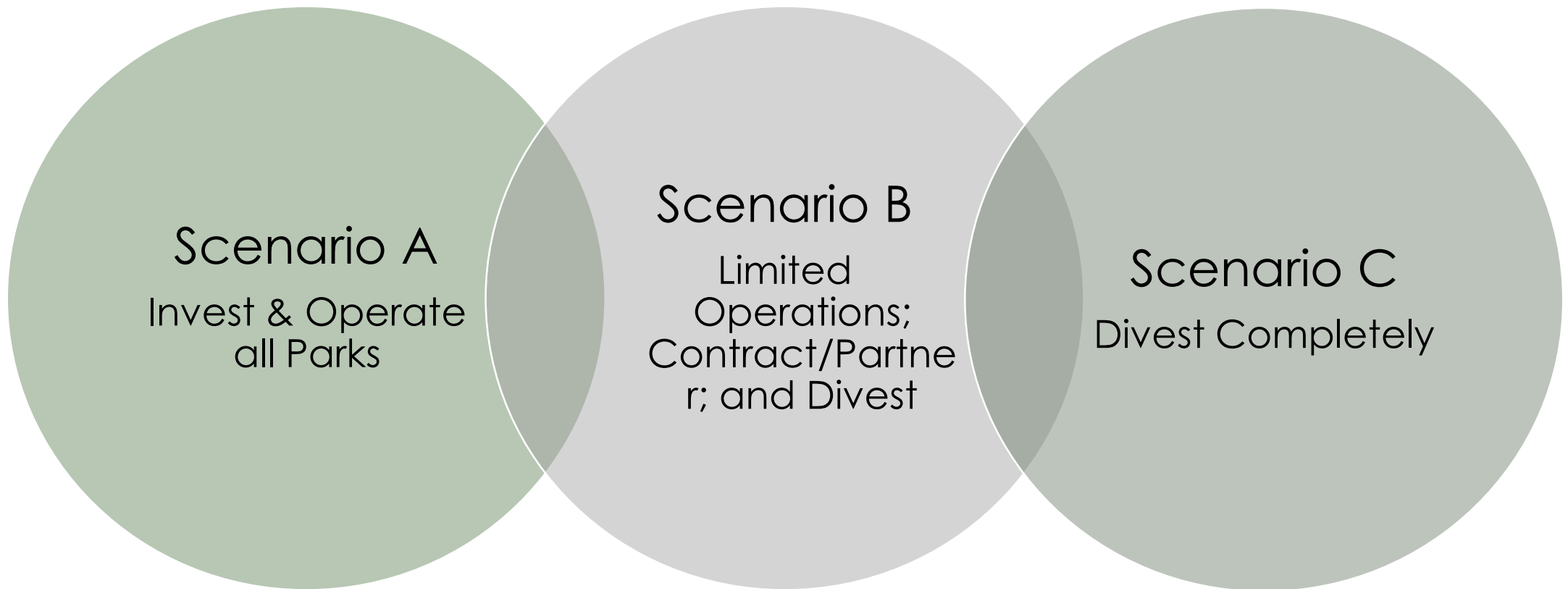
Operations Staffing Considerations

Programming, Rentals, Volunteer Management

- Operational models for recreation and services vary, but staffing at a minimum level is essential
 - 45% Maintenance; 34% Programming; 16% Administration
 - *NRPA's lowest average FTE for an agency = 15.9 or 4.5 per 10,000 residents (Not recommended for Mendocino but notable)*
- Programs
 - Can be provided by contractors and other providers or staff
 - Critical to activate and serve community
 - Revenue source
- Rentals
 - Typically managed by the government entity unless it is a specialized facility
 - Can use concessionaire when there are revenues available to offset costs: wedding venues, sports facilities, food, campground
 - Revenue source
- Volunteers must have oversight

Planning for Next Steps - Midterm (6 months - 2 years)

- Who owns the parks?



