

# **RANCHO MURIETA**

## **PARK AND RECREATION MASTER PLAN**

**1989-1999**



**IMAI-WANG ASSOC., INC.**

PARK AND RECREATION MASTER PLAN



*Rancho Murieta Community Services District*

Prepared by

Imai-Wang Associates, Inc.  
Landscape Architects and Planners

and Consultants

Jones & Stokes Associates  
Notestine & Associates  
Dr. James P. Negley

August 15, 1989

ACKNOWLEDGEMENT

SACRAMENTO COUNTY BOARD OF SUPERVISORS

Chairperson, Supervisor Sandra Smoley  
Supervisor Jim Streng  
Supervisor, Grantland Johnson  
Supervisor, Illa Collin  
Supervisor, Tobias Johnson

ADMINISTRATION

County of Sacramento Department of Parks and Recreation  
Director, Gene W. Andal

Administration and Leisure Services  
Chief, Ron Suter

BOARD OF DIRECTORS

President, Dick Brandt  
Vice President, Glenn Twitchell  
Jack Devlin  
Ron Reese  
John Sullivan

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Manager, Marion Cravens  
Superintendent - Water & Wastewater, Lee Lawrence  
Chief of Security, James Noller  
District Secretary, Linda Eversole  
Receptionist, Sam Pugh  
Accountant, Greg Hall  
Consulting Engineer, Ken Giberson

CSD RECREATION COMMITTEE

Bill Geyer  
Glenn Twitchell  
Ron Reese  
Jack Swain  
Ted Peightal  
Olmedo Crewe  
James Noller

IMAI-WANG ASSOCIATES, INC. CONSULTING TEAM

Roy M. Imai - Project Manager  
Sheri White - Recreation Planner  
Jennifer Malcolm - Planning Assistant  
Jones & Stokes Associates - Environmental Planners  
Michael Notestine - Land Use/Economic Analysis  
Dr. James P. Negley - Recreation Needs Assessment

TABLE OF CONTENTS

COVER LETTER  
ACKNOWLEDGEMENTS  
TABLE OF CONTENTS  
TABLE OF ILLUSTRATIONS

	Page
I. INTRODUCTION.....	1
A. THE MASTER PLAN.....	1
B. COMMUNITY SERVICES DISTRICT GOALS.....	2
II. THE DISTRICT.....	4
A. LOCATION.....	4
B. BOUNDARIES.....	4
C. GEOGRAPHY.....	5
D. HISTORY OF THE DISTRICT.....	5
III. NATURAL AND CULTURAL RESOURCE INVENTORY.....	7
A. BIOLOGICAL RESOURCES.....	7
1) Habitats.....	7
Foothill Woodland	
Annual and Perennial Grassland	
Riparian Woodlands	
Wetland Areas	
Vernal Pool and Flats	
Disturbed Areas	
Developed Areas	
Existing Golf Courses	
2) Special Status Species.....	14
B. CULTURAL RESOURCES.....	16
1) Cosumnes River Area.....	17
2) Bass Lake Area.....	17
3) Calero Reservoir Area.....	18
4) Highway 16 Area.....	18

	Page
IV. RESOURCE CONSTRAINTS AND MANAGEMENT OBJECTIVES.....	19
A. BIOLOGICAL RESOURCES.....	19
1) High Resource Value Areas.....	19
2) Moderate Resource Value Areas.....	21
3) Low Resource Value Areas.....	23
B. CULTURAL RESOURCES.....	23
1) High Resource Value Sites.....	23
2) Moderate Resource Value Sites.....	25
3) Low Resource Value Sites.....	25
V. DISTRICT CHARACTERISTICS.....	27
A. LAND USE.....	27
B. PLANNING SUBAREAS.....	27
1) Subarea 1.....	32
2) Subarea 2.....	32
3) Subarea 3.....	32
4) Subarea 4.....	34
C. POPULATION ASSESSMENT.....	34
D. CIRCULATION.....	35
E. PRIVACY AND SECURITY.....	37
VI. RECREATION AND PARK RESOURCES.....	38
A. EXISTING RECREATION FACILITIES.....	38
1) Private facilities.....	38
2) Rancho Murieta Homeowners Association Areas.....	40
3) Rivers, Reservoirs, and Drainage Ways.....	42
4) Proposed Parks and Facilities.....	44
B. SCHOOL RESOURCES.....	44
C. REGIONAL RECREATION RESOURCES.....	45
1) Surrounding Park Agencies.....	47
2) Bridgehouse County Park.....	48
D. RECREATION PROGRAMMING.....	51

	Page
VII. PARK PLANNING CRITERIA.....	52
A. ACQUISITION AND DEVELOPMENT STANDARDS.....	52
B. ACQUISITION CRITERIA.....	53
C. PLANNING CONSIDERATIONS.....	54
1) Major Barriers.....	54
2) Schools.....	54
3) Natural Streams and Open Space Corridors.....	54
4) Adjacent Recreation Facilities.....	56
D. RECREATION NEEDS SURVEY.....	56
E. PARK AND RECREATION NEEDS.....	61
1) Acreage Needs.....	61
2) Park Needs.....	65
F. CONCEPTUAL PARK SYSTEM PLAN.....	67
1) Plan A.....	67
2) Plan B.....	69
3) Review of Plan A and B.....	69
VIII. THE PARK AND RECREATION MASTER PLAN.....	72
A. PARK AND FACILITY RECOMMENDATIONS.....	72
1) Future Park and Facility Recommendations.....	74
2) Existing Park and Facility Recommendations.....	81
B. CAPITAL IMPROVEMENT PROGRAM.....	85
1) Recommended Improvements.....	86
C. MANAGEMENT AND OPERATION.....	91
1) Park Operation.....	91
2) Recreation Programming.....	93
3) Liability Concerns.....	93
4) Acquisition of Park Lands and Corridors.....	94

	Page
IX. FINANCIAL PLAN.....	95
A. CAPITAL IMPROVEMENT REVENUES.....	95
B. ANNUAL EXPENSES FOR RECREATION AND PARK OPERATIONS.....	97
C. ANNUAL REVENUES FOR RECREATION AND PARK OPERATIONS.....	97
D. POTENTIAL FUNDING SOURCES.....	100
1) Federal Programs.....	100
2) State Programs.....	102
3) Local Programs.....	102
X. REFERENCES.....	105



TABLE OF ILLUSTRATIONS

MAPS	Page
District Location.....	4
Vegetation Map.....	8
Biological Constraints Map.....	20
Land Use Map.....	31
Subareas Map.....	33
Circulation Map.....	36
Regional Resources Map.....	46
Rancho Murieta Recreation Area (Bridgehouse Park).....	49
Major Barriers.....	55
Plan A.....	68
Plan B.....	70
Park and Recreation Master Plan.....	73

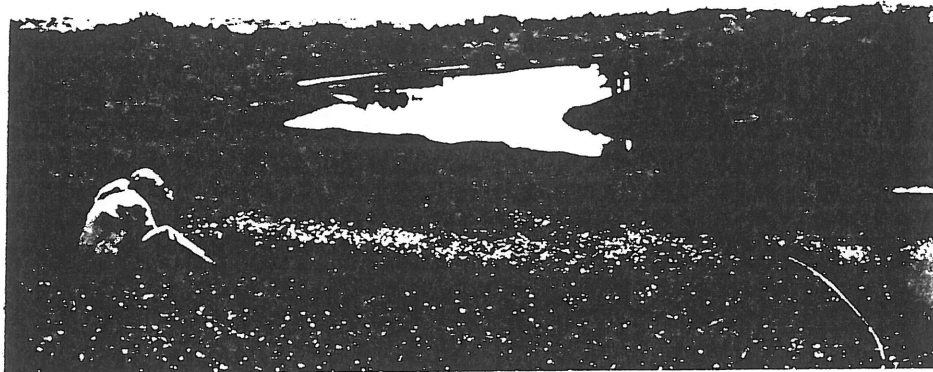
TABLES	Page
1 Recreation Suitability by Resource Category.....	22
2 Rancho Murieta Land Use Ordinances: A Chronological Listing.....	28-30
3 Recreation Facility Inventory.....	41
4 Recreation Facilities by Subarea.....	62
5 Recreation Acreage Needs.....	64
6 Neighborhood and Community Park Needs.....	66
7 Capital Improvement Program.....	87
8 Estimate of Annual Revenues Available for Capital Improvements.....	96
9 Estimate of Annual Expenses for Recreation and Park Operations.....	98
10 Estimate of Annual Operating Revenues.....	99
11 Estimate of Monthly Operating Costs per Equivalent Dwelling Unit.....	101

# I. INTRODUCTION

## A. THE MASTER PLAN

Open space and park facilities have in recent years come to be recognized as essential to a healthy environment. The necessity to preserve open space and to provide park and recreation facilities comes as a response to the increasing degree of urbanization throughout the nation, increased population densities, scarcity of open space and natural areas, and the increasing amount of leisure time available to our society.

The community of Rancho Murieta is an example of an area which has, heretofore, been able to preserve its rural characteristics. However, new home developments are rapidly increasing and the Rancho Murieta community is currently subject to strong development pressures. One of the primary objectives of preparing this master plan at this time is to assure that suitable lands will be dedicated and will be available to serve the present and future residents of Rancho Murieta.



While the Rancho Murieta Community Services District at this time, is primarily engaged in providing water, sewage, drainage and security services, it is imperative that consideration be given now to future community needs for park and recreation services for the maturing community of Rancho Murieta. Otherwise, left to the

natural course of events, the community will soon find itself devoid of a full range of park and recreation opportunities.

Presently the District is faced with an urgent need for a Park and Recreation Master Plan that will guide the planning and development of a park and recreation system for the next ten years. The intent of this Master Plan is to identify and preserve the recreational opportunities that currently exist within the developed and undeveloped portions of Rancho Murieta and to identify the future park and recreation facilities that will be necessary for a mature community. The District is challenged with providing adequate park and recreation resources for a growing population in a time of growing fiscal limitations. Increasing recreational demand will continue to be stimulated by public interest in the environment, parks and open space, preservation of natural areas, and health and fitness. This anticipated cultural change and accelerating recreational demand must be balanced economically through revenue sources. The community must focus on these needs and continue with its concerned and anticipatory approach to planning and provide sound park and recreation opportunities for the present and future residents of Rancho Murieta.

There is no history of an area or public agency which started planning too early to serve the future needs of its community. The purpose of this master plan, therefore, is to provide the community with a comprehensive view of its park and recreation resources and to develop a practical program for financing the development and operation of a sound park and recreation system for the next decade.

#### **B. COMMUNITY SERVICES DISTRICT GOALS**

The Community Services District's goals regarding parks and recreation are:

- o To preserve open space for present and future recreational needs utilizing the natural resources available.
- o To protect and preserve the natural habitats, including the oak woodlands and riparian areas, unique to Rancho Murieta for the enjoyment and use of existing and future residents.
- o To require the dedication of sufficient park lands and open space corridors associated with new development in an orderly manner.
- o To coordinate existing open space and parks with future open space and parks, maintaining a balance between active and passive recreational opportunities.
- o To plan for a park system which shall serve the needs of all ages and interest groups within the community.

- o To coordinate park site acquisition, development, and recreation programs with the Elk Grove School District, the homeowners' associations at Rancho Murieta, the Rancho Murieta Country Club, and the Sacramento County Parks and Recreation Department.
- o To promote recreation and related activities that appeal to the physical, mental, social, and cultural interests of the Rancho Murieta residents on a fair and equitable fee basis.
- o To promote a well-balanced, diversified and quality recreation program in both passive and active areas of recreation that offer opportunities for developing leisure skills, providing new experiences, and the enjoyment of participation.
- o To establish a multi-use trail and parkway system.
- o To promote self-help and self-actualizing programs for citizens and organizations in developing their own recreation activities.
- o To provide a comprehensive citizen involvement program that promotes and encourages participation by individuals and community organizations.
- o To promote maximum cooperation among governmental and private agencies in order to provide services and facilities through joint agreements in planning, reciprocating, and consolidating of resources that would benefit all segments of the community.
- o To provide a balanced capital improvement program for park and recreation facilities within the District to serve the needs of its residents.
- o To provide a level of park facility and equipment maintenance that meets acceptable standards for the safe operation and usage by residents, guests, and staff.
- o To retain the existing quality of life at Rancho Murieta through the proper preservation, planning, and development of park and recreation facilities.
- o To provide adequate neighborhood park facilities within walking distance of each resident of the community.
- o To provide adequate community park and recreation facilities within the community.
- o To meet the acceptable park and recreation standards by providing at least five acres of developed (neighborhood and community) parks for every 1,000 residents of the community.
- o To encourage the development of sidewalks on at least one side of the street in all newly developed areas to assist the trails system.

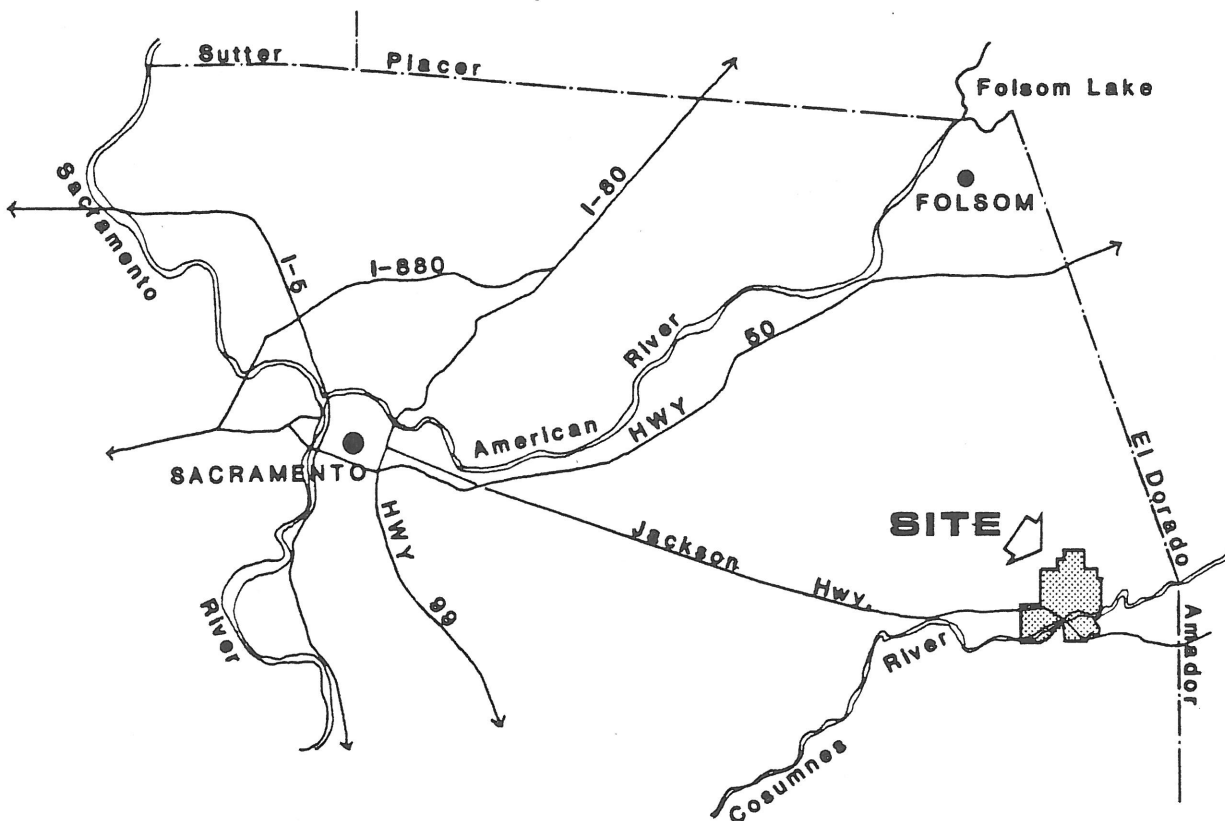
## II. THE DISTRICT

### A. LOCATION

Regionally, Rancho Murieta is located on the east side of the Sacramento Valley, some 22 miles east of downtown Sacramento. The city of Folsom is about 10 miles north and Elk Grove is about 10 miles southwest. The boundary of El Dorado and Amador Counties is about 2 miles to the east.

### B. BOUNDARIES

Rancho Murieta encompasses 3,500 acres, or approximately 5 1/2 square miles of developed and undeveloped land. The Cosumnes river crosses through the southerly portion of the District leaving about 80% the existing community of Rancho Murieta, to the north and 20% south of the river. State Highway 16 (Jackson Road) bisects the south westerly portion of the community.



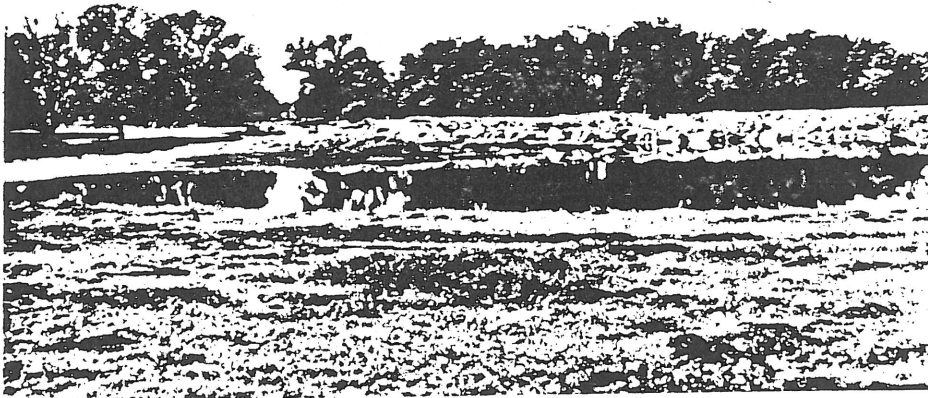
**LOCATION MAP**

NO SCALE



### C. GEOGRAPHY

Rancho Murieta varies in elevation from about 110 feet above sea level at the southwestern corner of the site along the banks of the Cosumnes River, to about 350 feet along the northern boundary of the site. Slopes vary from nearly level in the southeast portion of the site to slopes in excess of 45 degrees on bluffs overlooking the Cosumnes River toward the eastern edge of the community. The soils in the area include alluvial deposits, riverwash, and dredge tailings; and in some places there is no soil but rather outcroppings of the underlying meta-volcanic or slate geologic formation.



Vegetation on the site is of three general plant communities: grassland, oak woodland, and riparian environment. The grassland community generally occurs in the western portion of the site, although some occur throughout in conjunction with or adjacent to other communities. The oak woodland communities exhibit three distinct variations within the site: Valley Oak, Blue Oak, and Interior Live Oak woodlands. Riparian vegetation exists in several places within the site, most notably along the Cosumnes River, and is becoming established along the shoreline of the reservoirs.

### D. HISTORY OF THE DISTRICT

The Rancho Murieta Community Services District was organized on July 20, 1982, with authority to provide water, sewage, security and drainage services. The District became operational in October 1983 by assuming responsibilities for water and sewer service from the El Dorado Irrigation District, and responsibilities for drainage from the Sacramento Metropolitan Storm Drain District.

services which were previously supplied by the Rancho Murieta Association. Additional latent powers were authorized to the District at various times and approved by the voters. By November 1985, Rancho Murieta CSD was a full service Community Services District with authority to provide the additional services of road construction and maintenance, landscape maintenance, public recreation, street lighting, garbage collection, fire protection, ambulance, library, mosquito abatement and airport maintenance. Further powers to provide cable television service, enforcement of Covenants, Conditions and Restrictions, and hydroelectric generation was authorized by the State Legislature and approved by District voters.

The District is currently providing water, sewer, drainage and security services at Rancho Murieta, a family-oriented recreational community. Land development in Rancho Murieta is guided by a Sacramento County Planned Development Ordinance. Land uses included in the approved master plan call for residential development on 1,920 acres of single-family residences, townhouses and apartments, a 189 unit mobile home subdivision, commercial areas, an airport, and agricultural developments.

Development to date has included RMA Units 1, 2, 3, 3B, and 4, the Country Club with tennis courts and two golf courses, Murieta Village subdivision, Murieta Plaza Shopping Center, the Training Center, Rancho Murieta Airport, Murieta Equine Complex and agricultural lands. As of Spring of 1989, approximately 1,000 homes plus 189 mobilehomes and 38 lodge units were in existence with a total population of over 2,500 persons. RMA, as mentioned here, refers to the existing Rancho Murieta Association. However, "RMA" as it is used in the remainder of this report will also include the existing and future homeowner's associations.

### III . NATURAL AND CULTURAL RESOURCE INVENTORY

#### A. BIOLOGICAL RESOURCES

This inventory and assessment of vegetation and wildlife resources of the Rancho Murieta Community Services District (RMCS D) is based on field surveys conducted by Jones & Stokes Associates biologists on March 14, 16, and 29, 1989. A search of the California Department of Fish and Game Natural Diversity Data Base (NDDB) for sensitive habitats and special-status plant and animal species, and contacts with agency personnel and knowledgeable local individuals supplemented the field surveys. Common and scientific names of all plant and animal species mentioned in the text will be provided in a separate appendix.

The project site encompasses about 3,700 acres of developed and undeveloped land in the foothills of eastern Sacramento County. Figure 1 delineates the major plant communities and wildlife habitats within Rancho Murieta, including foothill woodlands, riparian forests along the Cosumnes River, annual and perennial grasslands, wetlands, vernal pools, and open water. Developed lands, such as residential and commercial areas, golf courses, and roads are also depicted in the Vegetation Map.

#### 1) Habitats

##### Foothill Woodland

**Vegetation** - Foothill woodlands in Rancho Murieta vary from open savannas to densely stocked woodlands. Six different components of foothill woodlands occur in the community. The locations of the various woodland components are indicated in the Vegetation Map. Blue oak or a mix of blue oak and foothill pine dominate the drier and rockier sites. Interior live oak dominates on the more mesic sites of north-facing slopes and along drainages. A shrub layer of buckeye and poison-oak occur in the blue oak woodland south of Bass Lake. The understory herb layer consists of annual grassland dominated by ripgut brome and showy flowering species such as popcorn flower, fiddleneck, sanicle, and blue dicks.