Planning for Next Steps - Immediate (next 3-6 months)

- How do we fund parks staff and operations right now?
 - General Fund
 - CSA District
 - TOT
- How do we pay for Capital Improvements with risk and safety issues?
 - Needs to align with rest of County budget
 - PG&E
 - CalFIRE



Operational Analysis & Options per Park



Total Estimated Costs and Revenue

Note that all costs are estimates and capital cost projections are preliminary and have not yet been reviewed by City architects or public works

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Lion’s Club Park	\$0	\$0	\$130,750	\$20,000		\$21,960	\$96,080
Mariposa Swimming Hole	\$51,000	\$0	\$0	\$1,500		N/A	N/A
McKee Parkway	\$0	\$2,000	\$210,000	\$18,750		N/A	N/A
Vichy Springs Fishing Area	\$0	\$0	\$34,200	\$3,000		N/A	N/A
Total	\$1,668,750	\$1,161,400	\$2,341,450	\$438,500	+/- 14 FTE	\$130,175	\$539,475

Bower Park, Gualala

Community Park, 10 Developed Acres

- Overall assessment: Very nice park setting, lots of space and ability to make a unique and special place.
- Concerns: Dying trees, poor maintenance, many facilities are in disrepair, hardscape throughout park cracking and potential safety issues
- General recommendation: Renovate the entire park including reorganizing activities to work better together, new master plan is needed for the park.
- Is this an active community park or more of a natural environment? Clarifying the character is important to focus future updates.
- Only community park in area.
- Coordinate with neighbor recreation project.



Bower Park, Gualala

Community Park, 10 Developed Acres

Amenities Summary

Amphitheater (4)	Poor
Baseball Field (16)	Fair
Basketball Court (241)	Poor
Caretaker Area	Poor
Community Room (185)	Poor
Duck Pond (302)	Poor
Horseshoe Pit	Poor
Nature Trail (212)	Poor
Outdoor Par Course	Poor
Parking (2,186)	Fair
Picnic Area (11)	Good
Picnic Area (17)	Fair
Play Lot (184)	Good
Play Lot (188)	Good
Pond Trail (7, 190)	Fair
Restroom (15)	Good
Signage	Poor
Tennis Courts	Poor



Bower Park, Gualala

Community Park, 10 Developed Acres

Recommendation:

- County operates Park with community organization (e.g. Redwood Coast Recreation Center) who would manage day-to-day maintenance and programming
- County manages the event and picnic reservations
- Future improvements need to be funded and implemented in the near term

** County GSA is currently addressing hazard tree mitigation with use of PG&E mitigation funds.*

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$413,250	\$108,000	\$665,100

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$75,000
Total	\$75,000

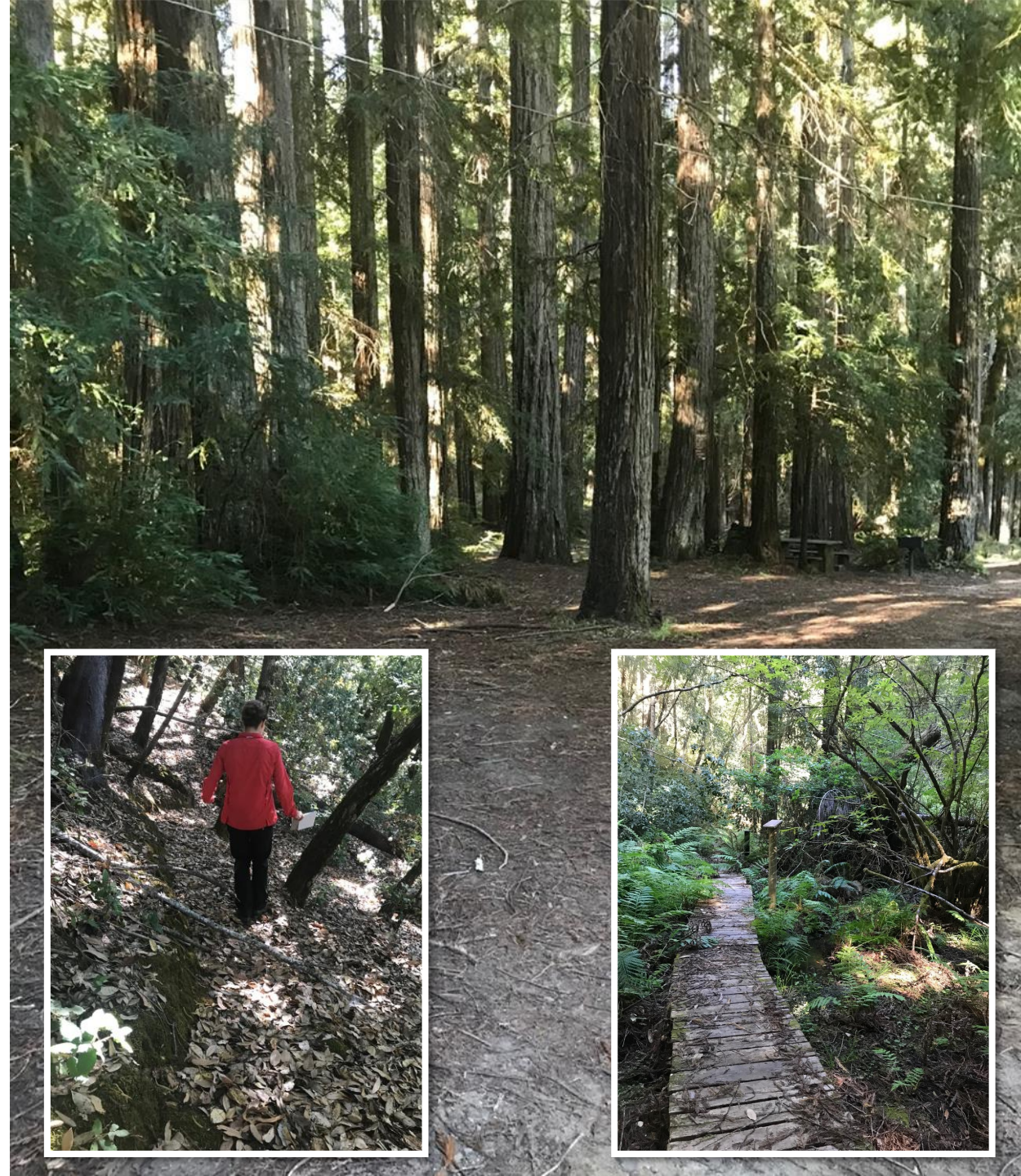
Revenue Potential

	Highest potential	With Major Improvement	With more staff	Revenue (low)	Revenue (high)
Group Picnic Areas	●			\$8,480	\$32,480
Events (Rentals, concerts, weddings)		●		\$1,800	\$12,340
Summer Camp			●	\$4,800	\$15,000
Community Programs/Classes			●	\$1,920	\$9,600
Sports, outdoor programs			●	\$3,200	\$14,400
Fitness/ Bootcamp programs			●	\$7,680	\$28,800
Youth Programs (Outdoor adventure; nature, etc.)			●	\$720	\$7,200
Total				\$30,280	\$131,070

Faulkner Park, Boonville

40 Acre Regional Park

- Overall impression: Beautiful location with amazing redwoods and potential location for camping. Out of the way unless you are in Boonville.
- Concerns: How can the County effectively maintain park? Not maintained and potential fire hazards with overgrown vegetation, trails underutilized, picnic areas are in poor repair. Parking and access needs improvement.
- General recommendations: Consider allowing overnight group camping only with reservation and/or summer camp (day/overnight?) establish as a refuge for firefighters in case of fire in area. Renovate natural areas, stream, and nature trail.
- Partner with Anderson Valley Fire + CalFire