Foothill woodlands cover approximately one-quarter of the undeveloped land in Rancho Murieta and generally occupy upland locations around the lakes and the Cosumnes River, providing valuable watershed protection. Foothill woodland in Sacramento County remains relatively common. However, mature blue oak woodlands with a relatively undisturbed native herbaceous understory component are much less common, are not regenerating in



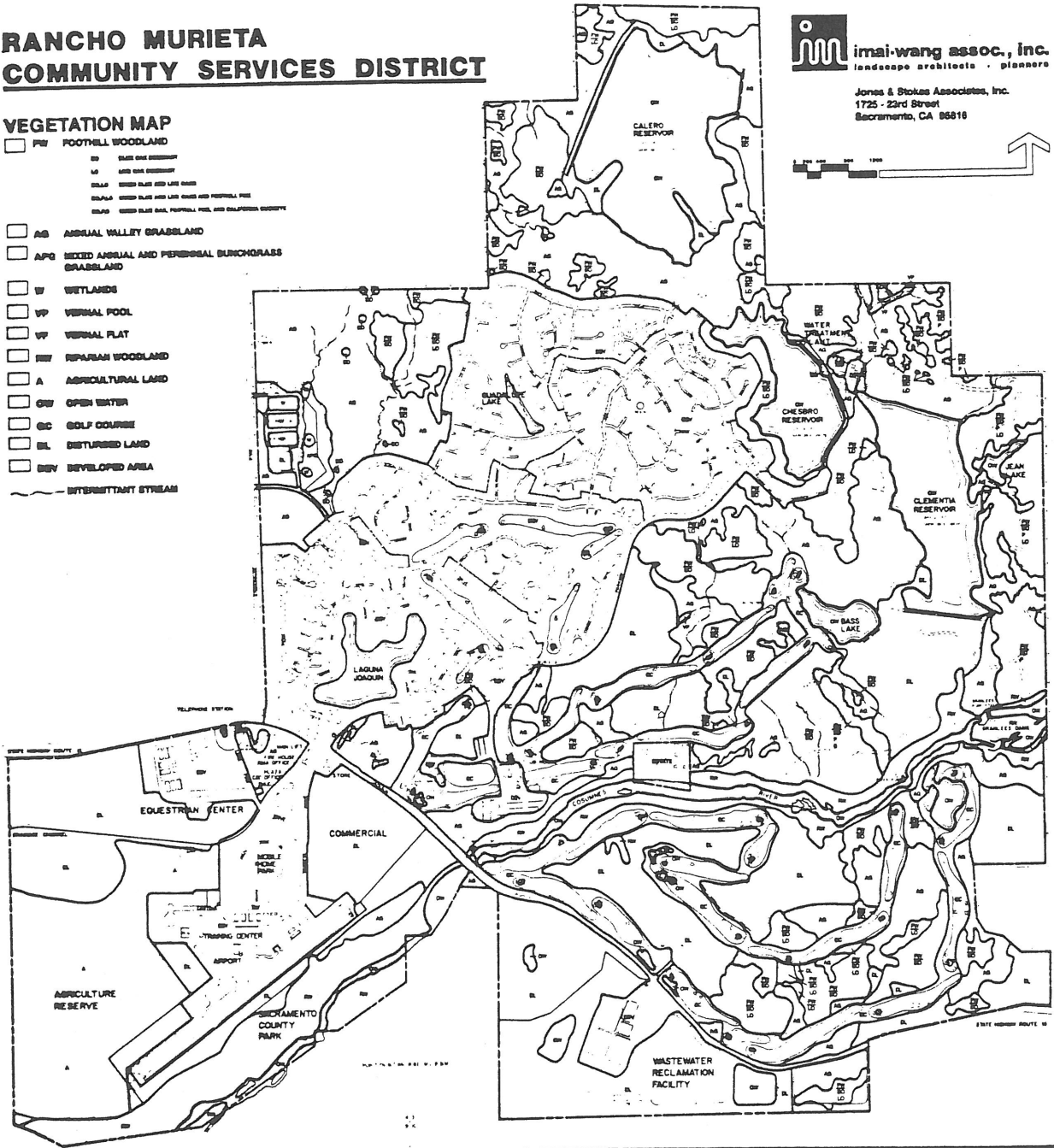
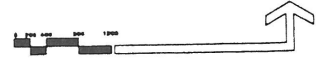
# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**irmai-wang assoc., inc.**  
landscape architects · planners

Jones & Stokes Associates, Inc.  
1725 - 22nd Street  
Sacramento, CA 95816

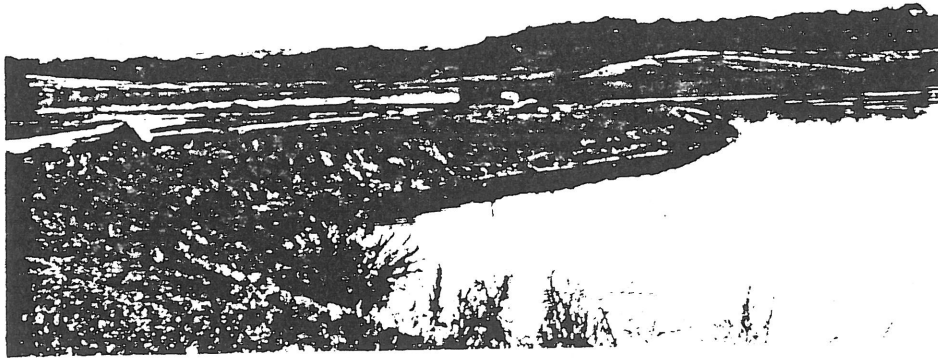
## VEGETATION MAP

- FW FOOTHILL WOODLAND
  - EW WHITE OAK WOODLAND
  - EW WHITE OAK WOODLAND
  - EWALP REDD BLADE AND LIVE OAKS
  - EWALP REDD BLADE AND LIVE OAKS AND PITCHFERN
  - EWALP REDD BLADE OAK, PITCHFERN, FERN, AND CALIFORNIA SCRUBBY
- AV ANNUAL VALLEY GRASSLAND
- APG MIXED ANNUAL AND PERENNIAL BUNCHGRASS GRASSLAND
- W WETLANDS
- VP VERNAL POOL
- VPF VERNAL FLAT
- RW RIPARIAN WOODLAND
- A AGRICULTURAL LAND
- OW OPEN WATER
- GC GOLF COURSE
- DL DISTURBED LAND
- DEV DEVELOPED AREA
- INTERMITTENT STREAM



many areas, and represent biologically valuable and highly sensitive natural resource areas.

Interior live oak regeneration potential is not threatened, unlike blue oak regeneration potential. Within California's foothill woodlands, blue oak habitat may be replaced by the more aggressive interior live oak. Therefore, interior live oak is a less sensitive resource than blue oak.



**Wildlife** - Foothill woodland areas of the RMCS D provide shade, shelter, and nesting habitat for a diversity of wildlife species. Nuttall's, acorn, and Lewis woodpeckers excavate nest holes in live and dead trees, and these cavities are subsequently occupied by other cavity-nesting species such as American kestrels, western screech-owls, northern pygmy-owls, white-breasted nuthatches, and western bluebirds. Oak mast (acorns) is a critical autumn food source for many species, such as acorn woodpeckers, wild turkeys, valley quail, band-tailed pigeons, northern flickers, scrub jays, western gray squirrels, and mule deer.

Foothill oak and pine foliage attract insects that are important in the diet of birds such as the ash-throated flycatcher, western wood-pewee, plain titmouse, Bewick's wren, Hutton's vireo, warbling vireo, yellow-rumped warbler, black-throated gray warbler, western tanager, and northern oriole. Reptiles such as gopher snakes, western rattlesnakes, and garter snakes, and amphibians such as Pacific treefrogs and western toads also occur in foothill woodlands.

## Annual and Perennial Grassland

**Vegetation** - Annual valley grasslands are herbaceous communities dominated by non-native annual grasses with a significant component of native and introduced forbs. Dominant non-natives on the RMCS D include grasses such as ripgut brome, wild oats, barley, and ryegrass, and forbs such as filaree species. Common native forbs include popcorn flower, brodiaea, lupine, layia, and fiddleneck.

Annual valley grassland covers approximately one-third of the undeveloped land in Rancho Murieta. Non-native annual grassland commonly occurs in the Sacramento Valley and is not considered a sensitive biological resource in the region.

Historically, perennial grasslands probably dominated much of the Sacramento Valley. Currently, this community is restricted to small scattered sites protected from grazing and other adverse disturbances. The native perennial bunchgrass, purple stipa, occurs in stands in area, where it is intermixed with the annual valley grassland. Because the native perennial grassland community is scarce locally and regionally, sites containing this grassland community represent a highly sensitive natural resource area.

**Wildlife** - Grassland habitats in the Rancho Murieta support a less diverse wildlife population than foothill woodlands, but they provide important foraging areas for raptors such as red-tailed hawks, turkey vultures, and American kestrels. Mourning doves, red-winged blackbirds, Loggerhead shrikes, savannah sparrows, water pipits, and a variety of swallows also forage in these grassland habitats. A few birds such as killdeer, western kingbirds, western meadowlarks, and horned larks nest in grassland habitats.

Grasslands provide important foraging habitat for raptors, coyotes, badgers, bobcats, and other predators because they support populations of small mammals such as deer mice, California voles, pocket gophers, California ground squirrels, and black-tailed hares. Reptiles and amphibians that probably occur in grasslands of the region include gopher snakes, western rattlesnakes, western fence lizards, and western toads.

## Riparian Woodlands

**Vegetation** - Riparian vegetation is found along the Cosumnes River forming a riparian corridor of varying width. The extent of the riparian corridor is determined by natural boundaries such as the adjacent foothill woodland and the loss of riparian vegetation through development. Dominant overstory species include Fremont's cottonwood, California sycamore, and boxelder. Various willow species are found along the waters' edge. Valley oak and creeping wildrye are found on higher terraces.

Historically, California riparian forests covered several million acres. The California Central Valley alone has lost 90 percent of its natural riparian corridors; approximately half of what remains is in a disturbed or degraded condition (Katibah 1984). The riparian corridor along the Cosumnes River represents the most sensitive natural resource area within Rancho Murieta.

**Wildlife** - Productive riparian woodlands along the Cosumnes River support the largest and most diverse wildlife communities in the community. The diversity of plant species and growth forms provides a variety of foods and favorable microhabitat conditions for wildlife. Species such as red-tailed hawks, red-shouldered hawks, Cooper's hawks, and great blue herons may roost or nest in the branches of tall oaks, sycamores, or cottonwoods. The valley oaks offer the best foraging for acorn woodpeckers, northern flickers, plain titmouse, and western gray squirrels. Other common wildlife species in the riparian corridor include those dependent on nectar, fruit, and seeds such as Anna's hummingbirds, scrub jays, black-headed grosbeaks, lazuli buntings, and rufous-sided towhees. Other species such as western wood-pewees, western flycatchers, house wrens, yellow-rumped warblers, and Wilson's warblers forage on insects from riparian trees and shrubs.

The narrow, linear nature of riparian woodlands along the Cosumnes River provides an unobstructed natural corridor through developed portions of the community. This corridor offers shade, water, food, and escape cover from predators and is of critical importance to wide-ranging wildlife species such as ringtails, raccoons, long-tailed weasels, mountain lions, bobcats, and mule deer.

#### Wetland Areas

**Vegetation** - Wetland communities develop in the presence of hydrologic conditions that create seasonal or year-round inundated or saturated soils. Wetland communities are also characterized by nonoxidizing soils and specific vegetation types.

Wetland vegetation occurs at the abandoned wastewater treatment plant ponds on the western edge of Rancho Murieta. Within the ponds, willow-herb and Baltic rush are dominant species. Downslope from the ponds, and in association with the intermittent stream to the east of the ponds, three wetland areas supporting such freshwater marsh species as cattails and rushes are found. Freshwater marsh vegetation is also found along Jean Lake and a small pond in the northern portion of the community. Portions of intermittent streams support cattails, sedges, and rushes.

Wetland plant communities provide a valuable natural resource locally and regionally due to their current scarcity relative to historic extent. Today, less than 10 percent of California's original 5 million acres of permanent and seasonal wetland habitat remain.

The wetland areas found at the abandoned wastewater treatment plant and the other freshwater marsh areas discussed above and shown in Figure 1 may meet the wetland definition criteria established by the U. S. Army Corps of Engineers (COE). COE may require a permit under Section 404 of the federal Clean Water Act for any land development in those areas.

**Wildlife** - The small freshwater marsh areas of the area support wetland associated species such as mallards, American coots, and red-winged blackbirds. The much more extensive open water of Calero, Chesbro, Clementia, Jean, and Bass Lakes also represents important wildlife habitat in Rancho Murieta. A large number of waterfowl and fish-eating birds frequent these lakes including western grebes, pied-billed grebes, double-crested cormorants, great blue herons, great egrets, belted kingfishers, mallards, American wigeon, ring-necked ducks, common goldeneyes, buffleheads, common mergansers, ruddy ducks, and American coots. Bald eagles (see "Special-Status Species" section below) have also wintered at Calero Lake (Grow pers. comm.). The large size, productive fishery, and undisturbed character of these lakes make them especially attractive to water birds.

#### Vernal Pools and Flats

**Vegetation** - Two vernal pool sites exist in Rancho Murieta. In the northeastern portion of the area, a natural vernal pool exists at the head of an intermittent stream. Along the length of this stream and in the immediate low-lying vicinity, vernal pool species are present but not in typical well-defined vernal pools. This area is referred to as a "vernal flat." The second vernal pool is located in the central portion of Rancho Murieta surrounded by annual grassland. The hydrology of this pool appears to be affected by the road acting as a berm to enhance the entrapment of water.

Vernal pools support an ephemeral flora dominated by terrestrial annual species. Vernal pool species flower throughout the spring, resulting in conspicuous zonation patterns formed by consecutively blooming species around drying pool margins. Characteristic dominant plant species include Carter's buttercup, Vasey's coyote thistle, and quillwort. Other common vernal pool species are expected to occur and their identification confirmed as the pools begin to dry as the season progresses.

Vernal pools contain important plant communities because of their current scarcity relative to historic extent. An estimated 5 percent of California's original Central Valley vernal pools are intact today (Holland pers. comm.). This habitat is considered highly sensitive. Alteration of vernal pools in the Rancho Murieta may fall under jurisdiction of the COE under Section 404 of the Clean Water Act.

**Wildlife** - Although vernal pools are an ephemeral aquatic habitat, numerous invertebrate and amphibian species have adapted to this resource. When standing water is available, Pacific treefrogs, California newts, and western toads may use the pools for egg laying and for the development of young. Aquatic invertebrates such as clam shrimps, cladocerans, copepods, and crawling water beetles may also inhabit vernal pools.

In winter and spring, water birds such as mallards, cinnamon teal, killdeer, and great blue herons may use vernal pools for resting and foraging. Western kingbirds, black phoebes, and Say's phoebes feed on flying insects above vernal pools.

### Disturbed Areas

**Vegetation** - Disturbed areas in Rancho Murieta are represented by land that has been scraped, cleared, graded, received heavy traffic use, or has been used as a dump area for debris. Common plants are non-native, annual, weedy species. Bare, exposed soil is also common in this area. The vegetation in these areas has low biological sensitivity.

**Wildlife** - Despite their relative lack of trees, shrubs, or other natural vegetation, disturbed portions of the project area do provide some wildlife habitat. Savannah sparrows, white-crowned sparrows, killdeer, American crows, and black-tailed hares were observed in these areas during the field surveys. Compared to natural habitats, however, disturbed areas have relatively low wildlife value.

### Developed Areas

**Vegetation** - Developed areas included residential and commercial development, and the Rancho Murieta airstrip. Vegetation includes isolated native blue oak and interior live oak along with ornamental shrubs and trees used for landscaping. Turf grasses cover most of the lawns and parks.

**Wildlife** - Developed residential areas in Rancho Murieta often contain such wildlife as western gray squirrels, northern mockingbirds, American goldfinches, white-crowned sparrows, and house finches.

### Existing Golf Courses

**Vegetation** - Turf grasses cover the fairways and greens. Native blue oak and interior live oak along with non-native eucalyptus species line the fairways and greens. Sequoia and pine trees have been used to landscape around some of the fairways and greens.



**Wildlife** - Turfed areas and ponded water on the golf courses attract a variety of wildlife species including killdeer, American crows, lark sparrows, western meadowlarks, black-tailed hares, and other species that tolerate frequent human disturbance. Native trees, such as oaks, around the golf course provide habitat for red-breasted sapsuckers, Nuttall's woodpeckers, northern flickers, and yellow-rumped warblers.

## 2) Special-Status Species

### Plants

Special-status plant species are those included on the following lists:

- o federally listed threatened or endangered species (50 CFR 17.12);
- o federal candidates for listing as threatened or endangered (50 FR 39525-39584);
- o State of California rare, threatened, and endangered species (California Department of Fish and Game 1987); and
- o California Native Plant Society rare and endangered species and species about which additional information is required (Lists 1 and 3 in Smith and Berg 1988).

The NDDB was searched to identify potential special-status plants or community elements. No special-status plants were found within

Rancho Murieta, but several occurrences of northern hardpan vernal pools were identified several miles west of the project site along Highway 16. Potential for special-status species exist at the vernal pool habitat identified in Rancho Murieta.

### Wildlife

Special-status wildlife species are those included on the following lists:

- o federally listed threatened or endangered species (50 CFR 17.11),
- o federal candidates for listing as threatened or endangered (54 FR 554-579)
- o California listed threatened and endangered species (California Administrative Code, Title 14, Section 670.5), and
- o other species of special concern to the California Department of Fish and Game (Remsen 1978, Williams 1986).

Two criteria were used to develop a list of special-status species that could potentially be affected by future development in Rancho Murieta: listed, proposed, or candidate species with populations in or near the project area; and species that occur in the types of habitats and communities present in the area.

A search of the NDDDB revealed no previous observations of special-status wildlife species in the project area (California Natural Diversity Data Base 1987). However, a pair of Swainson's hawks (state-listed as threatened) nested approximately 5 miles to the northwest of Rancho Murieta, and potential nesting habitat for this species exists in undeveloped foothill woodland habitats of the project area.

For at least the past 3 years, residents of Rancho Murieta have observed two to three bald eagles (federal- and state-listed as endangered) in the area in winter (Grow pers. comm.). This species has been primarily observed foraging at Calero Lake in the northern part of the study area, but all large lakes in Rancho Murieta receive some use by wintering bald eagles (Grow pers. comm.). In addition to foraging at the lakes, these birds often roost in tall trees in this vicinity. Wintering bald eagles are sensitive to human disturbance at their roost sites, and intensive recreational development in these areas (e.g., picnic grounds, athletic fields, or ATV use) could cause displacement or abandonment of these birds from Rancho Murieta. Careful recreation planning (including low-intensity activities) will be required in the vicinity of Lake Calero and the eastern portions of other large lakes in Rancho Murieta to avoid significant adverse impacts to this species.



Elderberry plants are the host plant for the valley elderberry longhorn beetle, a federally listed threatened species. Elderberries can be found at a few locations along the Cosumnes River in Rancho Murieta. The beetle has been found at locations along the river downstream of the study area. Thus, the elderberries growing in Rancho Murieta represent potential habitat for this species and should be protected.

Ospreys and double-crested cormorants (state species of special concern [Remsen 1978]), have also been observed foraging at large lakes in the RMCS (Grow pers. comm.). Other state species of special concern that could potentially occur in the Rancho Murieta area include northern harriers, Cooper's hawks, and red-shouldered hawks.

Game animals such as mule deer, wild turkey, and California quail, are also common in Rancho Murieta (Kilborn pers. comm.). Although they are not considered special-status species, they are wary of humans and easily disturbed and displaced from their natural habitats. Careful recreation planning, including preservation of a natural corridor between the lakes and the Cosumnes River, will probably be required to maintain their populations in the study area.

## B. CULTURAL RESOURCES

The Rancho Murieta development was surveyed for archeological resources in the early 1970s by archaeologists from California State University, Sacramento, under the direction of Ann S. Peak. Ninety-seven cultural resources, historic and prehistoric, were recorded. Since this time, several sites have been combined for a total of 91 sites.

Reference numbers were given to sites when they were recorded. The "RM" numbers shown on the Cultural Resources Map, which is not available for public dissemination in this document, are temporary numbers given to the site when they were surveyed earlier by an archeology team.

Survey reports are sent to the University of California Archeological Survey Office, where a permanent number is given for inclusion in the statewide system. The "RM" numbers on the Cultural Resources Map represent the location of the site, in this case Rancho Murieta. Once a site is recorded on the statewide system, it is given a new number beginning with "CA-SAC." "CA" represents the state (California), and "Sac" represents the county in which the site is located (Sacramento County).

## 1) Cosumnes River Area

The area along the Cosumnes River, particularly the north side of the river, is rich with prehistoric and historical resources. The river corridor south of the Granlees Estate contains midden sites, bedrock mortar sites, rock piles, cultural deposits, and lithic scatter. All of the important sites in this area have been destroyed or disturbed by development.

The upper portion of the river, from Granlees Estate to Granlees Dam, is an area of prehistoric and historic sensitivity. This area contains village and midden site, and bedrock mortar sites, located mostly north of the river. Much of the area has not been surveyed for historic resources. The known large village sites and concentration of prehistoric sites are located adjacent to the river, although there could be other buried components in the general area that cannot be found from surface indications (Peak & Associates 1972).

One of the most sensitive cultural resource sites in the RMCS D is the midden area known as CA-SAC 285, which has been combined with an adjoining site (RM-55). This site is located to the west of Granlees Dam and is very large and deep. The site is thought to have been occupied as recently as 1850-60, and the presence of human bone is very likely. This area is historically important because from a historical point of view it is thought to have been occupied more recently than some of the other midden sites in the areas and could represent a Native American village that was occupied after the European contact period. Research in this area could reveal changes in Native American culture caused by contact with the Spanish and American people (Peak & Associates 1972).

The area west of the Granlees Dam site and north of the Cosumnes River is an area of historic sensitivity. RM-61, -62, and -68 are house pits and middens, and RM-91 is the Fay-Parry Cemetery. Any of these middens could contain human bone and must be protected.

## 2) Bass Lake Area

This sensitive cultural area is located north of the Cosumnes River and generally surrounds Bass Lake reservoir. Rock shelter sites are located just west of the lake, and a cemetery is located south of the lake. Lithic scatter and cultural deposits have also been found in this area. The cluster of rock shelters located to the west of Bass Lake (RM-36, -37, -38, -39, and -40) have not been studied or excavated, and it is not known what they contain.

The large area generally bordered by Bass and Clementia Lakes on the north, the Granlees Estate on the west, Granlees Dam on the east, and the Cosumnes River on the south, is historically sensitive and should be studied further before it is developed.

The area that lies to the north of the Cosumnes River is a portion of the Sacayac or Pratt grant, a Mexican land grant. There is some evidence to suggest an early trading post in this area. Sheldon's Fort and an early dam may also have been located in this area.

### 3) Calero Reservoir Area

This area is located at the northern portion of Rancho Murieta and surrounds Calero Reservoir. Almost all of the sites are extremely sensitive and very old. The sites consist mainly of PaleoIndian artifacts, lithic scatter, and cultural deposits. Most of the sites are located along what is known as Southwest Creek.

Recorded sites around Calero Reservoir include CA-SAC-374, -375, -376, -378, -381, -383, -384, -385, and -386. Early man artifacts have been found in this area, suggesting the age of the deposits to be at least 12 million years old, and possibly as old as 30 million years (Peak pers. comm.).

RM-86 is known as the Murieta Ruins or Murieta Village and is located southwest of Chesboro Reservoir on Murieta Drive. This is a large site and contains evidence of at least five buildings or ruins of buildings. Only a portion of the site is fenced, and the actual size of the site is not known. Further research is needed to determine the actual identity and extent of this landmark.

### 4) Highway 16 Area

This area is located south of the Cosumnes River and generally along Highway 16. Three graveyard sites are located in the area and date back to the 1840s and 1850s. Two of these graveyard sites are historic, and one has been preserved (RM-77 and -88). RM-77 is badly disturbed and is thought to be larger than what is presently fenced. RM-88 is known as the Michigan Bar Cemetery, although it has also been identified as St. John's Catholic Cemetery. This cemetery is completely fenced. The third site has been moved to another site.

## **IV. RESOURCE CONSTRAINTS AND MANAGEMENT OBJECTIVES**

### **A. BIOLOGICAL RESOURCES**

Natural habitats of the Rancho Murieta study area were divided into three categories based on their biological resource values and relative sensitivity to recreational development. The three categories include: a high resource value area proposed for light-intensity recreation activities, a moderate resource value area proposed for medium-intensity recreation activities, and a low resource value area proposed for intensive recreation activities. Table 1 identifies the recreational activities that are conditionally compatible or incompatible within each category. The Biological Constraints Map on the following page identifies specific high, moderate, and low resource value areas within Rancho Murieta.

#### **1) High Resource Value Areas**

Habitat types included in this category include native perennial grasslands, riparian woodlands, wetlands, less disturbed blue oak woodlands, and vernal pools. These habitats have been greatly reduced locally and regionally, and the remaining intact areas are especially significant for flora and wildlife species depending on these habitats. Riparian habitat along the Cosumnes River is especially important because it provides a contiguous corridor with vegetation for food and cover for a variety of bird and mammal species.

Foothill woodland to the east of Calero, Chesbro, and Clementia Lakes provides valuable watershed protection of these lakes to ensure high-quality drinking water and fish spawning and foraging areas. This intact area also provides a corridor between the reservoirs and riparian habitat for wildlife use. In general, recreation planning in Rancho Murieta should strive to maintain and enhance these existing high resource value habitats for sensitive wide-ranging species such as bald eagles, wild turkeys, ospreys, mountain lions bobcats, and mule deer.