Faulkner Park, Boonville

40 Acre Regional Park

Amenities Summary

Meadow (310)	Fair
Parking	Poor
Picnic Areas (178, 180, 181)	Poor
Restroom (175)	Poor
Signage	Fair
Trail (315)	Fair
Trail (502)	Fair



Faulkner Park, Boonville

40 Acre Regional Park

Options:

- County continues to maintain and operate entire park

OR

- To enhance use and function, the County could identify a concessionaire (likely in concert with Indian Creek) to manage limited group campsite/ wedding activities (Either County or concessionaire could handle reservations)
- In either case, County could partner with local organization for day-to-day maintenance

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$24,000	\$222,500	\$330,000

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$15,000
Undeveloped Acreage	\$28,500
Total	\$43,500

* Maintenance projection does not include increased maintenance for future additional restrooms and amenities for expanded camping use.

Revenue Potential

	Highest potential	With Major Improvements	With More Staff	Revenue (low)	Revenue (high)
Camping	●			\$16,250	\$51,750
Events (Rentals, concerts, weddings)	○	●		\$1,800	\$12,340
Total				\$18,050	\$64,090

Indian Creek Park, Philo

Regional Park

- Overall Impression: Beautiful spot for car camping with access to swimming hole and nice trail. Highest revenue of all parks.
- Concerns: Lots of social trails eroding landscape, inadequate bathrooms for camping, not clear registration system for day use. Illegal fires are a major concern. Fencing along creek and along property is in disrepair.
- General Recommendations: Establish a way to maintain and monitor park to reduce fire danger and improve fee collection, improve stream access, trails, and nature signage. Add an additional bathroom.



Indian Creek Park, Philo

10 Acre Regional Park

Amenities Summary

Camp Sites (162)	Good
Day Use-Picnic Area (164)	Good
Fee Collection Area	Good
Landscape Areas / Trees	Good
Nature Trail (153)	Fair
Parking (165)	Fair
Restroom (159)	Good
Restroom (166)	Good
Signage	Fair
Upper Indian Creek Trail (156, 158)	Fair
Water Access (296)	Good



Indian Creek Park, Philo

Options:

- County could contract with concessionaire/ partner with adjacent businesses for camping, who would be responsible for Park operations and maintenance

OR

- The County could manage reservations through online system and continue to be responsible for ongoing maintenance

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$67,500	\$221,400	\$7,500

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$37,500
Undeveloped Acreage	\$7,500
Total	\$45,000

Revenue Potential

	Highest potential	With Major Improvement	With More Staff	Revenue (low)	Revenue (high)
Camping	●			\$15,125	\$43,875
Events (Rentals, concerts, weddings)	●	●		\$3,600	\$24,680
Total				\$18,725	\$68,555

Low Gap Park, Ukiah

80 Acre Community Park

- Overall Impression: Well used community park with potential for enhancements to amenities, reduction of impacts from use.
- Concerns: Some facilities needs to be replaced or updated (amphitheater, picnic shelter, care taker space, bridge) Some areas need maintenance, ecological restoration. Lots of social trails, overgrown brush and poison oak.
- General Recommendations: Focus on improving group picnic area and expanding opportunities for picnics with new restrooms, shade and facilities, do general maintenance, and work on enhancing trails with addition of bench and view spots. Restore creeks and habitat and reset frisbee golf course to reduce environmental impacts.