Blue oak woodlands recommended as high resource value areas provide shade, shelter, and nesting habitat for a wide variety of wildlife species. Natural botanical diversity is maintained in these woodlands by the native forbs, composing a dominant portion of the understory. Blue oak woodlands along the lower foothills in Sacramento County remain a relatively common occurrence. However, blue oak stands at lower elevational margin suffer from unsuccessful regeneration. Therefore, blue oak stands with young and mature age classes and a diverse botanical understory represent a valuable resource within the study area.

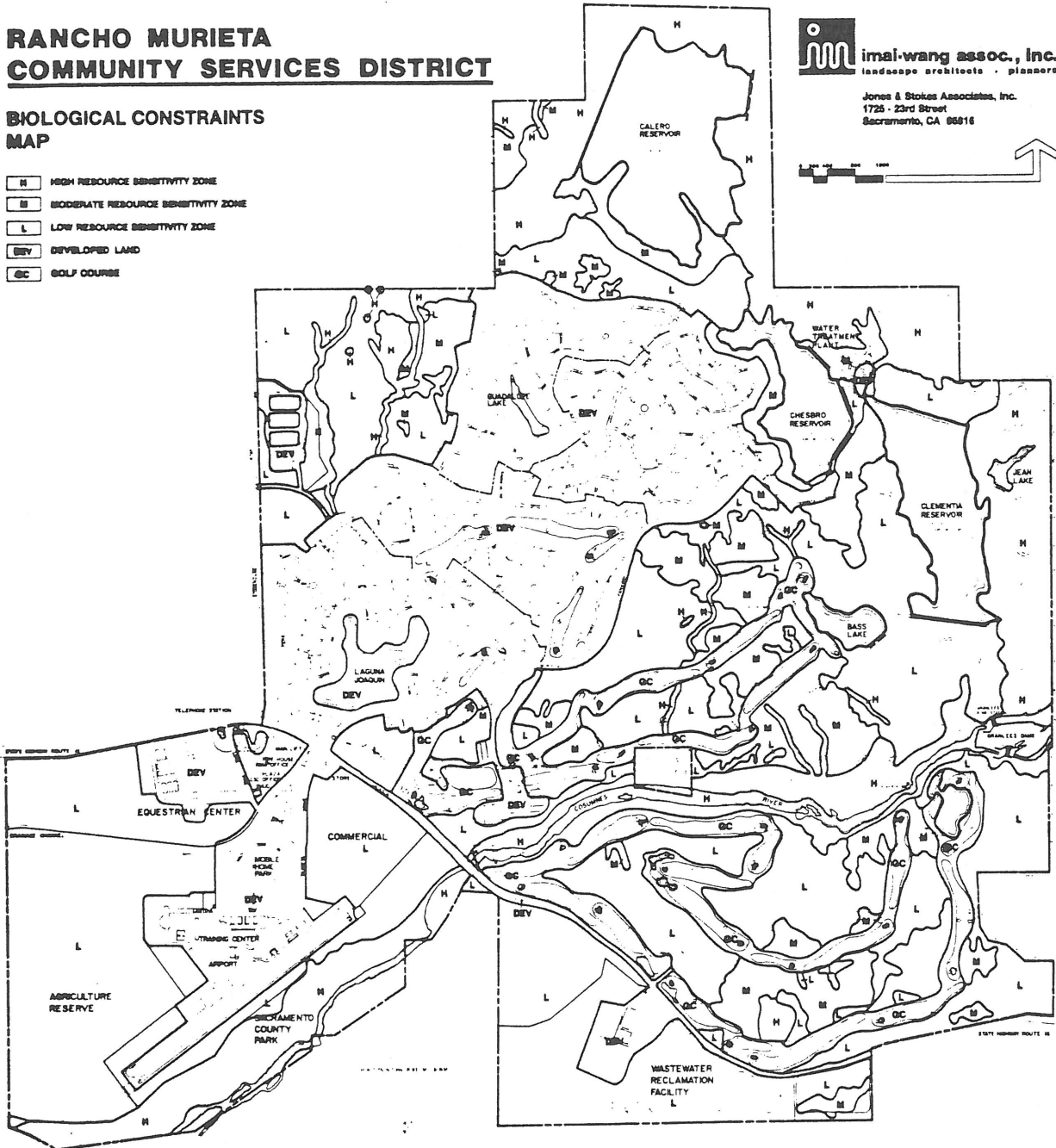
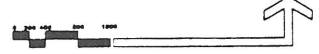
# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

## BIOLOGICAL CONSTRAINTS MAP

- H HIGH RESOURCE SENSITIVITY ZONE
- M MODERATE RESOURCE SENSITIVITY ZONE
- L LOW RESOURCE SENSITIVITY ZONE
- DEV DEVELOPED LAND
- GC GOLF COURSE

 **imal-wang assoc., inc.**  
landscape architects · planners

Jones & Stokes Associates, Inc.  
1725 - 23rd Street  
Sacramento, CA 95816



Light recreation activities not requiring construction of structures or alteration of ground contours would be compatible with the high resource value category. Creation of hiking trails or use of easily portable structures such as archery targets exemplify the maximum level of development recommended in this category. Examples of conditionally compatible uses are shown in Table 1.

Management objectives of the high resource value areas are to:

- o maintain high resource value habitats,
- o maintain existing wildlife corridors to the lakes and through riparian and other high resource value habitats,
- o protect the watersheds of the major lakes and drainages of Rancho Murieta to preserve high-quality drinking water and fish spawning and foraging areas, and
- o provide access for Rancho Murieta residents to enjoy passive recreational activities.

## 2) Moderate Resource Value Areas

This category includes a variety of natural habitats that have only moderate resource value due to their small size, isolation, or proximity to residential areas or golf courses. These areas have reduced wildlife value because they are exposed to more frequent human disturbances than larger, contiguous areas.

Recreational development in moderate resource value areas should be designed to make use of existing open areas in the woodlands. Where it is necessary to remove trees, interior live oak removal should take precedence over blue oak removal.

Recreation activities compatible with the moderate resource value category could involve minor modification of ground contours or construction of small structures. Restrooms, picnic tables and benches, play equipment, and other facilities typically located in neighborhood parks are examples of compatible recreational development. Table 1 provides examples of conditionally compatible uses for this category.

Management objectives of the moderate resource value areas are to:

- o maintain the existing natural resource values while enhancing recreational opportunities, and
- o encourage expansion of clustered recreational activities within the natural open space.

TABLE 1  
RECREATION SUITABILITY BY RESOURCE CATEGORY

Level Of Resource Value		
High Resource Value Area	Moderate Resource Value Area	Low Resource Value Area
Hiking trails	Jogging	Boats
Fishing	Dog training field	Ball fields
Archery	Children's playground	Recreation complex
Nature/cultural study	Restrooms	Golf courses
Birdwatching	Nature/cultural interpretive center	Outdoor amphitheater
	Bicycle trails	Swimming pool
	Excercise course	Skateboard/skating rink
	Clustered picnic areas	Boat access
	Horseback riding	Tennis courts
		Model airplanes and

SUITABLE FORMS OF RECREATION

\* If recreational activities such as equestrian, jogging, or other types of trails can be confined to designated trails or routes that would not be detrimental to the surrounding area, then such activities can be accommodated at a higher resource value area.

### 3) Low Resource Value Areas

Areas with extensive ground disturbance (e.g., grading, vehicle parking) or existing residential and commercial development have relatively low resource values. Some wildlife species frequent these areas for foraging or nesting, but intact natural areas nearby offer far superior habitat.

Intensive recreation activities compatible with this resource value category may involve substantial construction, modification of ground contours, and/or major structures. Examples of conditionally compatible uses are shown in Table 1 on page 22.

Management objectives of the low resource value areas are to:

- o encourage expansion of intensive recreational activities requiring major construction and land altering,
- o allow intensive access by Rancho Murieta residents and their families,
- o provide community congregating areas suitable for high-intensity use.

### B. CULTURAL RESOURCES

For the purpose of establishing priority of the site value, the cultural resources sites within Rancho Murieta have been grouped by degree of sensitivity. As with the biological resources inventory, three groups have been established: high resource value areas, moderate resource value areas, and low resource value areas. The high-value areas reflect areas of high resource constraint and should not be disturbed until they are either studied further or permanently protected. The areas of moderate constraint may also need further study but have intrinsically less value from an archeological standpoint in comparison to the areas of high resource value. The areas shown in the Cultural Resources Constraints Map as having low resource value consist of sites that have been recorded, disturbed, or destroyed, and nothing further can be done to protect them. The Cultural Resources Constraints Map is not included in this document due to the sensitivity of the sites and the unfortunate possibility the public attempting to excavate and collect non-documented artifacts. This map and further details on cultural resources of Rancho Murieta are on file at the Community Services District office.

#### 1) High Resource Value Sites

The sites identified as having high resource value are those sites that are considered to be unique archeological resources as defined by the California Environmental Quality Act Guidelines (State CEQA



Guidelines). As stated in the State CEQA Guidelines, 'unique archeological resource' means an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- o Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- o Has a special and particular quality such as oldest of its type or best available example of its type.
- o Is directly associated with a scientifically recognized important, prehistoric, or historic event or person.

Upon this determination, and if it can be demonstrated that a project will cause damage to a "unique archaeological resource," the lead agency can require that these resources be preserved in place or left in an undisturbed state. The State CEQA Guidelines list the following examples of such treatment:

- o Planning construction to avoid archaeological sites.
- o Deeding the archaeological site into permanent conservation easements.
- o Capping or covering archaeological sites with a layer of soil before building on the sites.
- o Planning parks, greenspace, or other open space to incorporate archaeological sites.

Sites having high resource value in Rancho Murieta have been identified for their uniqueness or importance as prehistoric or historic areas and are listed below.

CA-SAC-285 is the large village and midden site near Granlees Dam. Other important village, midden, and bedrock mortar sites in this area include RM-55, -60, -61, -62, -66, -67, and 68.

The PaleoIndian sites near Calero Reservoir (CA-SAC-374, - 375, -376, -378, -381, -383, -384, -385, and -386.) are considered to be of high resource value based on their potential age. It is possible that the deposits found at these sites may be those of the oldest culture yet discovered in California. The age of these sites should be firmly established, and the nature of the sediments and the causes of their formation should be studied, in situ. To understand the context of these sites, geomorphology studies also must be undertaken.

RM-36, -37, -38, -39, and 40 are rock shelters. Fencing of the existing cluster may be adequate protection following determination of the context and depth of artifacts. The rock shelters could

also be included in a nature program or trail once they are studied or excavated, and their importance has been determined.

RM-60 and -66 are bedrock mortar sites near the Cosumnes River. The importance of these sites lies in the relation of their location to the nearby housepits and middens, which needs to be further researched.

CA-SAC-290 is a petroglyph site located on the hill at the western entrance to Rancho Murieta, south of Highway 16. This is the only known petroglyph site on the property that has not been destroyed by development.

RM-86 is known as the Murieta Ruins or Murieta Village, only a portion of which is fenced.

RM-59 contains cultural deposits and lithic scatter. This site is located south of Bass Lake in an area of probable prehistoric activity and would require further testing to determine subsurface deposits and context.

As previously mentioned, most of these sites require further study to determine their importance. Further study of the sites will lead to an increased understanding of how to implement proper mitigation and determination of possible significant effects as defined by the State CEQA Guidelines.

Recreational opportunities for these sites could include nature trails and interpretive programs. A museum could be established at Rancho Murieta, to hold artifacts that are found on the properties, as well as to offer educational programs concerning the historical and prehistorical events and peoples of the area.

## 2) Moderate Resource Value Sites

Three bedrock mortar sites are located on the north side of the Cosumnes River near Granlees Dam (RM-54, -56, and -66). They are located very near the large midden site at Granlees Dam (CA-SAC-285) and are moderately sensitive due to this context. These sites could be included within the high resource value area that is adjacent to these sites, and a nature trail and interpretive program that describes the prehistorical, historical, and archeological values found in the area could be developed.

## 3) Low Resource Value Sites

These sites are located throughout Rancho Murieta and consist of bedrock mortars that have been recorded, rock piles, lithic scatter, and more important sites such as middens that have been destroyed or disturbed. Where sites are still intact, preservation

could include the use of nature trails and interpretive programs. This is especially recommended where sites of low resource value are located near higher value sites.

## **V. DISTRICT CHARACTERISTICS**

### **A. LAND USE**

Rancho Murieta was originally approved as a Planned Development by Sacramento County in 1969 by Ordinance #Z-69-62. Since 1969, 18 different ordinances have been adopted which have provided the basic framework for development in Rancho Murieta. The most significant of these ordinances is Ordinance #77-PD-10. This ordinance was in effect a redraft of all previous ordinances and which all subsequent ordinances have amended. See Table 2 for a chronological listing of all ordinances currently in effect. For the purpose of this analysis the existing land use master plan is utilized. Further analysis assumes that density of development will occur at the maximum allowed under this master plan.

The vast majority of the total land area (3500 ± acres) is dedicated to open space and residential uses. The commercial development that has occurred to date, with the exception of the Operating Engineers Training Center and the Rancho Murieta Airport, supports the residential uses. See the current Rancho Murieta Master Plan on page 31.

Excluding Rancho Murieta Golf Course Club House, 36 hole Golf Course, and miscellaneous professional offices, the area north of State Highway 16 is residential in nature with lands dedicated to residential, educational, recreational, and open space use. The area south of State Highway 16 on the other hand is more commercial in nature with lands dedicated to commercial, light industrial, public or quasipublic, recreational, and open space use with the exception of the 33 ± acre Murieta Village Mobile Home Park.

### **B. PLANNING SUBAREAS**

For park and recreation planning purposes the community was delineated into four smaller subdivisions called subareas. These subareas were determined in order to look at smaller units of the community and assess specific needs of an area in terms of service and walking distances. By identifying and analyzing the physical constraints of the community, these areas can be defined. Generally, constraints considered are physical barriers, such as rivers, and circulation routes, such as highways or heavily trafficked roadways. Please refer to the Subareas Map on page 33 for identification of these subareas. The four subareas are characterized as follows:

TABLE 2

RANCHO MURIETA LAND USE ORDINANCES  
A CHRONOLOGICAL LISTING

July 23, 1969	Ordinance No. Z-69-62 adopted which provides for residential and commercial development in Unit 1 and support improvements on the balance of the property.
July 14, 1971	Ordinance No. 71-PD-6 adopted which amends Ordinance No. Z-69-62 and provides for the Murieta Village Mobilehome Park and revisions to Unit 1.
October 2, 1972	Ordinance No. 71-PD-6A adopted which amends Ordinance No. Z-69-62 and provides for the occupancy of mobilhomes pursuant approval of plans for municipal services to remainder of project.
May 30, 1973	Ordinance No. 73-PD-2 adopted which provides for the amendment of the original master plan including a reduction in density to 5,000, reservoirs, equestrian center, circulation pattern, a greater mix of unit type and a multi-family area.
April 30, 1975	Ordinance No. 75-PD-5 adopted which amends Ordinance No. 73-PD-2 and provides for development standards, storage uses and build-out ratios.
January 14, 1976	Ordinance No. 73-PD-2A adopted which amends Ordinance No. 73-PD-2 and provides for commercial development of the County Store.
June 29, 1977	Ordinance No. 73-PD-2B adopted which amends Ordinance No. 73-PD-2 and provides for townhouse development.
December 14, 1977	Ordinance No. 77-PD-10 adopted which amends all previous ordinances and provides for residential development in Unit 2.

February 21, 1979 Ordinance No. 77-PD-10A adopted which amends Ordinance No. 77-PD-10 and provides for residential development in Unit 3.

December 6, 1979 Ordinance No. 77-PD-10B adopted which amends Ordinance No. 77-PD-10 and provides for expansion of the mobilehome park.

March 20, 1980 Ordinance No. 77-PD-10C adopted which amends Ordinance No. 77-PD-10 and provides for residential development in Unit 4.

July 17, 1980 Ordinance No. 80-PD-1 adopted which repeals Ordinance No. 77-PD-10B and provides for the sale of mobilehome sites.

August 5, 1982 Ordinance No. 77-PD-10D adopted which amends Ordinance No. 77-PD-10 and provides for Murieta Plaza Shopping Center.

June 13, 1984 Ordinance No. 77-PD-10E adopted which amends Ordinance No. 77-PD-10 and provides for changes to density, street improvements and drainage. Resulted in update of Master Plan and County General Plan.

November 21, 1984 Ordinance No. SZC 84-93 adopted which amends Ordinance No. 77-PD-10 and provides residential development in Unit 3A.

October 29, 1986 Ordinance No. 77-PD-10F adopted which amends Ordinance No. 77-PD-10 and provides for residential development in Unit 3B.

October 21, 1987 Ordinance No. 77-PD-10G adopted which amends Ordinance No. 77-PD-10 and provides for residential development in Unit 6.

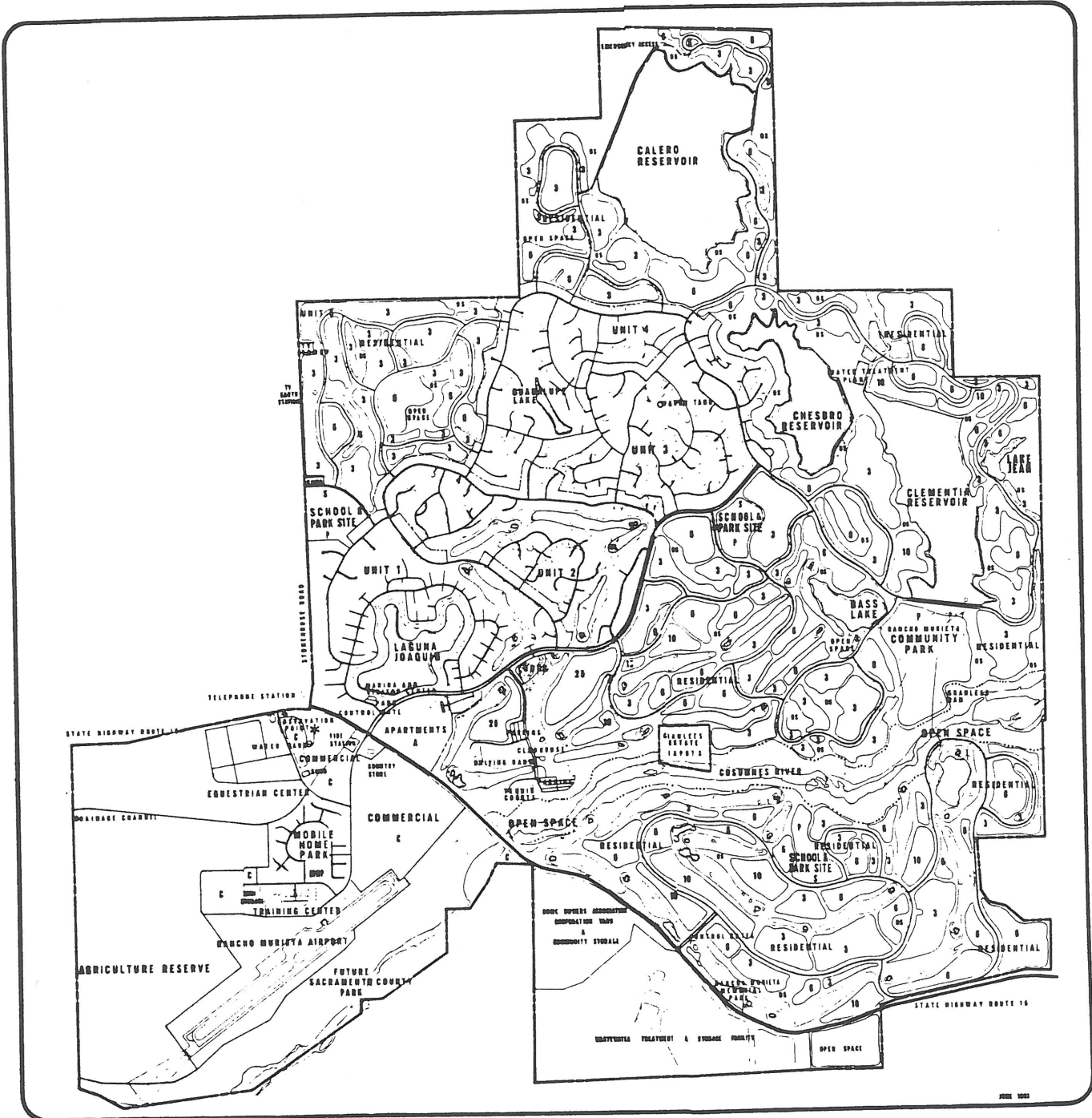
May 11, 1988

Ordinance No. 77-PD-10H adopted which amends Ordinance No. 77-PD-10 and provides for residential development in Unit 4A.

May 11, 1988

Ordinance No. 77-PD-10I adopted which amends Ordinance No. 77-PD-10 and provides for industrial development in the Murieta Airport Business Park.

# Rancho Murieta



## Master Plan

RESIDENTIAL/EXISTING DENSITIES		RESIDENTIAL/PROPOSED DENSITIES		PARKS		EXISTING STREETS	
	ESTATE LOTS 3 PER ACRE MAXIMUM		3 PER ACRE MAXIMUM		PARKS		EXISTING STREETS
	CIRCLE LOTS 3 PER ACRE MAXIMUM		6 PER ACRE MAXIMUM		OPEN SPACE		PROPOSED STREETS
	COTTAGE LOTS 6 PER ACRE MAXIMUM		10 PER ACRE MAXIMUM		COMMERCIAL		RESERVOIRS
	TOWNHOUSES 10 PER ACRE MAXIMUM		25 PER ACRE MAXIMUM		SCHOOL SITES		RESOURCE PROTECTION LINE
	APARTMENTS 25 PER ACRE MAXIMUM				MOBILE HOME PARK		RANCHO MURIETA BOUNDARY
					GOLF COURSE		UNIT BOUNDARIES

SOURCE: RAYBOND HALL AND ASSOCIATES

SCALE 1" = 400'

SCALE IN FEET



1) Subarea 1

That area north of State Highway 16 which has been previously approved for residential development. This area includes Units 1 through 4 and Unit 6 which have received necessary approvals (Unit 6 requires approval of final map) and can proceed with development activities. As of November 1988, 928 homes had been completed or were under construction in Units 1 - 4 which have a potential build-out of 1545 dwelling units. Unit 6 will add an additional 110 dwelling units. These Units (1 - 4 & 6) were approved without the provision of park facilities and there is some question if a trail system with passive recreational facilities can politically be provided. The total number of potential dwelling units in Subarea 1 is 1655.

2) Subarea 2

That area north of State Highway 16 and north of the Cosumnes River which has not be previously approved for residential development has been categorized as Subarea 2. This area will require additional approval prior to the occurrence of development activities. At a minimum, tentative and final maps must be submitted to Sacramento County for approval. As a condition of approval, park land dedications or fees can be exacted. The Rancho Murieta Master Plan identifies two school/park sites and one community park site in this area. It is apparent that Subarea 2 is quite large and could be subdivided further as development occurs. However, at this time, without circulation routes in place, and future barriers identified, this study will consider Subarea 2 as a whole. Total projected build-out for Subarea 2 is 1855 dwelling units.

3) Subarea 3

That area north of State Highway 16 and south of the Cosumnes River which has not been previously approved for residential development. As in Subarea 2 this area will require additional approval prior to the occurrence of development activities. At a minimum, tentative and final maps must also be submitted to Sacramento County for approval. Currently a Planned Development Amendment, Rezoning, and Tentative Map application have been submitted to Sacramento County for approval for a portion of this area. Again as in Subarea 2, a condition of approval could include park land dedications or fees exactions. This subarea is categorized differently from Subarea 2 because it is isolated from the remainder of Rancho Murieta by the Cosumnes River. The Rancho Murieta Master Plan identifies one school/park site and one memorial park site in this area. Total projected build-out for Subarea 3 is 1300 dwelling units.

# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

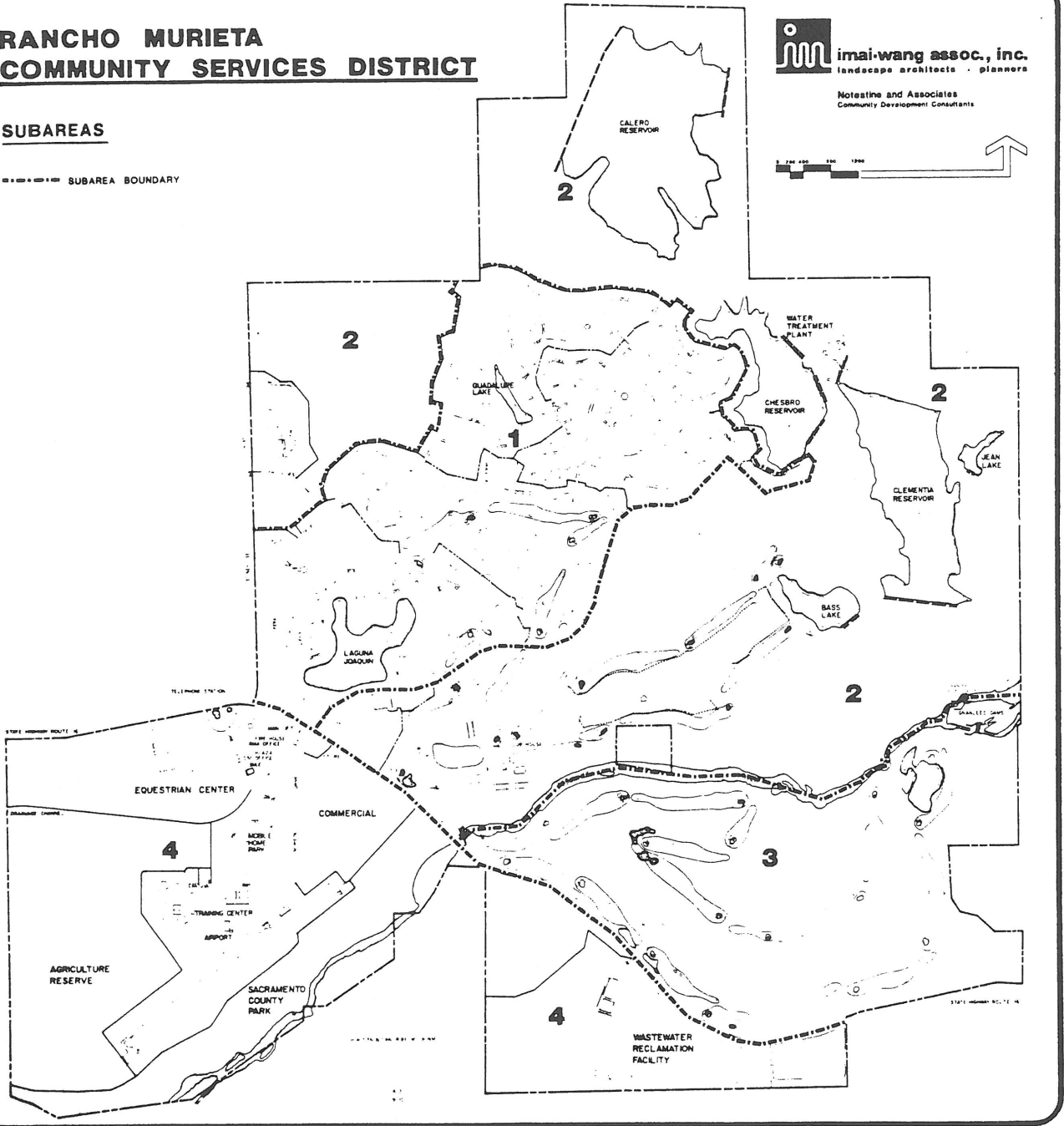
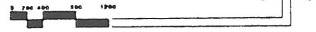


**imai-wang assoc., inc.**  
landscape architects · planners

Notestine and Associates  
Community Development Consultants

## SUBAREAS

----- SUBAREA BOUNDARY



#### 4) Subarea 4

That area south of State Highway 16. The only residential development south of State Highway 16 is the 189 lot Murieta Village Mobile Home Park. Other current uses in this area include: the 1.5 ± acre Country Store development, the 7.2 ± acre Murieta Plaza Shopping Center, the 11.5 ± acre Murieta Airport Business Park, the Rancho Murieta Airport, the Operating Engineers Training Center, the fire station and Rancho Murieta Association offices, the Rancho Murieta Equestrian Center, a mini-storage facility, the Community Services District's waste water treatment and storage facility, the Michigan Bar townsite open-space area, the 136 acre Bridgehouse County Park site, and a flood prone area designated as Agricultural Reserve. Future commercial development is proposed on a 52 ± acre site on the east side of Murieta Drive and the 45 ± acre site identified on the Master Plan as the Rancho Murieta Property Owners Association Corporation Yard.

#### C. POPULATION ASSESSMENT

It is estimated that by the end of 1989 Rancho Murieta will have a population of 3,158. And by community build-out in approximately 2007, the total population will grow to an estimated 12,791 persons.

The area south of State Highway 16 will maintain its current population of approximately 285, as the only residential area allowed under the Master Plan in Subarea 4 is the previously developed Rancho Murieta Village Mobile Home Park. The residents in the park tend to be retired couples or singles with few children.

On the other hand the area which will experience the most rapid growth is the area south of the Cosumnes River and north of State Highway 16, Subarea 3. It is projected that this area will reach buildout by 1995 and have a total population at that time of 3,380 persons.

Subareas 1 and 2, the area north of both the Cosumnes River and State Highway 16 should experience steady growth of approximately 372 persons per year and reach buildout by 2001 and 2007 respectively. It is expected that Subarea 1 will have an ultimate population of 4303 and that Subarea 2 will attain a population of 4825 persons.

An analysis prepared by the district in 1987 found that the average age of Rancho Murieta residents was 40 years, the median age was 41, and the most frequent ages were 35, 43, and 62. The analysis went on to identify that Rancho Murieta was composed of 20% children (under 18), 44% adults (18 to 55 years), and 36% seniors (55+ years).

It is estimated that at buildout, 2007, the age distribution of the Rancho Murieta community will approximate the following:

Children

0-4 years	619
4-11 years	1,221
12-18 years	909

Adults

19-55 years	5,523
-------------	-------

Seniors

56+ years	<u>4,519</u>
-----------	--------------

Total Population	12,791
------------------	--------

In summary, the community of Rancho Murieta will undergo a rapid growth rate over the next 5 years and thereafter a more moderate but consistent rate of growth can be expected. Household size (2.6 persons per household) is consistent with the national average. However, the percentage of seniors in the community is slightly higher than average.

**D. CIRCULATION**

The major circulation element influencing Rancho Murieta is the two lane State Highway 16 (Jackson Highway). Highway 16 bisects the community running east-west and separates the northern residential areas from the southern commercial area (Subareas 1,2, and 3 from Subarea 4). Estimates prepared for the 1983 EIR on the Rancho Murieta General Plan Amendment indicate that approximately 24,100 vehicles will utilize Highway 16 daily with 2,650 vehicles during peak hour. A proposed signal light planned at the intersection of Murieta Parkway and Highway 16 to help alleviate the impact of this traffic volume is scheduled for installation in the fall of 1989.

Internal traffic north of Highway 16 and north of the Cosumnes river (Subareas 1 and 2) is serviced by the arterials Murieta Parkway and Pera Drive which are fed by neighborhood streets Lago Drive, Guadalupe Drive, Puerto Drive, Rio Oso Drive, and Camino Del Lago. As development activities occur in Subarea 2 increases in traffic volumes on Guadalupe Drive, Pera Drive, Camino Del Lago, and Murieta Parkway can be expected. Internal traffic south of Highway 16 and north of the Cosumnes River (Subarea 4) is serviced by the arterial Murieta Drive and collector street Lone Pine Drive.

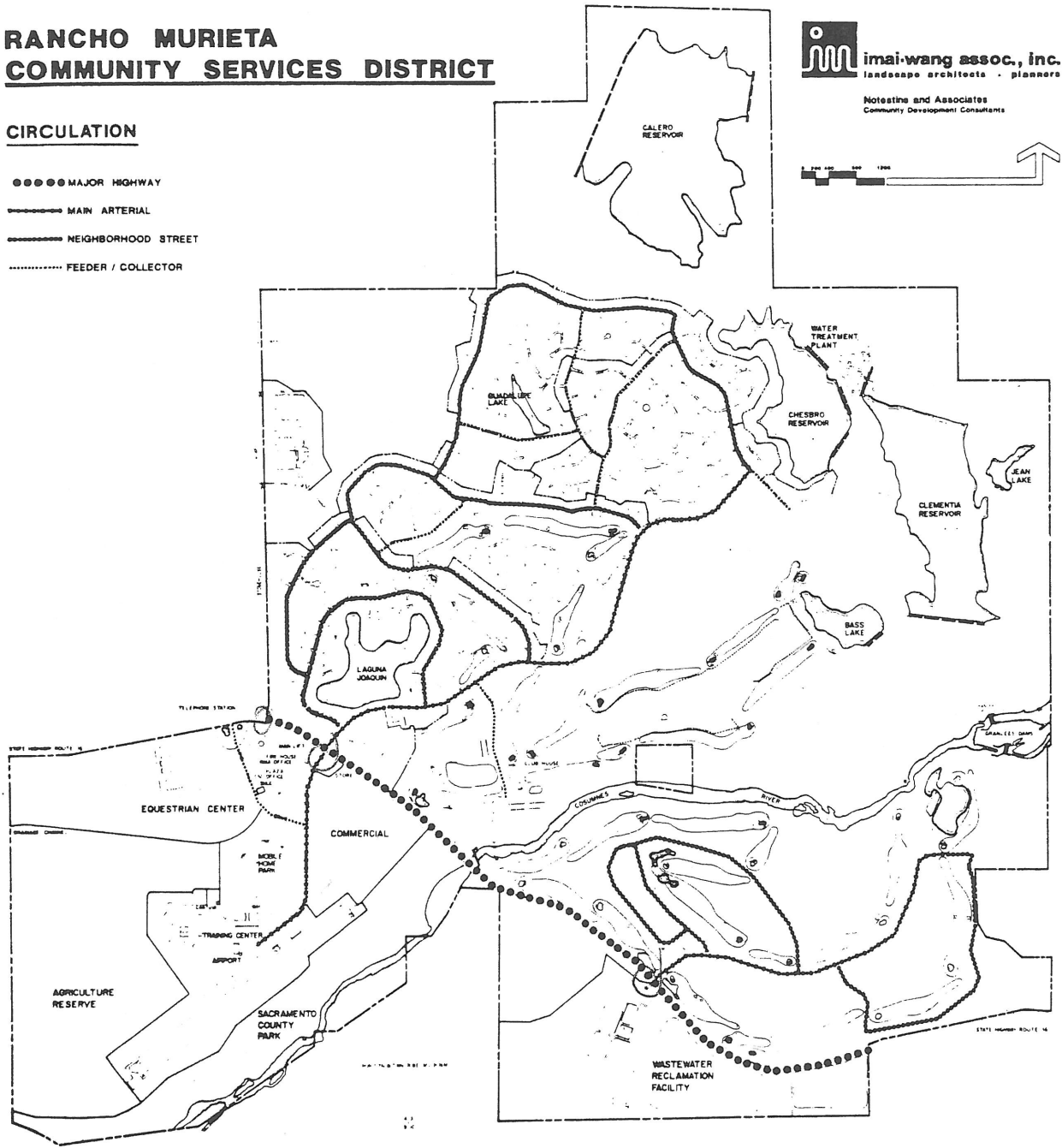
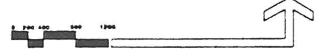
The approved Master Plan identifies a looped circulation pattern which will service Subarea 3 south of the Cosumnes River. There is no identified direct connection between Subareas 1 and 2 and Subarea 3. Subarea 3 will be accessed via Highway 16.

# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**imai-wang assoc., inc.**  
landscape architects · planners  
Notestine and Associates  
Community Development Consultants

## CIRCULATION

- MAJOR HIGHWAY
- ▬▬▬▬▬ MAIN ARTERIAL
- ▬▬▬▬▬ NEIGHBORHOOD STREET
- ▬▬▬▬▬ FEEDER / COLLECTOR



Subarea 4 is serviced by Lone Pine, Murieta and Cantova Drives (See the Circulation Map on page 36).

Barriers to pedestrian and bicycle circulation include: State Highway 16, the Cosumnes River, the golf courses, and the reservoirs.

**E. PRIVACY AND SECURITY**

Rancho Murieta is recognized as a private community with a major concern for its continued privacy and security. Throughout this study when possible, we have taken this aspect of the community into consideration. Especially in response to siting facilities and parks which involves a considerable amount of use by people other than residents which would increase the need for them to enter through the main entrance.

## VI. RECREATION AND PARK RESOURCES

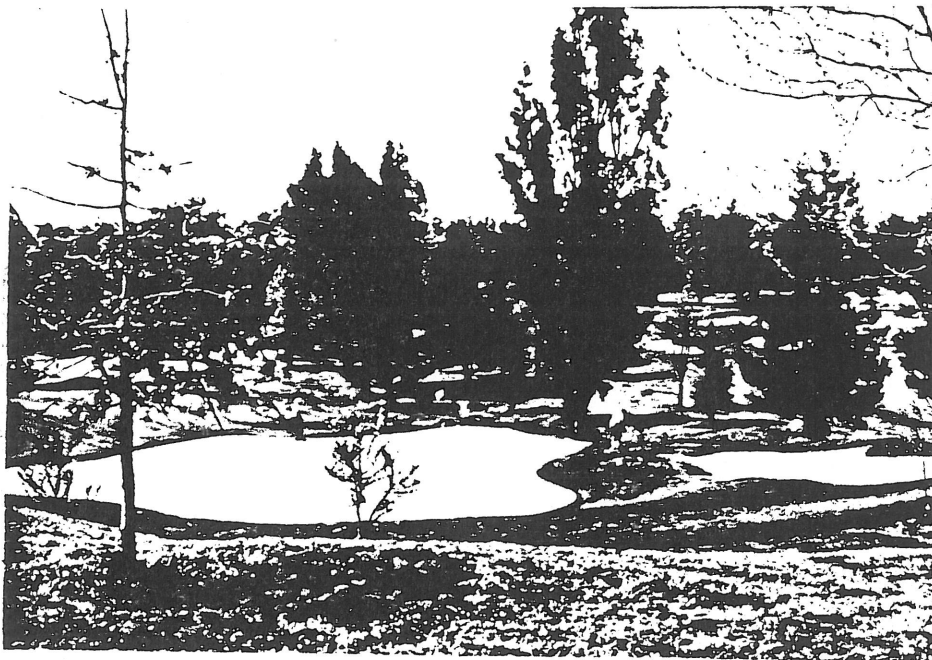
Rancho Murieta is a private, family oriented, recreational community. Recreation uses in the Master Plan include the Rancho Murieta Country Club with its two championship golf courses, tennis courts, and the Murieta Equine Complex. In addition to serving as water supply reservoirs, some of the lakes within the District are used for boating, fishing, and swimming. Although the community Master Plan calls for community and neighborhood parks and a trail system, most of these have not materialized. The 150 acre County Bridgehouse Park lies within the RMCS D boundaries along the Cosumnes River south of Highway 16.

### A. EXISTING RECREATION FACILITIES

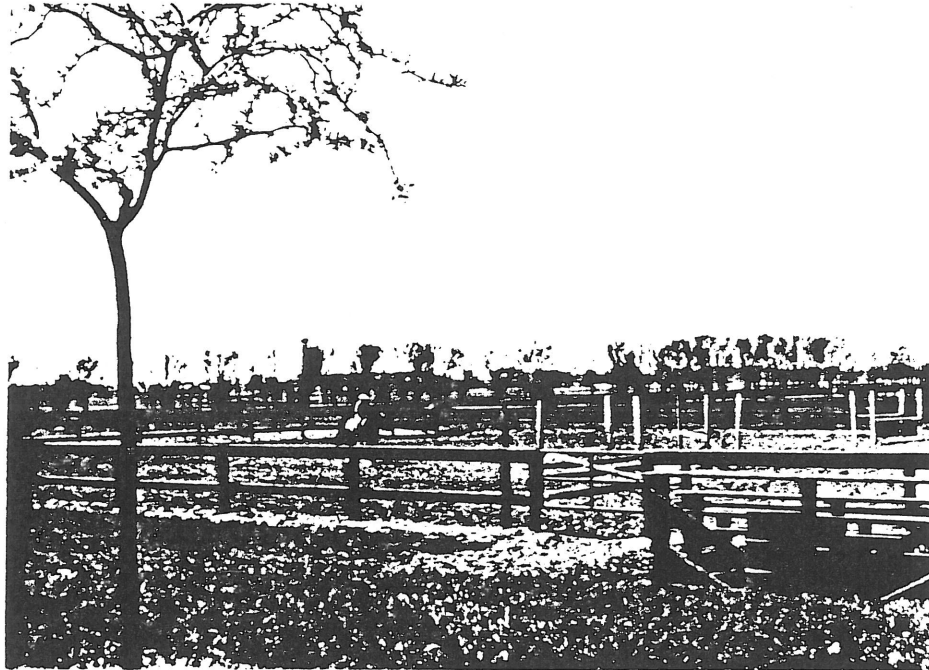
#### 1) Private Facilities

Rancho Murieta is a unique community in that there are many opportunities for private recreation, although this is recognized it does not negate the need to provide a full range and level of park and recreation services that would be available to all residents.

The residents of Rancho Murieta are offered two forms of Country Club membership. The first is a "social membership", which comes with the purchase of a lot within Rancho Murieta and entitles the resident to full use of all facilities except the golf courses.



The second membership is a "golf membership" which entitles the resident to the same uses as the previous type and includes the use of the golf courses. Presently, there is a golf membership cap of 1100 members in place and some 20 memberships remaining. Both memberships require monthly payment of dues. The golf courses provide a resource for recreation and although they are open to the public upon availability, access to them is somewhat limited. Facilities within the Country Club include two championship golf courses, a driving range, club house, pro shop, restaurant, tennis courts, and exercise room.



The Murieta Equine Complex is located in the southeastern corner of the community and provides numerous equestrian services and events. Services include equestrian training, lessons, brood mare facilities, thoroughbred horse training, and numerous horse shows and events including the annual Rancho Murieta Gran Prix. Within the Complex, is the Murieta Equestrian Center which offers hunter/jumper training. The Complex also has arenas available for other organizations such as the Pony Club and 4H to hold their own events.

The Murieta Village mobile home park has its own clubhouse complex for use by its residents. The facility includes clubhouse with pool table, big screen TV, reading room, kitchen, dance floor, seating areas, and fireplace; swimming and wading pool, shuffleboard courts, horseshoe pit, and recreation center for crafts and classes.





## 2) Rancho Murieta Homeowners Association Areas

Within the community of Rancho Murieta there are many areas which the Rancho Murieta Homeowners Association maintains. These currently serve as neighborhood recreation areas. Table 3 on the following page, Recreation Facility Inventory, lists these facilities and their amenities.

### Laguna Joaquin Recreation Area

At the main entrance to the community is the Laguna Joaquin Recreation Area. This is a small park which includes a basketball court, play area and tot lot, a gazebo/shade structure with a picnic table and benches for seating, restrooms, and bike racks for storage.

### Unit #1 Recreation Area

Across from the Laguna Joaquin Recreation Area is the Unit #1 Recreation Area, a landscaped and turfed open space maintained by RMA with a decomposed granite path which loops back to a concrete basketball half-court where resident youth play basketball, practice skateboarding and other activities.

### Murieta Drive Ballfield

This is a temporary facility located south of Highway 16 off of Murieta Drive on land zoned for commercial use. Presently there are both a softball and soccer field. Although this solution presently meets the needs for such recreational activities, it is inevitable that a new, permanent location will be required for these facilities in the near future.

TABLE 3

RECREATION FACILITY INVENTORY

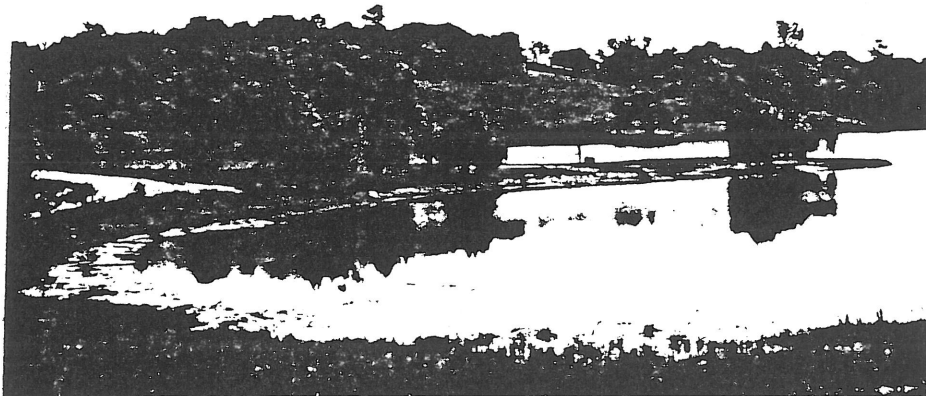
	ACRES	Bike/Pedestrian Path	Boat Launch	Swim Area	Basketball Court	Volleyball Court	Horseshoe Pits	Tot Lot	Grass Play Area	Shade Structure	Rest Rooms	Picnic Tables	Barbecues
LAGUNA JOAQUIN PLAY AREA	4.3				X	X		X		X	X	X	
LAGUNA JOAQUIN BIKE/PEDESTRIAN PATH	2.8	X											
UNIT #1 RECREATION AREA	2.2	X			X				X				
LAKE CLEMENTIA RECREATION AREA	2.7		X	X		X	X		X		X	X	X
LAKE CHESBRO BIKE/PEDESTRIAN PATH	5.9	X	X										
LAKE CALERO BIKE/PEDESTRIAN PATH	7.1	X											

- 1) Recreation facilities listed above are unregulated and available for the general use and enjoyment of all residents within the District.
- 2) All recreation facilities listed above are currently owned and maintained by the Homeowner's Association (RMA).

### Lake Clementia Recreation Area

This facility, located at Lake Clementia, provides picnic tables and barbecues in a group picnic area, a horseshoe pit, volleyball court, boat launch with dock, and a swim area for use by the residents.

In addition to these areas, RMA also maintains pedestrian/bicycle paths around Laguna Joaquin and lakes Chesbro and Calero and a landscaped area at the entrance to Lone Pine Drive from Highway 16.



### 3) Rivers, Reservoirs, and Drainage Ways

#### Cosumnes River

Rancho Murieta includes a beautiful portion of the Cosumnes River. However, access and use of the Cosumnes River is now limited. Groups interested in studying the natural features of the Cosumnes River must secure a permit from the Sacramento County Parks and Recreation Department before proceeding to enter the area. On an individual basis, area residents have historically utilized the Cosumnes River corridor for such activities as picnicking, fishing, and swimming.