Low Gap Park, Ukiah

80 Acre Community Park

Amenities Summary

Amphitheater (133)	Poor
Archery Range (128)	Good
Basketball Court (137)	Fair
Canyon Creek Trail	Fair
Disc Golf Course	Fair
Dog Park (141,301)	Excellent
Fitness Course (129+)	Good
Horseshoe Pits (145	Fair
Lower Orr Creek Trail	Fair
Parking (151)	Good
Picnic Areas	Fair
Play Lot (139)	Good
Play Lot (148)	Good
Entry/ Vehicle Access Bridge	Poor
Restroom/ Caretaker Space (206, 207)	Poor
Tennis Court (149)	Fair
Upper Orr Creek Loop Trail	Fair



Low Gap Park, Ukiah

80 Acre Community Park

Recommendations:

- County can continue to own and operate the park, but will continue to incur at least \$85,000 in annual maintenance costs.
- Maintenance of the natural areas should be done, in part, by volunteers of partner organization

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$1,095,000	\$52,500	\$513,000

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$50,000
Undeveloped Acreage	\$52,500
Total	\$102,500

Revenue Potential

	Highest potential	With Major Improvement	With More Staff	Revenue (low)	Revenue (high)
Group Picnic Areas	●			\$8,480	\$32,480
Events (Rentals, concerts, weddings)	●	●		\$1,800	\$12,340
Summer Camp	●		●	\$2,400	\$7,500
Community Programs/Classes			●	\$1,920	\$9,600
Sports, outdoor programs			●	\$3,200	\$14,400
Fitness/Bootcamp programs			●	\$3,840	\$14,400
Youth Programs (Outdoor adventure; nature, etc.)			●	\$720	\$7,200
Total				\$22,360	\$97,920

Mill Creek, Ukiah

400 Acre Regional Park

- Overall Impression: Beautiful regional/ community asset used well for fishing, swimming and group picnics. Trails to big views!
- Concerns: Remote location encourages late night partying and trash. Safety issues on certain parts of the dam. Port-a-potties are poorly maintained, bathrooms are dark and unappealing, wayfinding is lacking, lack of maintenance personnel for picnic rentals. Lots of social trails/erosion along lake.
- General Recommendations: Consider a improvements along inside lake to improve access and reduce erosion, better awareness and maintenance system, add restrooms – potential chemical toilets, enhance trails and signage, add/improve individual picnic areas.



Mill Creek, Ukiah

400 Acre Regional Park

Amenities Summary

Fishing Dock (74)	Good
Group Picnic Area	Good
Horseshoe Pits (58)	Fair
Parking (65, 75, 67,69)	Fair
Picnic Areas (203)	Fair
Play Lot (56)	Good
Restroom (200)	Fair
Restroom (68, 204)	Poor
Signage	Poor
Trail	Good
Trail	Good
Trail	Poor



Mill Creek, Ukiah

Recommendation:

- County should explore opportunities to partner with the Bureau of Land Management to share operations and maintenance costs
- Coordinate with DOT and dam management for potential funding support
- County should formally partner with local organizations to help with maintenance and trail management

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$18,000	\$547,500	\$450,900

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$75,000
Undeveloped Acreage with Trails	\$37,500
Undeveloped Acreage without Trails	\$16,750
Total	\$129,250

Revenue Potential

	Highest potential	With Major Improvement	With More Staff	Revenue (low)	Revenue (high)
Group Picnic Areas	•			\$8,480	\$32,480
Events (Rentals, concerts, weddings)	•	•		\$3,600	\$24,680
Summer Camp	•			\$4,800	\$15,000
Sports, outdoor programs (fishing)	•			\$1,920	\$9,600
Total				\$18,800	\$81,760

Lions Club Park

3 Acre Community Park

- Overall Impression: Nice community park that appears well maintained and well used.
- Concerns: Bathrooms were badly vandalized and operations hours are 24/7. Broken fencing along creek.
- Recommendations; Add shade areas, and replace porcelain fixtures with more sturdy bathroom fixtures. Bring back the dog park, provide more individual picnic areas and registration system for group picnic areas. Transform 2 half court basketball into a full court.



Lions Club Park

3 Acre Community Park

Amenities Summary

Basketball Court (101)	Fair
Horseshoe Pit (107)	Fair
Parking (102)	Good
Picnic Area (106)	Good
Picnic Area (108)	Good
Play Lot (105)	Good
Restroom (103)	Good
Site Furnishings	Good
Sports Field / Area (109)	Fair
Sports Field / Area (110)	Good
Sports Field / Area (96,98,100)	Good



Lions Club Park

3 Acre Community Park

Recommendation:

- The County should continue to operate Lion’s Club Park as is, reducing Park hours from dawn to dusk to discourage vandalism

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$0	\$0	\$130,750

Annual Maintenance Estimate

	Annual Maintenance
Developed Acreage	\$20,000
Total	\$20,000

Revenue Potential

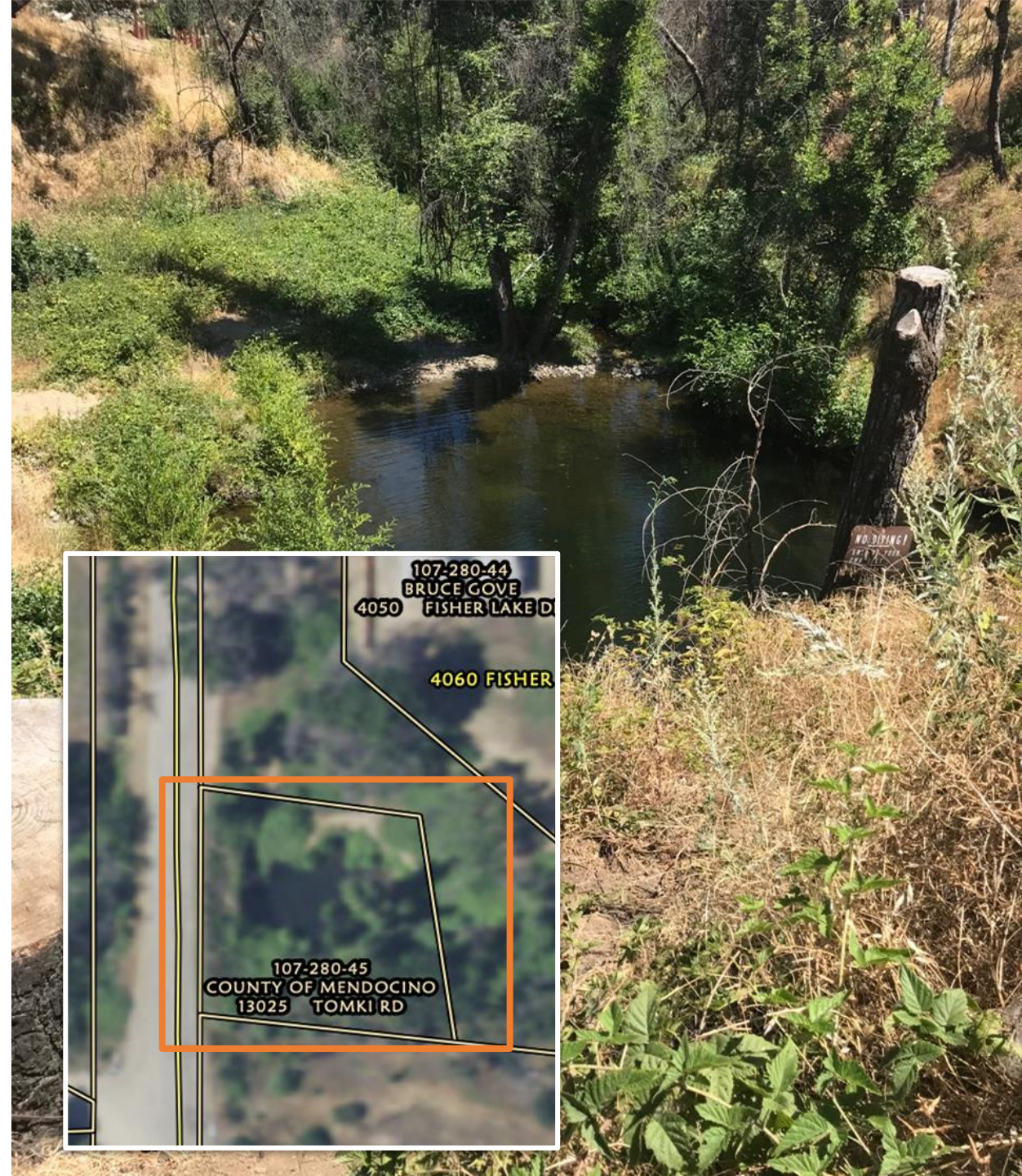
	Highest Potential	With Major Improvements	With More Staff	Revenue (low)	Revenue (high)
Group Picnic Areas	●			\$4,240	\$16,240
Events (Rentals, concerts, weddings)	●	●		\$1,800	\$12,340
Summer Camp	●			\$2,400	\$7,500
Community Programs/Classes			●	\$1,920	\$9,600
Sports, outdoor programs			●	\$3,200	\$14,400
Fitness/Bootcamp programs			●	\$7,680	\$28,800
Youth Programs (Outdoor adventure; nature, etc.)			●	\$720	\$7,200
Total				\$21,960	\$96,080