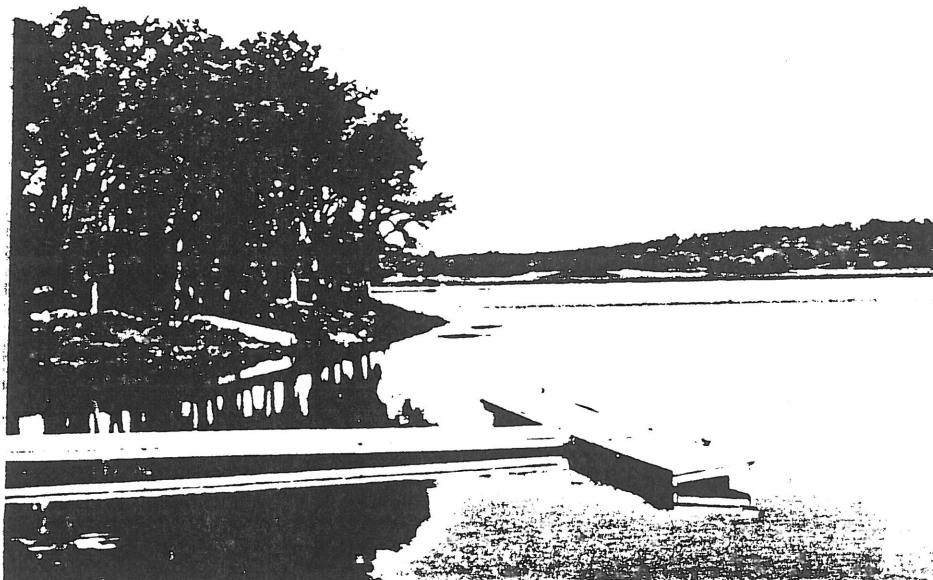
#### Reservoirs

There are three large water storage reservoirs in Rancho Murieta: Lakes Chesbro, Calero, and Clementia and four smaller lakes suitable for controlled water recreation activities.

Lake Chesbro is one of the community's two primary drinking water storage reservoirs and is a major recreational feature within the community. A boat launch provides access to the water for those interested in sailing, canoeing, fishing, and other non-motorized boating activity. Walking, jogging, and bicycling are also popular along the lake's unpaved pedestrian/bicycle path.

Lake Calero, like Lake Chesbro, is a principal domestic water supply reservoir and provides many of the same recreational opportunities. Body contact water sports are not permitted at either Lake Chesbro or Calero in order to prevent contamination of the drinking supply. An unpaved pedestrian/bicycle path is also provided.

Lake Clementia is the community's secondary water supply reservoir and is typically of poorer quality and taste. The lake is utilized by the community's residents for body contact water sports and a picnic area has been provided and maintained by the Homeowner's Association for the residents enjoyment.



Laguna Joaquin, another lake in the community, acts as a detention pond to reduce peak flows from the developed areas of Rancho Murieta. It also serves as an entry feature to the community. There is a paved pedestrian/bicycle path that circles the lake and is popular for jogging, walking, and bicycling. The lake is also popular for sailing of small boats.

In addition to the many lakes and reservoirs, there are numerous natural stream corridors which provide open space, scenic and recreational opportunities to the residents of Rancho Murieta. These open space corridors have the potential to create an open space network that could ultimately connect other recreational areas within the community with a system of trails and paths.

#### 4) Proposed Parks and Facilities

The present Master Plan along with the Community Facility Plan designate substantial area scattered throughout the development as open space; neighborhood parks and neighborhood center facilities; picnic areas; trails; three future school and park sites; and area designated for a community park and community center facilities.

Three alternate locations have been suggested in the Community Facilities Plan for community center facilities. One of which, the Recreation Center at Murieta Village, is already existing. The other locations propose joint use of school sites. The present Community Master Plan designates the area below Clementia reservoir as a Community Park.

The Community Facilities Plan suggests a major recreation area with athletic fields at the old wastewater treatment plant site on Stonehouse Road (about 25 acres); a recreation area northwesterly from and on the down stream side of Calero Dam (about 10 acres); a third park and recreation area north of the Cosumnes River down stream from Granlees Dam (about 5 acres), a fourth park and recreation area south of the Cosumnes River at the designated location for the school and park site just east of Fairway No. 4 (about 5 acres), and a fifth park and recreation area at the southeast corner of Lake Calero (about 10 acres).

The Community Facilities Plan also shows the proposed location of nine neighborhood recreation areas which might include children's play areas, and sports field areas for older children and adults. Three of these sites currently exist. There is adequate land available at the remaining sites for each site to be from 2 to 3 acres in size for a total of 15 to 20 acres. The Plan also illustrates twelve separate locations for picnicking.

In addition to Community Centers, the Facilities Plan suggests that neighborhood centers be located throughout Rancho Murieta as well. Six separate locations have been suggested for uses such as youth activities, classes, and crafts.

#### B. SCHOOL RESOURCES

Rancho Murieta is served by the Elk Grove Unified School District, however, presently there are no existing schools in the community. The present Rancho Murieta master plan provides three sites for schools: one on the westerly edge of the development, Esquela at Pera; one on the south side of Murieta Parkway west of the intersection of Parkway and Camino Del Lago; and the third south of the Cosumnes River at about the center of the Rancho Murieta South development.

#### 4) Proposed Parks and Facilities

The present Master Plan along with the Community Facility Plan designate substantial area scattered throughout the development as open space; neighborhood parks and neighborhood center facilities; picnic areas; trails; three future school and park sites; and area designated for a community park and community center facilities.

Three alternate locations have been suggested in the Community Facilities Plan for community center facilities. One of which, the Recreation Center at Murieta Village, is already existing. The other locations propose joint use of school sites. The present Community Master Plan designates the area below Clementia reservoir as a Community Park.

The Community Facilities Plan suggests a major recreation area with athletic fields at the old wastewater treatment plant site on Stonehouse Road (about 25 acres); a recreation area northwesterly from and on the down stream side of Calero Dam (about 10 acres); a third park and recreation area north of the Cosumnes River down stream from Granlees Dam (about 5 acres), a fourth park and recreation area south of the Cosumnes River at the designated location for the school and park site just east of Fairway No. 4 (about 5 acres), and a fifth park and recreation area at the southeast corner of Lake Calero (about 10 acres).

The Community Facilities Plan also shows the proposed location of nine neighborhood recreation areas which might include children's play areas, and sports field areas for older children and adults. Three of these sites currently exist. There is adequate land available at the remaining sites for each site to be from 2 to 3 acres in size for a total of 15 to 20 acres. The Plan also illustrates twelve separate locations for picnicking.

In addition to Community Centers, the Facilities Plan suggests that neighborhood centers be located throughout Rancho Murieta as well. Six separate locations have been suggested for uses such as youth activities, classes, and crafts.

#### B. SCHOOL RESOURCES

Rancho Murieta is served by the Elk Grove Unified School District, however, presently there are no existing schools in the community. The present Rancho Murieta master plan provides three sites for schools: one on the westerly edge of the development, Esquela at Pera; one on the south side of Murieta Parkway west of the intersection of Parkway and Camino Del Lago; and the third south of the Cosumnes River at about the center of the Rancho Murieta South development.

Most of the Elk Grove Unified School District is rural and the number of middle and high schools is limited, thus requiring the school district to provide transportation for the more remote areas. Presently, the EGSD does not see a need for future middle or secondary school facilities in the Rancho Murieta area. Plans are that any middle or secondary school students will be bussed to schools in other areas of the School District.

The Elk Grove School District (EGSD), given the proposed number and overall density of dwelling units at Rancho Murieta, is projecting a need for one elementary school for Rancho Murieta by the year 1992. EGSD also indicated that of the several proposed school sites the Escuela Drive site would be the most preferable site for school development. This site provides the best access (from Stonehouse Road) to students from areas other than Rancho Murieta while maintaining the integrity of the privacy of the residential community. The Escuela site is about 13 acres in size and could accommodate a school of up to 600 students, with room for a small joint use, neighborhood park in conjunction with the school facilities.

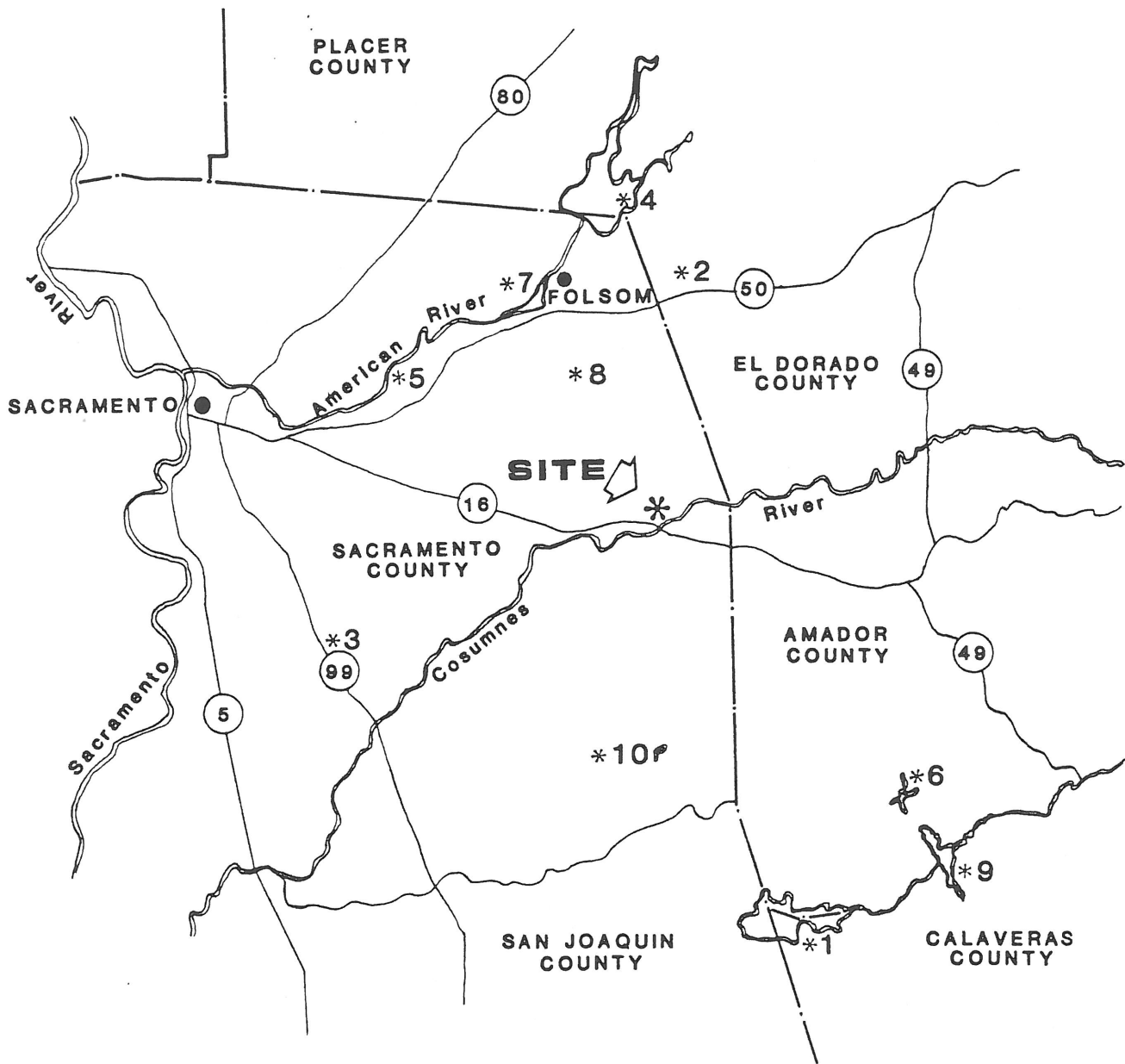
School sites, in many cases, play a vital role in local neighborhood recreation opportunities. Typically, 40% to 50% of total school site acreage provides recreation/open space. Elementary schools have an average of about 4 acres, junior high schools have approximately 7 acres, and senior high schools have some 18 acres for recreation.

The Operating Engineers Training Center, a "trade school" facility, lies in the southwest part of the community and houses the Joint Apprenticeship Training Program which trains apprentices in various skills required by the Operating Engineers, Local 3. This facility includes an administration building, class rooms, a cafeteria, three dormitories, a recreation hall with a basketball court, and shops to maintain equipment used in the program. It is anticipated that within the next two to three years this facility will relocate its activities, leaving a potential site for a future community facility.

### C. REGIONAL RECREATION RESOURCES

The regional opportunities for recreation available to the residents of Rancho Murieta include: Folsom Lake State Recreation Area, Natoma State Recreation Area, Prairie City OHV Park, and the County operated American River Parkway.

The City of Sacramento also provides regional recreational facilities, including many parks and municipal golf courses. The proximity of these facilities extends opportunities for recreation to the residents of Rancho Murieta.



**LEGEND**

- |    |                                   |     |                             |
|----|-----------------------------------|-----|-----------------------------|
| *1 | Camanche Reservoir                | *5  | Goethe Park                 |
| *2 | El Dorado Hills Community Park    | *6  | Lake Amador                 |
| *3 | Elk Grove Community Park          | *7  | Lake Natoma                 |
| *4 | Folsom Lake State Recreation Area | *8  | Prairie City OHV Park       |
|    |                                   | *9  | Pardee Reservoir            |
|    |                                   | *10 | Rancho Seco Recreation Area |

**REGIONAL RECREATION RESOURCES**





The geographic location of Rancho Murieta within the Sacramento Valley relates to regional recreation potential, as well. Both Lake Tahoe and the San Francisco Bay Area are within hours driving time for Rancho Murieta residents. Inside this range numerous other regional recreational opportunities area available, such as Old Sacramento, Cal Expo, the delta area, rivers, reservoirs, the Sierras and the surrounding foothills.

The availability of regional recreational opportunities such as these, however, does not lessen the need nor the demand for local park facilities and recreation programs.

#### 1) Surrounding Park Agencies

During the planning process, various surrounding park and recreation agencies were contacted informing them of the Master Plan process occurring in Rancho Murieta. Inquiries about their park and recreation services and facilities resulted in the following:

Amador County is currently considering creating a separate entity to provide park and recreation services. Plans are in the discussion stage at this time and most cities are receptive to the idea. General Services Director, Trevor Mottishaw, sees a possible agreement on the creation of the Park and Recreation agency within the next year or so. Presently, park and recreation services are limited to two ballfield facilities located in the city of Pioneer.

El Dorado County is currently planning a county wide trails plan. This plan might offer some opportunities for coordination and cooperation between adjacent agencies. The plan was to go before the El Dorado County Board of Supervisors for adoption in early April 1989. The plan illustrates two trails, Deer Creek Trail and Cosumnes Trail, which might offer linkages to the Rancho Murieta area. The nearest developed park facility within the county is the El Dorado Hills Community Park, which is currently under construction.

Sacramento County Service Area 4B, that area generally south of Folsom and southeast of Rancho Cordova, is adjacent to Rancho Murieta. This agency is also in the process of preparing their master plan. Presently, they have no recreation or park facilities and offer very limited recreation programming. Their emphasis has been on programming for children, with few adult activities. Currently, they use Dillard and Cosumnes schools for activities, as well as a local fire house for meetings. They are in urgent need of a community center and ballfields.

All agencies were very receptive to discussing their park and recreation services and opportunities for future inter-agency cooperation/coordination appear promising.

## 2) Bridgehouse County Park

The site of the future Bridgehouse Park is located at the junction of Highway 16 and the Cosumnes River. (See the graphic plan on the following page). The park site lies within the boundaries of the community, but for planning purposes is considered a county-owned regional recreation resource. The land was transferred to Sacramento County by Rancho Murietta Properties, Inc., in exchange for the old bridge immediately north of Highway 16.

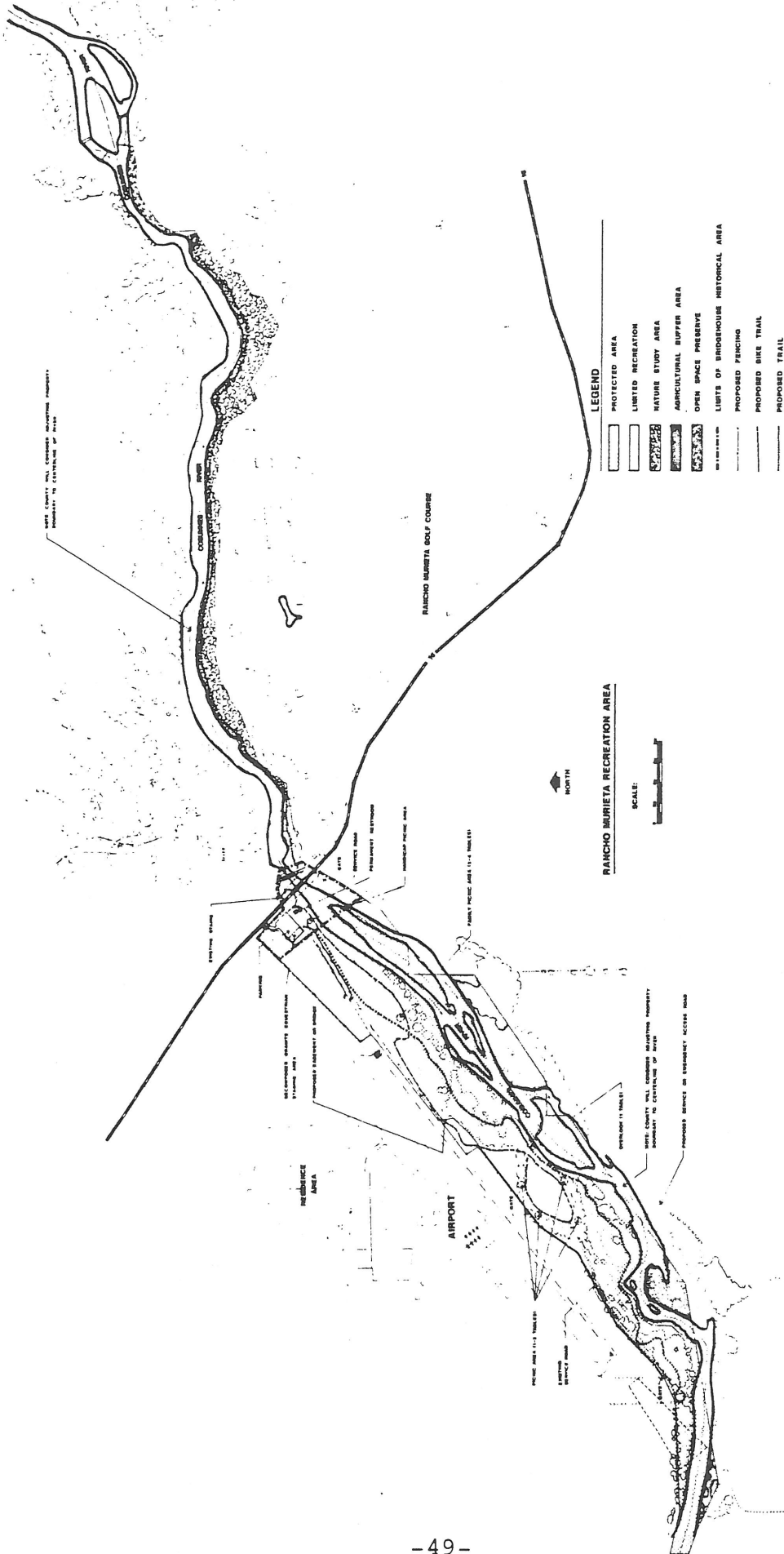
Historically, use at this site has included a variety of active and passive water-oriented recreation. The Bridgehouse Park Draft Land Use and Development Plan updated as of 11/3/88 defines the county's goals, policies, and land use categories for the park site. The CSD, RMA, and interested residents of the community should be involved in reviewing the Draft plan and EIR to insure that the proposed plan, facilities and activities are consistent with the community goals; and that any potential adverse impacts are adequately mitigated. The intent of the Bridgehouse Park plan is to provide for the continued use of the site, while adding minimal facilities which will permit a safe and environmentally sensitive use of the area. The park will be oriented toward passive, unstructured recreational uses, which are appropriate in a natural environment. Protection of the environmental quality and minimizing impact upon adjacent property owners will be the number one management priority. This Master Plan endorses the need to limit access to areas of the park, especially the areas east of Highway 16.

There are four separate land use designations within the park site. They are Open Space Preserve, Protected Area, Nature Study Area, and Limited Recreation Area.

**Open Space Preserve** designates those areas which are valuable in their present undeveloped state because they separate recreational uses from adjacent properties, natural and man-made hazards, and are the most environmentally sensitive areas. One purpose of this designation is to provide a buffer between park users and adjacent agricultural areas. User access to these open space preserve areas will be minimal, but not always prohibited.

**Protected Area** land use designation applies to those areas containing vegetation and wildlife sensitive to and easily disturbed by heavy use. The emphasis is on protection and restoration of natural areas. Protected Areas allow greater access than Nature Study Areas or Open Space Preserves, but less than Limited Recreation Areas.

**Nature Study Area** designates environmentally sensitive areas of Bridgehouse Park. Activities and improvements are limited to those which would not be detrimental to the environmental qualities or features. These areas are to be set aside for the study of the natural environment.



- LEGEND**
- PROTECTED AREA
  - LIMITED RECREATION
  - NATURE STUDY AREA
  - AGRICULTURAL BUFFER AREA
  - OPEN SPACE PRESERVE
  - LIMITS OF BRIDGEMAN HISTORICAL AREA
  - PROPOSED FENCING
  - PROPOSED BIKE TRAIL
  - PROPOSED TRAIL

**DRAFT**

Limited Recreation Area designation applies to areas where active recreation may take place without development of extensive facilities. These areas have characteristics of topography, vegetation, and wildlife habitat which are conducive to active recreation.

According to the Draft Rancho Murieta Recreation Area Plan prepared by the County, proposed improvements for the site include: a permanent rest room, handicap picnic area, parking, decomposed granite equestrian staging area, family and small group picnic areas, river overlook, pedestrian trails, bike trail, and fencing around the park. The area used extensively in the past is in the Limited Recreation land use designation and includes the equestrian staging area, parking, rest room, and handicap picnic area. The area north of Highway 16 is comprised of Open Space Preserve (near Granlees Dam), Nature Study Area with pedestrian trails, and a small portion of Limited Recreation Area above and including the historical use area. Most of the area south of Highway 16 and the historical use area is in the Protected Area designation. The remainder is Limited Recreation Area with improvements including pedestrian and bike trails, and picnic areas. All areas south of the Cosumnes River is Agricultural Buffer Area or Protected Area designation with basically no improvements other than service access. Please refer to the Draft Plan of the Rancho Murieta Recreation Area on page #49.

Although this park facility is not included in terms of recreation acreage in the following analysis of this report, there are issues and concerns that do and will affect the community of Rancho Murieta. The intent of this facility is to accommodate regional uses of the Cosumnes River resource with informal development such as hiking trails and nature study areas. However, aside from this there is an urgent concern among residents for the security and privacy of Rancho Murieta due to the public accessibility of the site.

There have been preliminary discussions between Sacramento County Department of Parks and Recreation and CSD security regarding the provision of security services at the park site. If at all negotiable, it would be advantageous for both the county and the community to contract with CSD security to provide that service. CSD security is on site, familiar with the area, has a special interest in maintaining security in the community; while the County would benefit by providing a more cost effective and efficient means of securing the park. Other options available for securing the park site would be to limit the size of the parking lot so that a minimum number of people could use the park at any one time, permit dawn to dusk use only, and gate the entrance during non-use hours.

D. RECREATION PROGRAMMING

The District has not provided park and recreation services in the past. The only source of any organized recreational activity available to the residents of the community has been through the RMA's summer programs, private sources such as the Rancho Murieta Country Club, or limited programming being offered by the Elk Grove Community Services District at the nearby Cosumnes School.

## VII. PARK PLANNING CRITERIA

### A. ACQUISITION AND DEVELOPMENT STANDARDS

In order to determine the recreation needs of Rancho Murieta, it was necessary to consider a number of factors within and surrounding the community, as well as to consider standards adopted by similar agencies. Perhaps the most comprehensive, if general, standards are those developed by the National Recreation and Park Association (NRPA) (See Appendix A, National Recreation Standards). Briefly, the NRPA recognizes a standard of 3 acres per 1,000 population for neighborhood parks and 2 acres per 1,000 for community parks, resulting in an overall standard of 5 acres per 1,000 population. These standards were compiled on the basis of nationwide observations based on the number of people living within a given area and the park and recreation facilities offered therein. These standards, therefore, do not necessarily reflect the specific recreation needs of this particular area. However, they can be regarded as a point of reference from which to gauge the standards appropriate for the community.

The principal reference for park planning in Sacramento County is the "Recreational Areas Plan", an element of the 1982 Sacramento County General Plan. This document provides the general goals, policies, principals and standards for the acquisition, planning and development of parks and recreational facilities in Sacramento County and recommends in part that:

- o Neighborhood parks should be at least 5 to 10 acres in size. There should be 2.5 acres per 1,000 population devoted to neighborhood park facilities.
- o Neighborhood parks should be located adjacent to elementary school sites where possible. Each should be near the center of the neighborhood and within 1/2 to 1 mile walking distance of the population it is to serve. Each neighborhood park should ultimately serve 2,000 to 5,000 persons.
- o Community parks should be 20 to 60 acres in size. There should be 2.5 acres of land per 1,000 population devoted to community parks.
- o Community parks, where possible, should be located adjacent to junior or senior high school sites. A community park should be within bicycling distance and served by a major traffic artery or feeder street. Each community park should serve 10,000 to 25,000 persons, and be located within a distance of 1 to 3 miles.

Another basic standard for land area required to provide adequate space for recreation and parks in the community is established by Sacramento County's Land Development Ordinance (Title 22), as authorized in the Government Code by the so-called Quimby Act. This standard determines the amount of park land dedication or in-lieu fees to be paid on new residential development in the county. The objective of the ordinance is to establish a minimum standard of 3 acres of neighborhood park land per 1,000 residents.

For purposes of this study, the NRPA standards have been utilized in order to conform with Quimby Act parkland dedication standard of 3 acres per 1,000 population. Although there are slight differences between NRPA and Sacramento County standards, 3 versus 2.5 acres for neighborhood parks and 2 versus 2.5 acres for community parks, the standards are quite consistent and result in an overall standard of 5 acres per 1,000 population for developed park and recreation acreage.

#### **B. ACQUISITION CRITERIA**

Because it is not practical nor feasible to acquire all additional park sites simultaneously, an evaluation of the cost effectiveness of each site should include the following considerations.

- o A minimum standard of 5 acres of developed parks per 1000 people;
- o A minimum park site of 2-3 acres to ensure maintenance economy, cost efficiency, adequate supervision, and recreational use;
- o The physical potential and limitations of the site;
- o Provide a variety of park sizes to ensure a varied distribution of park sizes;
- o The geographic relationship of the site to other sites;
- o The possibility for expansion;
- o The availability and/or accessibility of other open spaces in the vicinity;
- o The population's characteristics within the service areas;
- o The accessibility of the site;
- o The cost of acquisition and development;
- o The date upon which the site might be available for acquisition; and

- o Public safety.

These considerations become criteria only insofar as they provide a basis for making decisions regarding the selection of specific sites. For example, the park acreage standards might provide a reasonable basis for selecting among several alternate sites.

## C. PLANNING CONSIDERATIONS

### 1) Major Barriers

Accessibility and location of specific parks are major criteria which must be incorporated in the evaluation of park sites. A typical neighborhood park is considered accessible if it can be "walked to". One of the community's objectives should be to provide this level of service to all residents, particularly younger children.

Fortunately, Rancho Murieta is geographically quite small in size, which allows relatively easy access to and from recreation facilities within the community. Although distance may not be a priority concern here, some parks or facilities may be inaccessible as a consequence of intervening barriers, such as the Cosumnes River, reservoirs, golf courses, and major arterials. The Major Barriers Map on page 55 shows the extent of existing major barriers within Rancho Murieta.

### 2) Schools

Unlike circulation routes, schools can act as linkages rather than barriers in planning and use of park and recreation spaces. As previously discussed, ideally, parks should be located adjacent to or adjoining school sites where possible. This maximizes not only land use, but joint use recreation opportunities as well.

In portions of the community that have already undergone development and site acquisition, joint planning may not be feasible. In these instances it is to the benefit of both park and school districts, as well as the community at large, to develop joint use agreements in order to maximize the use of available facilities. The Escuela Drive school site should be considered for this type of joint use activity.

### 3) Natural Streams and Open Spaces

There are numerous drainage corridors within Rancho Murieta. These can provide an excellent resource for linking park and recreation facilities within the community and for passive recreation use.

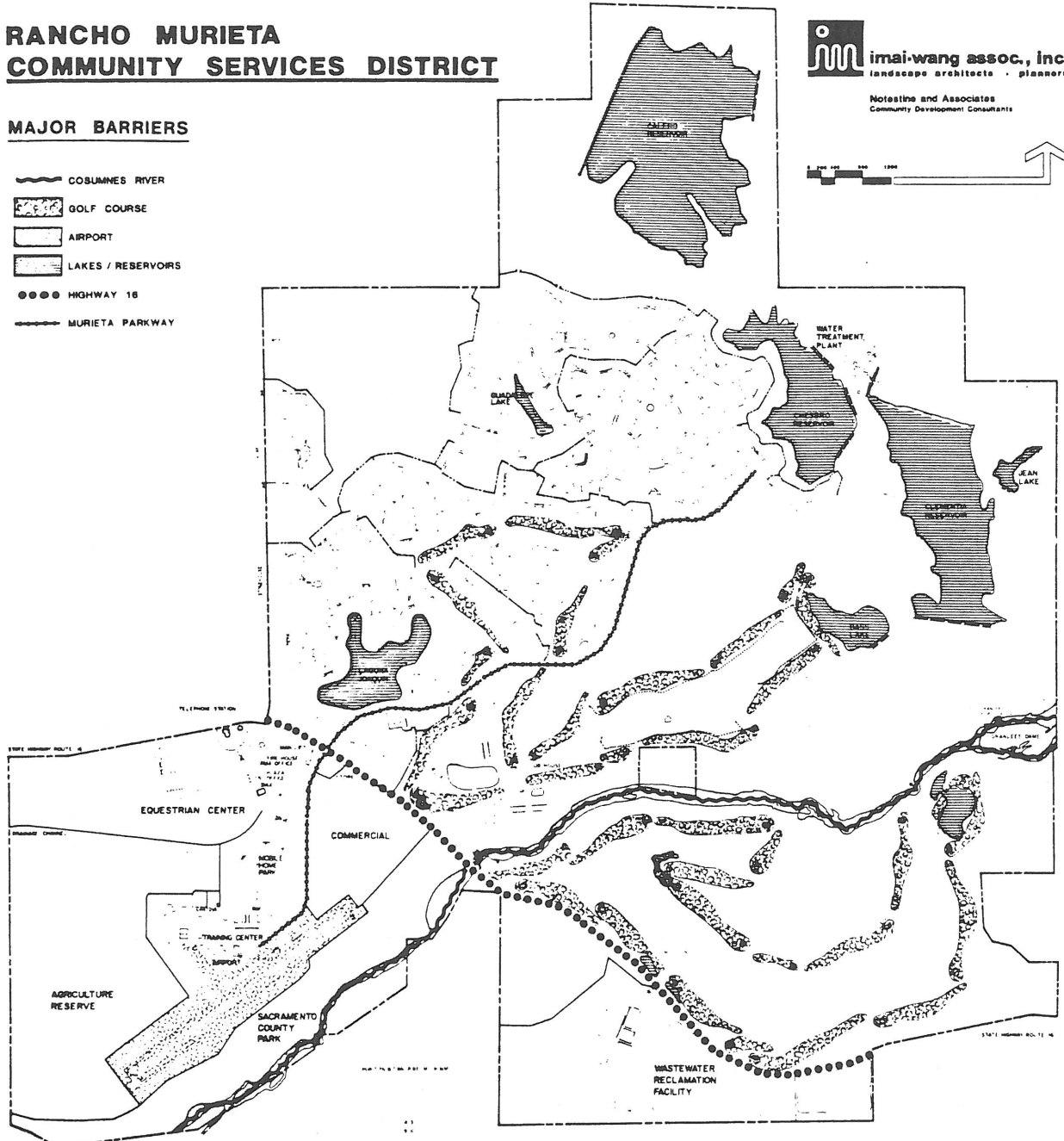
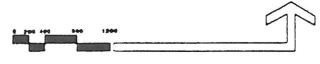


# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

 **imai-wang assoc., inc.**  
landscape architects · planners  
Notestine and Associates  
Community Development Consultants

## MAJOR BARRIERS

-  COSUMNES RIVER
-  GOLF COURSE
-  AIRPORT
-  LAKES / RESERVOIRS
-  HIGHWAY 16
-  MURIETA PARKWAY



Acquisition of stream rights-of-way is only advantageous to a community when the acquired land is of substantial size for development, adjacent to or connecting another facility, or proposed site such as a park, school, or another stream. If the acquisition of stream rights-of-way is carried out in a strategic and planned manner, the result can be a valuable network of both active and passive open space.

#### 4) Adjacent Recreation Facilities

The District is located within a region that offers many regional recreational resources. It should be recognized that recreational opportunities outside of the community, provide an extension of recreational opportunities provided within the community. Although this Master Plan will primarily focus on facilities and programs within the community, an effort to support facilities and programs that complement those offered in the community should be made.

#### D. RECREATION NEEDS SURVEY

During the weeks of March 10th to the 22nd, 1989 some 1070 Recreation Needs Survey questionnaires were mailed out to the residents of Rancho Murieta. Four hundred and thirty of the 1070 surveys were returned. This represents a statistical margin of error of + or - 5%. Survey questions were structured so as to elicit responses from Rancho Murieta residents relative to their desires for recreation programs and park facilities. It should be noted that the respondents were not informed as to the means of financing the possible future parks and facilities that they were asked to identify a need for. The data from the survey is as follows:

Question #1 - This is an adult community with the majority of persons over the age of 41. The largest population, 49%, is composed of seniors over 56 years of age. Children and teenagers comprise the smallest population segment.

Question #2 - The majority of residents, 57%, have lived in the community for 1-5 years. Fourteen percent (14%) have lived in Rancho Murieta for less than one year, whereas 9% have resided for eleven or more years.

Question #3 - Few people, 3%, indicated a need for handicapped recreation services.

Question #4 - This is an active community with 86% of residents exercising regularly, from daily to 2-3 times a week. Thirteen percent (13%) do not exercise regularly.

Question #5 - Almost half, 47%, of the residents use the Rancho Murieta Country Club daily to 2-3 times a week. Sixteen percent (16%) use the Country Club at least once a week and twenty seven (27%) percent of the residents never use the Country Club.

Question #6 - The most popular recreation activities of Rancho Murieta residents are:

<u>Rank</u>	<u>Activity</u>	<u>Resident Response *</u>
1	Walking, Jogging, and Bicycling	80%
2	Golf	72%
3	Fishing, Boating	30%
4	Tennis	22%
5	Equestrian Activities	4%

\* Total exceeds 100% due to multiple responses of residents.

Question #7 - At this time, people feel that there are adequate recreation activities available in the community. Fifty percent (50%) of residents agreed that there are adequate programs; 37% desired more recreation programs. Twelve percent (12%) had no opinion.

Question #8 - Few residents, 16%, belong to a private recreation facility other than the Rancho Murieta Country Club.

Question #9 - Most residents, 39%, indicated that they travel less than three miles for their recreation. Most residents recreate near Rancho Murieta. Thirty-four percent (34%) indicated they travel from 4-30 miles for recreation. Twelve percent (12%) travel more than 60 miles.

Question #10 - Recreation is important to the quality of life in this community. Eighty percent (80%) of the residents indicated that recreation is important or very important to making Rancho Murieta a desirable place in which to live.

Question #11 - Residents want the following age groups to be provided with recreation programs:

<u>Priority</u>	<u>Age Group</u>	<u>Resident Response *</u>
1	Adults	68%
2	Teenagers	52%
3	Senior Citizens	47%
4	Children, 5-12	46%
5	Pre-school, 1-4	27%

\* Total exceeds 100% due to multiple responses of residents.

Question #12 - Residents want the following recreation programs provided:

<u>Priority</u>	<u>Activity</u>	<u>Resident Response *</u>
1	Sports Leagues	55%
2	Special Interest Classes	46%
3	Outdoor/Nature Programs	40%
4	Special Events	39%
5	Trips/Excursions	37%

\* Total exceeds 100% due to multiple responses of residents.

Question #13 - The majority of residents, 58%, want more access to an improvements around the Cosumnes River and reservoirs; secondly, 45% of residents want a community center. Forty percent (40%) want parks with interconnecting trail systems. Eighteen percent (18%) of residents want neighborhood parks and 14% want mini-parks for passive types of recreation.

Question #14 - The most requested recreation facilities are as follows:

<u>Rank</u>	<u>Park Facility</u>	<u># of Requests</u>
1	Community Swimming Pool	132
2	Community Center Building	71
3	Trail System	55
4	Athletic Fields	41
5	River/Lake Access	40
6	Athletic Workout Facility	38
7	Community Park	34

Question #15 - The majority of residents, 60%, expressed a need for some type of off-street pedestrian trail system. Twenty-six percent (26%) disagreed with the need for a trail system. Fourteen percent (14%) had no opinion.

Question #16 - Residents requested the following activities be accommodated by a trail system:

<u>Priority</u>	<u>Activities</u>	<u>Resident Response *</u>
1	Walking/Jogging	71%
2	Bicycling	47%
3	Hiking	45%
4	Golf Carts	13%
5	Other	2%

\* Total exceeds 100% due to multiple responses of residents.

Question #17 - Most residents, 42%, indicated that there was no need for an equestrian trail system. One third, 33%, of the residents want an equestrian trail system. Twenty-four percent (24%) had no opinion.

Question #18 - To finance construction of new recreation facilities, 47% of residents feel some type of developer fee should be used. Twenty-nine percent (29%) of the residents want some form of public financing, and 13% feel user fees should be used.

Question #19 - The following types of facilities should be provided by the Homeowners Associations:

<u>Rank</u>	<u>Facility</u>	<u>Resident Response *</u>
1	Park Improvements around Lakes/Reservoirs	47%
2	Community Center Building	36%
3	Athletic Facilities	30%
4	Community Park	20%
5	Neighborhood Park	19%

\* Total exceeds 100% due to multiple responses of residents.

Question #20 - The following types of facilities should be provided for by the Rancho Murieta Community Services District.

<u>Rank</u>	<u>Facility</u>	<u>Resident Response *</u>
1	Park Improvements around Lakes/Reservoirs	42%
2	Community Center Building	30%
3	Athletic Facilities	28%
4	Community Park	23%
5	Neighborhood Park	14%

\* Total exceeds 100% due to multiple responses of residents.

Question #21 - Residents expressed a high concern for resource preservation. Most residents, 80%, feel that the Cosumnes River corridor/Lakes/Reservoirs should be protected. Seventy-six percent (76%) felt that trees, vegetation, and wildlife need to be protected; and 64% felt there was a need to conserve open space.

Question #22 - The following natural resources within Rancho Murieta need improvement for greater recreational use.

<u>Rank</u>	<u>Resource Area</u>	<u>Resident Response</u>
1	Reservoirs/Lakes	59%
2	Cosumnes River Corridor	51%
3	Natural Areas	30%
4	Public Land (ie. schools)	27%
5	Open Space Corridors	26%

Question #23 - The majority of residents, 41%, felt that there is a need for child day care services in the community; 29% disagreed indicating no need for day-care services in Rancho Murieta. Thirty percent (30%) had no opinion.

Question #24 - The majority of residents, 42%, felt there was a need for an after school care and recreation program in the community; 27% disagreed indicating no need for after school care of children. Thirty-one percent (31%) had no opinion.

#### Recommendations Resulting From The Needs Survey

- o Preserve the quality of life in Rancho Murieta as it relates to recreation. Eighty percent of responding residents indicated that recreation is important to their quality of life.
- o Develop youth and adult recreation activities.
- o Initiate sports leagues and special interest programming.
- o As funding permits, develop a Community Center and a swimming pool.
- o Develop an off-street trail system to accommodate walking, jogging, bicycling, and hiking.
- o If new recreation facilities are to be developed, a developer fee may be required to help finance construction.
- o Develop a system of parks or trails around the lakes and reservoirs.
- o Emphasize protection of natural resources in and around Rancho Murieta, especially lakes, reservoirs, and the Cosumnes River Corridor.
- o To the extent that usage would not damage the resource, allow greater access to existing lakes, reservoirs, and the Cosumnes River Corridor.
- o Encourage the development of commercial child daycare service in the community.
- o Investigate the feasibility of providing user-paid after school care and recreation.

## **E. PARK AND RECREATION NEEDS**

Evaluating the parks, school sites, and other recreational facilities within the Subareas, it is possible to make a determination of the relative levels of recreation services being provided throughout the community; and more specifically, the identification of areas deficient in park and recreation facilities.

As recreation acreage needs are assessed, it is necessary to understand what these numbers, in terms of recreation acreage, mean. Recreation acreage is that land available for "usable" recreation. Usable recreation acreage does not include open space, trails, or facilities, such as the golf courses, which have limited access in some way. For this reason, existing resources in Rancho Murieta such as the golf courses, trails around the lakes, the lakes themselves, and other associated open space are not included in the recreation acreage counts.

Table 4, Recreation Facilities by Subarea, illustrates the facilities, their acreage, and status by subareas. This table begins to indicate areas of the District that are deficient in recreation services.

The following analysis shows that, although some areas of Rancho Murieta may appear to be adequately served, these areas are deficient in park facilities. This section will review each of the planning areas, their present and future populations, level of park and recreational services, and suggests priorities for further acquisition and or development.

### **1) Acreage Needs**

In meeting the recreation needs of the community it is necessary to assess those needs quantitatively. Using the NRPA and Sacramento County standard of 5 acres per 1000 population, we have developed Table 5, Recreation Acreage Needs, which illustrates present and future recreation needs for the community. For purpose of park and recreation planning analysis, park and recreation acreage needs have been assessed for each subarea and the community as a whole (See Subareas Map, page 33).

Using the 5 acre per thousand person standard, 1990 population information, and other appropriate information, a table comparing recreation acreage needs with existing recreation acreage has been constructed.

It is important to note that the existing park and recreation facilities in Rancho Murieta are owned by parties other than the RMCS D. Although these lands are not "public" in ownership, some of them are unregulated and available for the general use and enjoyment of all residents within the community. Many of these lands are regulated and not available for the general use and

TABLE 4

RECREATION FACILITIES BY SUBAREA

SUBAREA	FACILITY	ACRES	STATUS
SUBAREA - 1	Laguna Joaquin Play Area	4.3	Unregulated
	Laguna Joaquin Bike/Pedestrian Path	2.8	Unregulated
	Unit #1 Recreation Area	2.2	Unregulated
SUBAREA - 2	Lake Clementia Recreation Area	2.7	Unregulated
	Lake Chesbro Bike/Pedestrian Path	5.9	Unregulated
	Lake Calero Bike/Pedestrian Path	7.1	Unregulated
SUBAREA - 3	Under Construction, no facilities	0	N/A
SUBAREA - 4	Murieta Village Clubhouse Complex	2.0	Regulated
	Murieta Drive Ballfield	3.6	Regulated
	Lone Pine Entrance	2.5	Regulated

- 1) Regulated facilities are those neighborhood and community park lands that are regulated and not available for the general use and enjoyment of all residents within the District.
- 2) Unregulated facilities are those neighborhood and community park lands that are unregulated and available for the general use and enjoyment of all residents within the District.
- 3) All facilities are currently owned and maintained by the Homeowner's Association (RMA).
- 4) Rancho Murieta Country Club, Tennis Courts, and the North and South Golf Courses are not included in this table.



enjoyment of all residents within the community. The use of these facilities may be restricted to residents of a certain homeowners group, may require membership in a certain club or organization, or private parties who own the land could prevent residents from using the area without notice. For these reasons we have categorized the existing facilities into two categories, unregulated and regulated. At present, six unregulated sites exist in the community: Laguna Joaquin Play Area (4.3 A), Laguna Joaquin Bike/Pedestrian Path (2.8 A), Unit #1 Recreation Area (2.2 A), Lake Clementia Recreation Area (2.7 A), Lake Chesbro Bike/Pedestrian Path (5.9 A), and Lake Calero Bike/Pedestrian Path (7.1 A). However as mentioned previously, for purposes of determining usable recreation acreage needs, the bike/pedestrian paths at lakes Laguna Joaquin, Chesbro, and Calero are not included in the recreation acreage totals discussed here.

Figures for Subarea 1 suggest that 1990 recreation acreage need for developed parks, 11.8 acres, is currently deficient by 5.3 acres. When projected 2000 population is considered, the projected recreation acreage need rises to 21.1 acres. Therefore, the current total of recreation acreage, 6.5 acres, would fall some 14.6 acres short of the projected 2000 need (See Table 5, Recreation Acreage Needs, page 64).

Presently in Subarea 2 there is no recreation acreage need. However, this need will change significantly as this area is developed. When projected 2000 needs are considered, the acreage need increases to 17 acres. This would also increase the apparent deficit of available recreation lands to 14.3 acres. A portion of this deficit might be mitigated with the future elementary school on Escuela Drive.

In Subarea 3, 1990 data indicates a need for 2.6 acres. Currently, this Subarea has no residential development or parks. However, construction has begun for a large residential development in this area, resulting in a current shortfall of 2.6 acres. 2000 recreation acreage needs increase to 16.9 acres, which likewise produces a shortfall of 16.9 acres. Subarea 3 has a substantial reserve of undeveloped school and park site land amounting to 14.8 acres. It would appear that development of this site and others is necessary to minimize the current and projected recreation need.

In Subarea 4, 1990 data indicate a need for 1.5 acres of developed recreation lands. Currently there are 8.10 acres of developed recreation acreage. Projected 2000 figures indicate no increase in recreation acreage due to no future residential development occurring in this area. Therefore, recreation acreage now and in the future appears adequate to meet all acreage needs. It should be noted that, however, that all acreage in Subarea 4 is regulated.

This analysis of recreation needs based upon overall acreage requirements is only a part of determining the park needs and requirements of Rancho Murieta. Additional factors such as population densities, age distributions, neighborhood service

TABLE 5

RECREATION ACREAGE NEEDS

SUBAREAS	AREA - 1	AREA - 2	AREA - 3	AREA - 4	DIST.
1990 POPULATION	2,356	0	520	285	3,161
1990 ACREAGE NEED	11.8	0	2.6	1.5	15.9
PROJECTED 2000 POPULATION	4,212	3,388	3,380	285	11,265
2000 ACREAGE NEED	21.1	17.0	16.9	1.5	56.5
BUILD-OUT POPULATION	4,303	4,823	3,380	285	12,791
BUILD-OUT ACREAGE NEED	21.5	24.1	16.9	1.5	64.0
CURRENTLY DEV. REC. ACREAGE	6.5	2.7	0	8.10	33.1
1990 ACREAGE RATIO	-5.3	+2.7	-2.6	+6.6	+17.2
2000 ACREAGE RATIO	-14.6	-14.3	-16.9	+6.6	-23.4
BUILD-OUT ACREAGE RATIO	-15.0	-7.1	-16.9	+6.6	-32.4

1) All acreage listed in Subarea 4 is regulated land, all others are unregulated.

2) Recreation acreage needs are based on NRPA/Sacramento County standard of 5 acres per 1000 population.

3) Population figures from Notestine & Associates, 1989.

4) Bike/Pedestrian paths are not included in recreation acreage totals.

areas, the accessibility of available sites, and the recreation needs survey results also must be considered. The following section continues this analysis.

## 2) Park Needs

In addition to determining overall recreation needs in terms of acres, it is valuable to determine acreage needs on the basis of specific facility size or type. We have compiled Table 6, which indicates the need for neighborhood and community parks within each Subarea and as the community as a whole. Park need was determined on the basis of NRPA standards of 3 acres per thousand population for neighborhood parks and 2 acres per thousand population for community parks (See Table 6, Neighborhood and Community Park Needs, page 66).

### Neighborhood Park Needs

Subarea 1 1990 population figures indicate a current neighborhood park need of 7.1 acres and a future need of 12.6 acres.

For Subarea 2, until development occurs, there is no need for neighborhood parks. However, future population data indicates an eventual need of 10.2 acres.