Mariposa “Swimming Hole”

.33 acre Access Area

- Located in recent burn area which impacted access (wooden steps) and trees.
- Close to neighbors and housing
- Fencing is broken or damaged
- Inadequate parking - just off the road
- Old signage with warnings
- Dangerous access
- Large Drainage tunnel under road
- Appealing swimming area but tough to regulate or manage

**County is implementing fire mitigation and hazard fixes now*



Mariposa “Swimming Hole”

.33 acre Access Area

Recommendation:

- Mariposa Swimming Hole is a liability to the County. The County should work with Redwood Valley MAC to discuss future of site.
- If the County maintains ownership, it will need to dedicate staff to keeping this access area at a minimally acceptable level of safety and maintenance.

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$51,000	\$0	\$0

Annual Maintenance Estimate

	Annual Maintenance
Undeveloped Acreage	\$1,500
Total	\$1,500

McKee Parkway

25 Acre Access Area

- Large parking area off of the road with ample access for a number of cars. There is a gate.
- Multiple access routes to water - mostly informal with some remnants of old cement stairs.
- Beautiful site, lots of poison oak.
- River is fast and dangerous with lots of large boulders with fast current
- There is a hint of a trail with signage for portage for boaters.
- No trash cans
- There are two pull outs. One location has a portapotty it also has county park signs.



McKee Parkway

25 Acre Access Area

Parking	Good
Port-a-potty	Fair
Signage	Fair



McKee Parkway

25 Acre Access Area

Recommendation:

- County should develop McKee Parkway as a full park with appropriate amenities for health, safety and function

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$0	\$2,000	\$210,000

Annual Maintenance Estimate

	Annual Maintenance
Undeveloped Acreage	\$18,750
Total	\$18,750

Note that all costs are estimates and capital cost projections are preliminary and have not yet been reviewed by City architects or public works

Vichy Springs Fishing Area

3 Acre Access Area

- Large parking area off of road with relatively easy access to the Russian River
- Large beach area under road typically used for fishing.
- River appears to be wide and slow in this section which might allow for boat launching. Not clear what the river is like ahead.
- Lots of trash - not necessarily due to park in the parking area
- Historic location for homeless encampments



Vichy Springs Fishing Area

3 Acre Access Area

Recommendation:

- The County should consider partnering with the City of Ukiah or identify a community group to that would be interested in managing the Vichy Springs access area
- The County will need to dedicate staff to keeping this access area at a minimally acceptable level of safety and maintenance.

Capital Cost Estimate

	Health and Safety Hazard	Minimum Function	Future Improvements
Total	\$0	\$7,500	\$34,200

Annual Maintenance Estimate

	Annual Maintenance
Undeveloped Acreage	\$3,000
Total	\$3,000



Questions and Discussion