Subarea 3 is quite similar to Subarea 2 in neighborhood park need. In 1990, figures show a 1.6 acre need; however as development of this area continues, neighborhood park acreage need will increase to 10.1 acres.

Subarea 4 is unique in this analysis in that the current population will remain the same in the future. This population indicates a .8 acre need for this Subarea, which is currently met with the Murieta Village Clubhouse Complex of 2.0 acres.

As a whole, Rancho Murieta is currently in need of 9.5 acres dedicated to neighborhood parks. However as the community builds out, Rancho Murieta's neighborhood park need will increase to 33.7 acres in the next ten years.

### Community Park Needs

In the year 1990, there will be a community park need of 6.3 acres. However, like the need for neighborhood facilities, community park needs will increase substantially in the next decade. Population figures indicate a 22.5 acre need for community parks by the year 2000.

TABLE 6

NEIGHBORHOOD AND COMMUNITY PARK NEEDS

SUBAREAS	AREA - 1	AREA - 2	AREA - 3	AREA - 4	DIST.
1990 POPULATION	2,356	0	520	285	3,161
1990 NEIGHBORHOOD PARK NEED	7.1	0	1.6	.8	9.5
1990 COMMUNITY PARK NEED	-	-	-	-	6.3
PROJECTED 2000 POPULATION	4,212	3,388	3,380	285	11,265
2000 NEIGHBORHOOD PARK NEED	12.6	10.2	10.1	.8	33.7
2000 COMMUNITY PARK NEED	-	-	-	-	22.5
BUILD-OUT POPULATION	4,303	4,823	3,380	285	12,791
BUILD-OUT NEIGH. PARK NEED	12.9	14.4	10.1	.8	38.2
BUILD-OUT COMM. PARK NEED	-	-	-	-	25.5

1) Neighborhood park need is based on NRPA standard of 3 acres per 1000 population.

2) Community park need is based on NRPA standard of 2 acres per 1000 population.

3) Population figures from Notestine & Associates, 1989.

## F. CONCEPTUAL PARK SYSTEM PLAN

Based on the foregoing information, community needs, past community plans, and available recreation resources, the following two conceptual park system plans, illustrating proposed park facilities and trail linkage were developed during the analysis phase. These conceptual plans were presented to the District, Recreation Committee, RMA, and RMCC in order to elicit their response to the some of the possible proposals. Through this process, we were able to define the types, locations, and number of facilities that the various groups and the residents they represent were interested in. Those plans are briefly described here with their pros and cons. (See Plan A and B illustrations, pages 68 and 70 respectively).

Each of these plans includes existing facility locations and proposed facilities, bike/pedestrian paths, on-street bike routes, and equestrian trails. Both recognize the importance of connecting facilities by means of path or trail systems. The bike/pedestrian paths at lakes Calero and Chesbro are linked in order to provide residents an alternative method of circulation through their community and recreation facilities. Also, both plans propose a perimeter trail system for both bike/pedestrian and equestrian uses. An on-street bicycle route that follows the major circulation routes throughout the community is also a common element to both plans. The site of the Murieta ruins is also a favorable site in both proposals for a neighborhood park. The historical aspect of the site could be preserved and incorporated into the theme and development of the park. A small picnic area is also proposed in both schemes on the north side of Laguna Joaquin. The main difference between plans A and B are the location of the major community park/center facility.

Park sites for the area south of the Cosumnes River are similar in both plans. There is a neighborhood park of approximately 5 acres with adjacent open space of 1.5 acres near the Cosumnes River and approximately 2.5 acres of open space south of the park.

### 1) Plan A

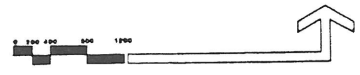
Plan A concentrates on the area below Clementia reservoir as the potential location for the community park/center facility. This site exists on the current land use map as a community park site. A large portion of the area is in the flood plain of the Cosumnes River, however this does not preclude the development of athletic fields and other typical park developments. There may also be suitable locations on higher ground for a community center building (See Plan A, page 68).

Another large site proposed on this plan is for an athletic field complex to be located at Stonehouse Road site on the western edge of Rancho Murieta. This location is adjacent to the proposed elementary school site and offers some opportunity for joint-use.

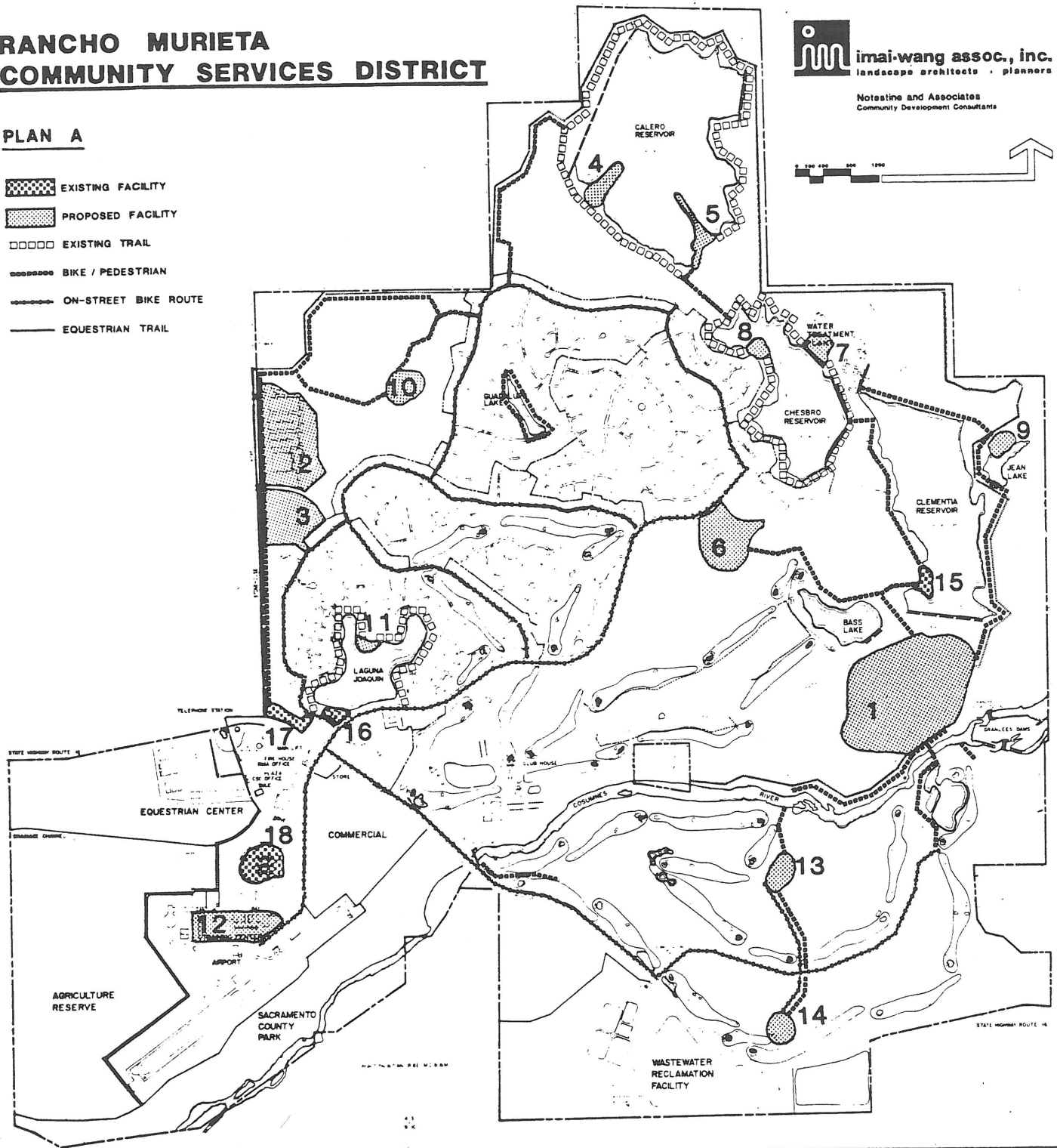
# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

## PLAN A

**imai-wang assoc., inc.**  
landscape architects · planners  
Notestine and Associates  
Community Development Consultants



- EXISTING FACILITY
- PROPOSED FACILITY
- EXISTING TRAIL
- BIKE / PEDESTRIAN
- ON-STREET BIKE ROUTE
- EQUESTRIAN TRAIL



- |    |                               |    |  |
|----|-------------------------------|----|--|
| 1  | Rancho Murieta Community Park | 12 | Proposed Rancho Murieta Community Center |
| 2  | Community Athletic Complex    | 13 | Rancho Murieta South Neighborhood Park   |
| 3  | Future School Site            | 14 | Open Space                               |
| 4  | Calero Neighborhood Park      | 15 | Lake Clementia Recreation Area           |
| 5  | Calero Neighborhood Park      | 16 | Laguna Joaquin Rec. Area                 |
| 6  | Murieta Parkway Park          | 17 | Unit #1 Recreation Area                  |
| 7  | Chesbro Picnic Area           | 18 | Murieta Village Clubhouse Complex        |
| 8  | Chesbro Picnic Area           |    |  |
| 9  | Jean Lake Picnic Area         |    |  |
| 10 | Neighborhood Park             |    |  |
| 11 | Laguna Joaquin Picnic Area    |    |  |

Also, two neighborhood park sites are located on the southern edge of Lake Calero, two picnic or mini-park sites are proposed on the east and west sides of Lake Chesbro, and one picnic area on the side opposite the existing recreation area at Lake Clementia.

## 2) Plan B

Plan B emphasizes the Stonehouse Road site for the location of a community park/center. This site encompasses approximately 26 acres of which about 20 acres could be used for a community athletic complex. There are two advantages to this site. The first is its accessibility from within and outside of Rancho Murieta. Separate access to the site could be gained through Stonehouse Road, precluding any traffic through the main entrance. This would allow greater security and privacy to the residents of Rancho Murieta. The second advantage is its proximity to the proposed elementary school site on Escuela Drive. This would allow possible opportunities for joint-use (See Plan B, page 70).

This plan proposes a different concept along the southern shore of Lake Calero. Here a waterfront strip park is proposed that could serve as a neighborhood park and picnic area, while maximizing the amenity of the lake and incorporating the existing perimeter trail.

Plan B proposes enlarging the existing recreation area at Lake Clementia to provide recreation on a neighborhood park scale rather than just for picnicking and swimming. Also, between lakes Clementia and Chesbro, a neighborhood park is proposed in order to link the lakes. Likewise, as in plan A, a picnic area on the east side of Lake Clementia is proposed also.

This plan proposes a passive picnic area along the portion of the Cosumnes River below Lake Clementia. This would be a low impact use facility with occasional picnic tables and walking trails. Considerable effort would be made to prevent impact on the riparian habitat and vegetation.

## 3) Review of Plan A and B

Throughout the review of these two conceptual plans various comments were received regarding the proposals of each. The summary of these comments are as follows:







- o The preferred site for the community park is the area below Lake Clementia due to its topography and consistency with the land use plan.
- o The site at Stonehouse Road is the preferred location for a community athletic complex on the basis of its ability to provide freer public access, while maintaining privacy and security for the community.

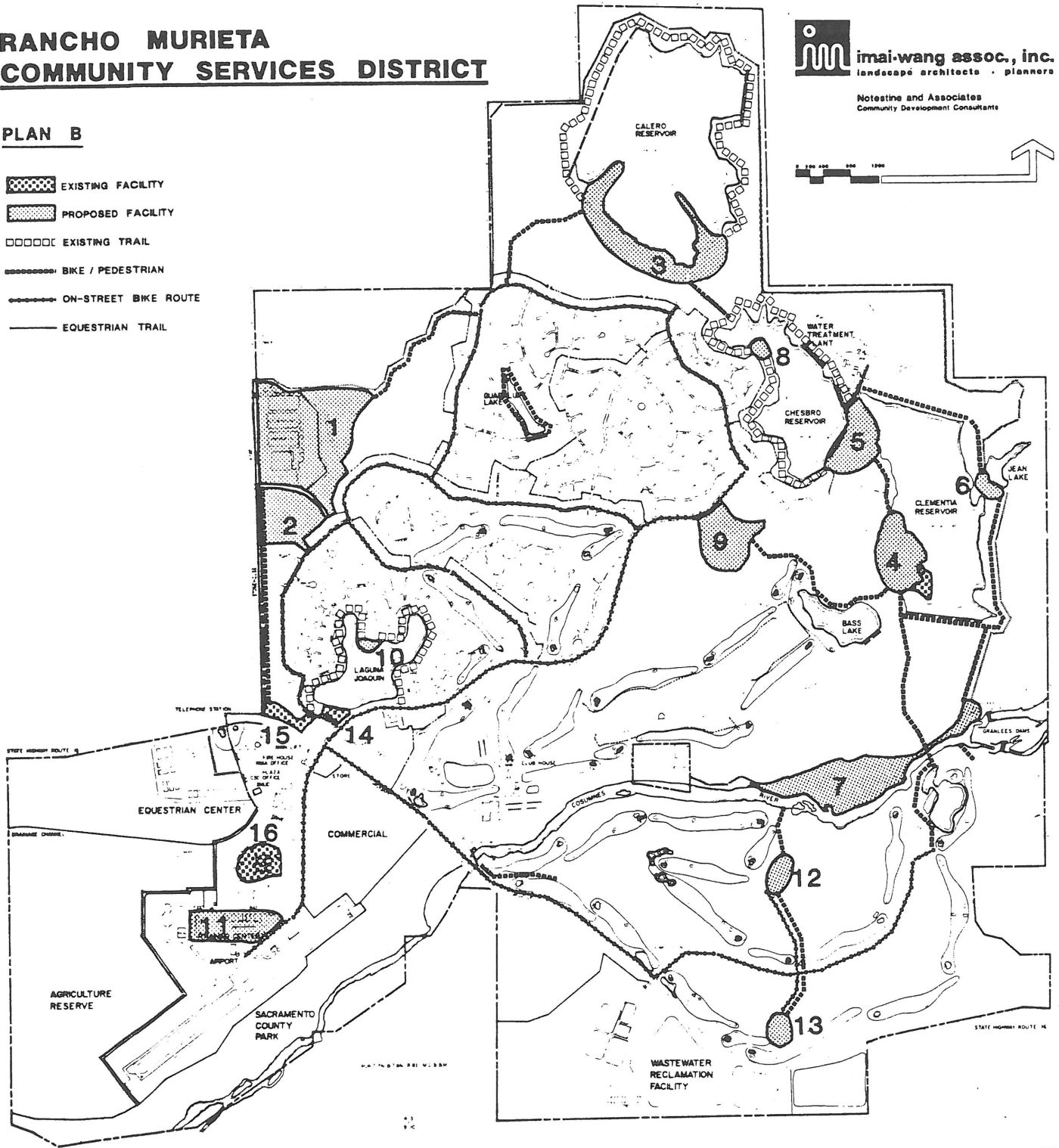
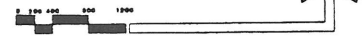
# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**imai-wang assoc., inc.**  
landscape architects · planners

Notestine and Associates  
Community Development Consultants

## PLAN B

-  EXISTING FACILITY
-  PROPOSED FACILITY
-  EXISTING TRAIL
-  BIKE / PEDESTRIAN
-  ON-STREET BIKE ROUTE
-  EQUESTRIAN TRAIL



- |    |                                |    |  |
|----|--------------------------------|----|--|
| 1  | Community Athletic Complex     | 11 | Proposed Rancho Murieta Community Center |
| 2  | Future School Site             | 12 | Rancho Murieta South Neighborhood Park   |
| 3  | Calero Neighborhood Park       | 13 | Open Space                               |
| 4  | Lake Clementia Recreation Area | 14 | Laguna Joaquin Recreation Area           |
| 5  | Neighborhood Park              | 15 | Unit #1 Recreation Area                  |
| 6  | East Clementia Picnic Area     | 16 | Murieta Village Clubhouse Complex        |
| 7  | Cosumnes River Picnic Area     |    |  |
| 8  | Chesbro Picnic Area            |    |  |
| 9  | Murieta Parkway Park           |    |  |
| 10 | Laguna Joaquin Picnic Area     |    |  |



- o Murieta Parkway Park is also consistent with the land use plan and a recommended location for a neighborhood park.
- o A neighborhood park site at Lake Calero is suggested in both plans, however a smaller site adjacent to the dam is recommended.
- o The neighborhood park site in Rancho Murieta South is consistent with development plans for the area, however there is concern whether the proposed size is adequate to serve the anticipated population of the area.
- o Enlarging Lake Clementia Recreation Area to serve as a neighborhood park and take advantage of that resource was a recommendation.
- o The picnic area along the Cosumnes River Corridor was eliminated due to concern for the environmental sensitivity of the area.

## VIII. THE PARK AND RECREATION MASTER PLAN

The intent of this portion of the Master Plan is to identify the District's future park improvements, development, and acquisition needs; the priorities for these needs, their projected costs; and recommended procedures for meeting these needs within a limited budget.

The process which has led to the following recommendations has been extensive. Existing documentation, such as the current land use plan, Community Facilities Plan, development plans, and others have contributed background and provided consistency to the study. Environmental and cultural resource assessments were conducted to determine park planning constraints and opportunities. Also, numerous meetings, review, and a survey of the community elicited further input. Finally, as the previous section of this document illustrated, two conceptual plans were developed and reviewed with the public and interested groups. In summary, this planning process led to the master plan. It should be noted that the Park and Recreation Master Plan is very consistent with the current land use plan and differs slightly in park site locations and land use.

### A. PARK AND FACILITY RECOMMENDATIONS

This segment of the report contain recommendations regarding proposed park and recreation facilities, suggestions regarding improvements to existing facilities, and implementation considerations. These suggestions and recommendations, in some cases, may be beyond the scope of this Ten Year Master Plan. They are, nonetheless, presented here to provide the community with additional information that should be considered in future decision making regarding park and facilities improvements.

After several presentations and meetings with District staff, RMA, RMCC, the community, and review of the interim report, this park and recreation master plan has been developed. This plan includes parks, facilities, trail systems, and bike routes that are compatible with the needs of Rancho Murieta and excludes ideas and concepts that were deemed unnecessary or incompatible with the desires of the community. The park and recreation master plan on the following page is a graphic representation of these ideas.

This plan provides a variety of active and passive park facilities to the residents of Rancho Murieta in a geographically balanced arrangement. The facilities meet the present and future needs of the growing Rancho Murieta community.

# RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**imai-wang assoc., inc.**  
landscape architects · planners

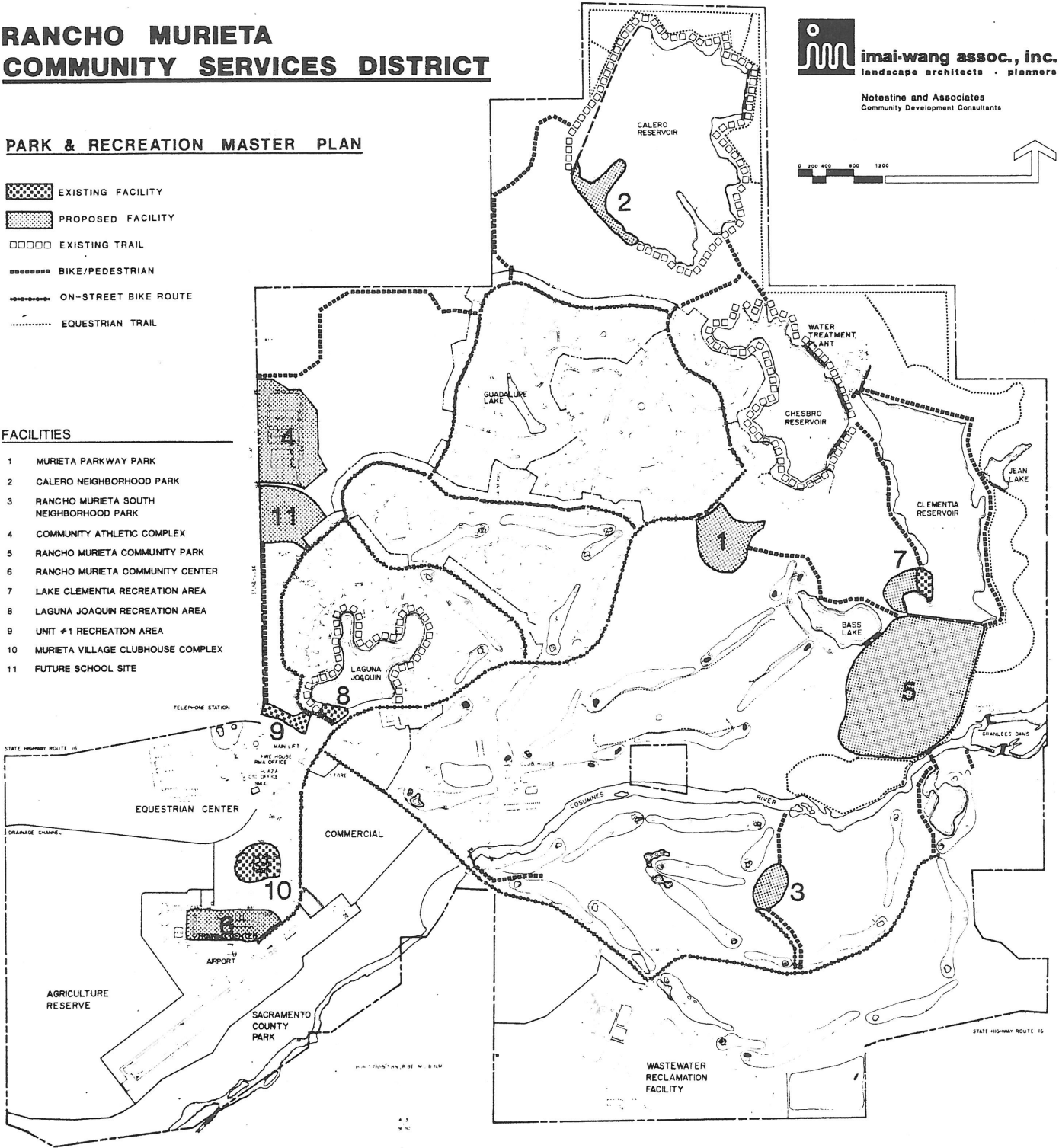
Notestine and Associates  
Community Development Consultants

## PARK & RECREATION MASTER PLAN

-  EXISTING FACILITY
-  PROPOSED FACILITY
-  EXISTING TRAIL
-  BIKE/PEDESTRIAN
-  ON-STREET BIKE ROUTE
-  EQUESTRIAN TRAIL

### FACILITIES

- 1 MURIETA PARKWAY PARK
- 2 CALERO NEIGHBORHOOD PARK
- 3 RANCHO MURIETA SOUTH NEIGHBORHOOD PARK
- 4 COMMUNITY ATHLETIC COMPLEX
- 5 RANCHO MURIETA COMMUNITY PARK
- 6 RANCHO MURIETA COMMUNITY CENTER
- 7 LAKE CLEMENTIA RECREATION AREA
- 8 LAGUNA JOAQUIN RECREATION AREA
- 9 UNIT #1 RECREATION AREA
- 10 MURIETA VILLAGE CLUBHOUSE COMPLEX
- 11 FUTURE SCHOOL SITE



## 1) Future Park and Facility Recommendations

The numbers in parentheses following the park facility names refer to the graphic Park and Recreation Master Plan on page 73.

### Murieta Parkway Park (1)

This proposed neighborhood park site is approximately 11.0 acres of relatively wooded terrain located on Murieta Parkway. The site is central to Rancho Murieta and located on the border of Subarea 1 and Subarea 2. For Subarea 1, this neighborhood park site will satisfy the 1990 recreation acreage deficit of 5.3 acres, the 1990 neighborhood park need of 7.1 acres, and approach the 2000 neighborhood park need of 12.6 acres.

Approximately half of the site is covered with oak trees and would allow only 5 or 6 acres for active use. The park could consist of interpretive trails with signage depicting the history of the site, picnic facilities and seating among the wooded areas, playground or tot lot area, par course, and necessary parking. The archaeological significance of this site should be preserved and provide important resource value to the park.

### Calero Neighborhood Park (2)

This neighborhood park site is proposed along the southern edge of Lake Calero and could encompass between 8 and 13 acres. The site is located in Subarea 2 and would provide a linear passive recreation area along the shoreline of the lake. If 13 acres were developed, this facility would exceed both the acreage needs for 1990 and reduce the 2000 acreage deficit to approximately 1.3 acres. A park facility of this size would also satisfy the 2000 neighborhood park need of 10.2 acres.



Park development could include an improved boat launch at the western edge of the lake nearest the dam, picnic and barbecue facilities on the peninsula area, permanent rest rooms, small playground, paved bike/pedestrian paths that connect with the existing path around the lake, and sufficient parking to serve the site. This site offers a unique opportunity for nature observation, especially bird watching in the winter. Care should be taken in the design of this park to avoid conflict with the sensitivity of the wildlife.

#### Rancho Murieta South Neighborhood Park (3)

Current development plans for Rancho Murieta South propose a 5 acre neighborhood park located approximately in the center of the development. Plans by the developer for the park include a softball field, two soccer fields, tot lot and playground, two tennis courts, and picnic tables. In terms of neighborhood park need, the 5 acre park will exceed the 1990 need, however will fall short of the 2000 need by 5.1 acres.

There are a number of open space amenities within and surrounding this area including the golf course, Cosumnes River Corridor, wetlands enhancement areas and the open space knoll. These areas are not intended or will permit active, intense use as required in a neighborhood park. Given these facts, such open space areas will not satisfy the park land standard of three acres of neighborhood park per 1,000 residents. It is therefore essential that prior to the adoption of final maps for the area, a larger park site of some 10.1 acres or another site of 5.1 acres be provided in another part of Rancho Murieta South.

#### Community Athletic Complex (4)

Proposed at the Stonehouse Road site is a 20 acre athletic complex. This site will primarily provide organized active recreation for the community such as adult softball, little league, and youth soccer. Proposed facilities might include two adult softball fields, two soccer fields, and one little league field; or one adult softball field, four little league fields, and two soccer fields. Associated amenities would include spectator seating, concession building, permanent rest rooms, ballfield lighting, areas for picnicking, and the necessary parking lot. In order to accommodate the ballfields, some regrading of the settling ponds will be necessary. It should be recognized that the RMA maintenance building occupies a part of the site and will either have to be incorporated into the park plan or an alternative location for the facility will have to be arranged to RMA/CSD satisfaction.

#### Rancho Murieta Community Park (5)

The need for a community park will be divided between a community park facility and the athletic complex mentioned previously. The athletic complex will be primarily active use, while the community

### Rancho Murieta Community Park (5)

The need for a community park will be divided between a community park facility and the athletic complex mentioned previously. The athletic complex will be primarily active use, while the community park will provide more passive recreation opportunities on a larger scale than available at a neighborhood park.

The site below Lake Clementia is the recommended site for the community park. Approximately 40-50 acres are available for park development. Even the development of only half of this site would satisfy the year 2000 community park need of 22.5 acres. This passive community oriented facility combined with the active recreation provided by the athletic complex would provide the residents of Rancho Murieta with a needed variety of recreation opportunities.

Facilities within the community park might include group picnic facilities, barbecues, shade structures, amphitheater and outdoor stage, bike/pedestrian trails, interpretive trails, tennis courts, and open turf areas for multi-purpose play and unorganized recreation. If the need arises, an equestrian staging area and access to equestrian trails could be provided from this park. Other improvements would include a paved access road into the park site and parking to support the park activities.

This proposed community park area has also been mentioned as being incorporated into a proposed third golf course. Should the third golf course become a reality, an acceptable alternative site for the community park would have to be provided by RMPI.

### Rancho Murieta Community Center (6)

Although the graphic master plan on page 73 indicates the Community Center being located at the Operating Engineers Training Center, it should be understood that this is not the sole option available to the community. Included in this portion of the report will be descriptions not only of the Training Center possibility, but of other options open to the community.

**Training Center** - The Operating Engineers Training Center has the potential to be renovated into the future community center. The present facility has many resources compatible with those required of a community center (i.e. kitchen facilities, gymnasium, small classrooms, office space, large meeting rooms, etc.). There has been some concern expressed that a community center should be centrally located. However, there are advantages to the training center location that should also be considered: 1) A community center needs to be self-supporting, therefore it must be located to attract users beyond the residents of Rancho Murieta; 2) and while attracting outsiders, maintaining security and privacy within Rancho Murieta is of utmost concern to most of the residents, locating the community center outside the main entrance will help

to minimize security problems.

**Joint Use of School Facility** - Consider working with the Elk Grove School District in the joint development of the multi-purpose building in the future school site. This facility could be available to the community during non-school time. This has the disadvantage of limiting the time the facility will be available to the community, however this could be an interim solution and the cost of joint development would most likely be attractive.

**RMPI/Private Developer** - The community center could be developed by RMPI or other developers. Although the Country Club does not support the idea, there have been discussions of building a hotel/conference center near the Country Club. This development could include a facility to accommodate community center type activities.

**RMPI Sales Office Building** - Consider renovating the RMPI's Sales Office as a Community Center. Once the sales office is not needed or if the office were to relocate, this building could be purchased or leased for community center use. If this building were to be used, it would have to undergo considerable remodeling and enlarging to meet code and the needs of the community.

**Commercial Property** - There may be opportunity to lease/purchase commercial property located at Murieta Drive and Highway 16 as development occurs there. In this situation, the developer could finance and develop the community center and then lease the facility to the District and/or RMA on a lease/purchase basis.

**Community Park** - There are also opportunities associated with either of the future community park sites, whereby the CSD or RMA could undertake the financing and development of the facility. Possibilities also exist whereby a developer could finance and build the facility at the park and lease it to the District and/or RMA through a lease/purchase basis.

As the community seriously evaluates the direction to take in regard to developing a community center, they will have to evaluate some of the above options that have been identified and others that may surface.

#### Community Swimming Pool

The community has expressed a significant need for a community swimming pool in both the recreation needs survey and the community meeting. It is possible, in conjunction with a swimming pool, that the community consider providing a combination swimming and tennis complex in order to appeal to a larger user group. We recommend the following alternatives be considered to provide this facility to the residents of Rancho Murieta:

**RMPI/Private Developer** - One alternative way to provide a swimming/tennis complex for the community would be by means of private development. There has been mention by an RMPI representative that they could develop a private swimming and tennis facility for the community. In addition to RMPI, opportunity may exist for other developers to build such a facility within the community. The potential location for this type of complex is dependent upon the developer.

**Adjacent Property** - Another option that has been mentioned by members of the Recreation Committee is for a developer to lease property adjacent to Rancho Murieta and build a private membership swim and tennis club.

**RMA Membership** - RMA could develop a swimming and tennis complex within the community and operate it on a private or open membership basis. This membership could be included with membership to the homeowner's association or be completely separate. A viable location for this type of facility could be the proposed Murieta Parkway park. It should be noted that the RMA would be extremely wary about operating a community pool due to its liability and financial need.

**Community Services District** - A fourth alternative would be for the Community Services District to develop a swimming pool. A facility of this type could be open to all and paid for on a user fee basis. If the swimming pool were to be developed outside of the private entrance (ie. in conjunction with proposed plans for a community center at the Training Center) separate user fees for residents and non-residents could be developed. Possible locations for this complex include Murieta Parkway Park, the Community Athletic Complex, Training Center, or any other appropriate park sites.

**Lease/Purchase Agreements** - An alternative available in conjunction with the previously mentioned alternatives is for private developers to finance and build a swimming pool and then allow the District and/or RMA to purchase the facility on a lease/purchase basis. Advantages to this option are that it allows the community to acquire a facility without having to finance its development, the community would have less restricted use, and the maintenance and operations could be provided by either RMA and/or the CSD.

The final analysis on which alternative approach best meets the needs of the community will rely on opportunity and economic feasibility.

#### Bike/Pedestrian Trail System

Presently, there are three bike/pedestrian trails in place in the community, around lakes Calero, Chesbro, and Laguna Joaquin. Connecting these separate trails into a cohesive larger system would be a benefit to the community. The trail system would provide a recreation resource in itself and a means of circulation



throughout the parks and neighborhoods of Rancho Murieta. Our recommendation is to provide a connection between the trails at Lake Calero and Chesbro and plan a system around Lake Clementia and link it to the trail at Lake Chesbro. As mentioned previously in Existing Facility Improvement Recommendations, these trails are basically unimproved earthen maintenance or access roads. As the community develops, upgrading of these trails is recommended with either decomposed granite, asphalt, or concrete paving. Trail improvements are especially important where they pass through or cross park facilities.

This plan recommends a connection between the northern and southern portions of Rancho Murieta by means of a pedestrian bridge downstream of Granlees Dam. This footbridge would be installed to provide pedestrian/bicycle access across the Cosumnes River during low-flow periods of the year. The provision of some form of crossing is imperative to Rancho Murieta if it is to become a truly integrated community. With the development of Rancho Murieta South, it is inevitable that people and children will be tempted to cross the river, whether provided with a bridge or not. For this reason, residents should be provided with safe access across the river at a designated point and be discouraged from entering environmentally sensitive areas of the river corridor. A footbridge is necessary to provide this designated form of crossing. It must be realized that providing a footbridge will not increase the movement of "non-residents" into the northern or southern parts of Rancho Murieta because both are or will be gated and only those already inside the community will be able to gain access to the footbridge.

The bike/pedestrian trail system will originate at the Laguna Joaquin bike/pedestrian path; connect to the Unit #1 Recreation Area; continue north along Stonehouse Road to the Stonehouse Athletic Complex; jog northeast to Lake Calero bike/pedestrian path and neighborhood park; link south easterly to the Lake Chesbro bike/pedestrian path; continue to Lake Clementia Recreation Area and path; pass through the community park site; cross the Cosumnes River; and continue south into the Rancho Murieta South development.

#### Cosumnes River Corridor

The Cosumnes River Corridor, east of Highway 16, provides a unique recreation/natural resource for the community. Historically this area has been used by local residents for a variety of recreation such as fishing, swimming, picnicking, hiking, horseback riding, and nature study. If properly managed, this type of low intensity, individual or small group activity is compatible with the resources of the corridor and the community's needs and concerns. This Master Plan and the land use plans of Rancho Murieta South provide for access and linkage from the remainder of the community to the corridor. The Master Plan identifies the need for a pedestrian crossing of the Cosumnes River as a means to provide a direct pedestrian link to both sides of the river. With the growth of the

community and the attractiveness of this resource, its use will greatly increase in the future.

The District, RMA, and the community need to reach an agreement on the acceptable level and types of uses to be permitted in the river corridor. Thereafter, the residents need to be informed of the permitted uses, to post the appropriate signs, and to finally enforce the use restrictions.

#### On-Street Bike Routes

On-Street Bike Routes are proposed throughout the northern and southern portions of Rancho Murieta. In the northern portion, bike routes follow Murieta Drive and Murieta Parkway, then loop west on Guadalupe Drive, continue north on Puerto and Camino Del Lago, and continue south on Pera Drive. In the southern portion, a bike route is proposed along the major parkway of the development.

In the future, bike traffic will be inevitable along Highway 16 and safe bike/pedestrian access will be imperative. Whether in conjunction with the widening of Highway 16 or other development plans of this area, some method of safe circulation must be planned parallel to Highway 16. Presently, Winncrest Homes is conducting a circulation study that, if feasible, will propose a pedestrian/bicycle path that travels inside the fence along the golf course and parallel to Highway 16. Should this become a reality, this would greatly aid in providing a safe pedestrian/bike trail along this portion of Highway 16.

In addition to on-street bike routes being designated, developers should be encouraged to provide sidewalks on at least one side of all streets in all newly developed areas. This would allow safer means of circulation and provide a linkage to park facilities and off-street trails.

#### Equestrian Trails

Our review of equestrian trails with various organizations has caused us to revise the original approach, reflected in Plans A and B. Initially, we assumed that the Equestrian Center would be a primary source of trail users and that a system should emphasize linkages to destinations external to the community. Since the Equestrian Center does not provide rental horses or boarding facilities oriented to trail use, trails would be of no benefit to their facility.

Due to existing development patterns, discontinuous equestrian easements, and the danger of crossing highway 16, creating an equestrian trail system connecting to external destinations is difficult. Possibilities of connecting trails into adjacent areas outside of the District were investigated. The most promising possibility of a trail connection is in the eastern portion. However, current existing activities are incompatible with

equestrian trails. Therefore, such a trail would not be permitted in this area.

Concerns were expressed relative to security consequences of outside linkages, potential conflicts with existing residences, and the lack of adequate staging areas or support facilities. A solution which preserves the equestrian opportunity (reflected in the original community master plan) would be an internal trail system limited to Rancho Murieta residents and guests. This equestrian trail system should be confined to the presently undeveloped eastern portion of Rancho Murieta north of the Cosumnes river. A loop following the existing eastern perimeter road and joining (with adequate separation and space) portions of the bike/pedestrian trail system along lakes Calero, Chesbro, and Clementia would provide an adequate internal experience and destination without requiring outside linkages.

The objective is to preserve equestrian trail opportunities as residential and recreational development occurs, while also minimizing future conflicts.

#### Future School Site (11)

A future elementary school site, located on Escuela Drive, is projected by the Elk Grove School District for the year 1992. The site is approximately 13 acres in size and could accommodate an elementary school with possible acreage available for a small joint-use, neighborhood park in conjunction with the school facility. Cooperative planning between agencies at the time the school is developed may afford this type of joint-use facility.

## **2) Existing Park and Facility Recommendations**

Within the community of Rancho Murieta there are park and recreation areas which the Rancho Murieta Homeowners Association maintains. Following are recommendations regarding suggested improvements to these park and recreation facilities:

### Laguna Joaquin Recreation Area (8)

Located at the main entrance to the community is the Laguna Joaquin Recreation Area. This 4.3 acre park includes a basketball court, play area and tot lot, a gazebo/shade structure with a picnic table and benches for seating, rest rooms, and bike racks.

The play area recently was updated with new equipment which has proven to be very successful. In addition to this improvement, the recreation area would benefit from more seating, or picnic tables along the lake edge or underneath the shade structure. Also rest room facilities should be open for use during park hours.



#### Laguna Joaquin Bike\Pedestrian Path

This paved pedestrian/bicycle path circles the lake and is popular for jogging, walking, and bicycling. This facility is estimated at 2.8 acres and is unregulated.

Presently one of the biggest drawbacks to this path is its lack of amenities. Our recommendation is to provide occasional benches, tables, and trash receptacles so that residents are able to stop and appreciate the lake and its wildlife.

#### Unit #1 Recreation Area (9)

Across from the Laguna Joaquin Recreation Area is the Unit #1 Recreation Area, a 2.2 acre landscaped open space maintained by RMA. This facility has a decomposed granite path which loops back to a concrete basketball court where youth play basketball, practice skateboarding and other activities.

Unit #1 Recreation Area offers limited recreation opportunities due to the size of the area and its proximity to adjacent homes. Our recommendation for this site is, as originally planned and mentioned by members of RMA, to provide a par course along the path that loops through the park. Also, provision of seating or tables at the back of the site adjacent to the basketball court would allow others a place to sit and watch the court activities.

### Lake Clementia Recreation Area (7)

This 2.7 acre unregulated recreation area provides picnic tables and barbecues in a group picnic area, a horseshoe pit, volleyball court, boat launch with a dock, and a swim area. It is our recommendation that the facility be enlarged to a 9.0 acre



neighborhood park. This facility is located in Subarea 2 and its enlargement will exceed the acreage needs for 1990 and reduce the 2000 acreage deficit to approximately 5 acres. This will also begin to satisfy the year 2000 neighborhood park need of 10.2 acres. Please refer to the Park and Recreation Master Plan for location of this site.

The additional area could be developed with more lakeside picnicking area, a group picnic facility, barbecues, permanent rest rooms, outdoor showers for swimmers, and additional volleyball courts and horseshoe pits.

During our field review, we found the swim area to be in poorly maintained condition. The lake bottom was overgrown with water plants that need to be cleared annually, especially prior to the beginning of the summer swim season. Also, the dock area may require some maintenance, it seems the floatation system is failing. The access road to the recreation area will also require annual maintenance.

### Murieta Village Clubhouse Complex (10)

As mentioned previously the Murieta Village mobile home park has its own clubhouse complex for use by its residents. The facility includes a clubhouse with pool table, big screen TV, reading room, kitchen, dance floor, seating areas, and fireplace; swimming and

wading pool, shuffleboard courts, horseshoe pit, and recreation center for crafts and classes.

There are no recommendations for this site since this is a private facility.

#### Murieta Drive Ballfield

This 3.6 acre temporary facility (regulated) is located south of Highway 16 on Murieta Drive on land zoned for commercial use. Presently there are both a softball and soccer field. Although this solution presently meets the needs for such recreational activities, it is inevitable that a new location will be required for these facilities in the near future.

There are no recommendations for this site since this is a temporary facility.

#### Lone Pine Drive Entrance

This landscaped area at the entrance to Lone Pine Drive from Highway 16 is a regulated open space area of an estimated 2.5 acres. Currently it provides an open space or common area in the community.

There are no recommendations for this site since it offers relatively little opportunity for recreation to the residents of Rancho Murieta, except a rest stop for travelers on Highway 16.

#### Lake Chesbro and Calero Bike/Pedestrian Paths

Currently both reservoirs have a path provided around each for walking, jogging, or bicycling. However, these paths are basically unimproved earthen maintenance or access roads.



Upgrading of these trails is recommended when an increased use makes this need apparent. As the community develops, consideration must be made to improve these paths with either decomposed granite, asphalt, or concrete paving.

#### B. CAPITAL IMPROVEMENT PROGRAM

Beyond the privately operated Country Club and the golf courses, the residents of Rancho Murieta currently are provided with a limited range of park and recreational opportunities. Several mini parks, temporary use of private property for athletic fields, use of Lake Clementia, access to portions of the other reservoirs, access to the Cosumnes River and river corridor, and access to natural areas are currently available. Although some of these recreation amenities provide unique environmental, recreational, and aesthetic experiences for the residents of the community, the sum total of these facilities fall far short of the normally established standards for neighborhood and community park facilities and programs.

During the next 10 years of this Master Plan period, it is hoped that many of the park and recreation facilities identified in the Master Plan can be developed. Without a concerted effort towards dedication and development of these sites and facilities for park and recreational use, the residents of Rancho Murieta will shortly find themselves acutely deficient of normal park and recreation opportunities taken for granted by other communities.

The following capital improvement program is geared towards bringing these needed recreational facilities into being through a thoughtful, systematic basis. In developing this capital improvement program, the following assumptions were made:

- o The community desires to develop park sites and to provide facilities where needs are greatest.
- o Developing parks and recreational facilities in incremental phases commensurate with the ability of the community to finance development and operation is desirable.
- o Develop park sites and facilities as promptly as funding is available to minimize escalating construction costs.
- o The capital improvement program recognizes the need for one to two years of planning and design to effectuate the actual construction of the park and recreational facilities.

The outcome of this capital improvement program is a series of annual budgets which may be accomplished as indicated and accelerated or decelerated as fiscal circumstances dictate. Also shown, are the projected budgets for each park and recreation

Upgrading of these trails is recommended when an increased use makes this need apparent. As the community develops, consideration must be made to improve these paths with either decomposed granite, asphalt, or concrete paving.

#### B. CAPITAL IMPROVEMENT PROGRAM

Beyond the privately operated Country Club and the golf courses, the residents of Rancho Murieta currently are provided with a limited range of park and recreational opportunities. Several mini parks, temporary use of private property for athletic fields, use of Lake Clementia, access to portions of the other reservoirs, access to the Cosumnes River and river corridor, and access to natural areas are currently available. Although some of these recreation amenities provide unique environmental, recreational, and aesthetic experiences for the residents of the community, the sum total of these facilities fall far short of the normally established standards for neighborhood and community park facilities and programs.

During the next 10 years of this Master Plan period, it is hoped that many of the park and recreation facilities identified in the Master Plan can be developed. Without a concerted effort towards dedication and development of these sites and facilities for park and recreational use, the residents of Rancho Murieta will shortly find themselves acutely deficient of normal park and recreation opportunities taken for granted by other communities.

The following capital improvement program is geared towards bringing these needed recreational facilities into being through a thoughtful, systematic basis. In developing this capital improvement program, the following assumptions were made:

- o The community desires to develop park sites and to provide facilities where needs are greatest.
- o Developing parks and recreational facilities in incremental phases commensurate with the ability of the community to finance development and operation is desirable.
- o Develop park sites and facilities as promptly as funding is available to minimize escalating construction costs.
- o The capital improvement program recognizes the need for one to two years of planning and design to effectuate the actual construction of the park and recreational facilities.

The outcome of this capital improvement program is a series of annual budgets which may be accomplished as indicated and accelerated or decelerated as fiscal circumstances dictate. Also shown, are the projected budgets for each park and recreation



facility over the next 10 year period (See the Capital Improvement Program table on the following page).

The following priorities were utilized in the development of the capital improvement program:

High Priority (Start within 1-3 years)

- o Community Athletic Complex
- o Lake Clementia Recreation Area
- o Unit #1 Recreation Area

Medium Priority (Start within 3-5 years)

- o Murieta Parkway Park
- o Community Center
  
- o Bike/Pedestrian Paths
- o Rancho Murieta Community Park

Low Priority (Start within 6-10 years)

- o Calero Neighborhood Park

1) Recommended Improvements

Specific improvements and comments regarding each of the sites are given below. The estimated costs are approximate, given in 1989 dollars. The graphic Master Plan on page 73 illustrates the locations of the proposed park and recreation facilities.

Community Athletic Complex

This site (approximately 26 acres) is rated as high priority for development among the various sites in the community because it is already owned by the CSD; its adjacency to the edge of the community with direct access from Stonehouse Road minimizes security problems with non-residents using the facility; athletic fields are greatly needed by the community, and the adjacent school site affords an opportunity to cooperatively work with the school district to plan both facilities to complement one another and provide joint use of facilities. Estimated park improvement cost - \$1,680,000.

Proposed Improvements:

**Site Improvements** - demolition/clearing, earth work, grading and drainage, retaining walls, utilities, access road, parking lots, site lighting, fencing and gates, and access control into parking lots.

**Buildings** - restroom/concession building.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT  
CAPITAL IMPROVEMENT PROGRAM

PARK/FACILITY	90	91	92	93	94	95	96	97	98	99	2000	ESTIMATED CONSTRUCTION COST
Murieta Parkway Park	-	(30)	(36) 200	200	150	-	-	-	-	-	-	616
Calero Neighborhood Park	-	-	-	-	-	-	-	(28)	(50) 300	300	50	728
Rancho Murieta South Neighborhood Park	(25) 225	-	(25) 225	-	-	-	-	-	-	-	-	500 *
Community Athletic Complex	(80)	(100)	500	500	500	-	-	-	-	-	-	1,680
Rancho Murieta Community Park	-	-	-	(50)	(70)	400	400	400	-	-	-	1,320
Lake Clementia Recreation Area	(28)	(90) 200	-	200	-	200	-	200	-	100	-	1,018
Unit #1 Recreation Area	(6.6)	44	-	-	-	-	-	-	-	-	-	50.6
Bike/Pedestrian Trails	(15)	50	-	(10) 50	-	50	(10)	50	50	50	50	385
Community Center	-	-	(25)	(100)	(50) 1,000	(25) 985	-	-	-	-	-	2,185
<b>TOTAL ANNUAL COSTS</b>	<b>379.6</b>	<b>514</b>	<b>1,011</b>	<b>1,110</b>	<b>1,770</b>	<b>1,660</b>	<b>410</b>	<b>678</b>	<b>400</b>	<b>450</b>	<b>100</b>	<b>8,482,600</b>

1) Costs shown in brackets are professional design services.

2) Costs, except the ten-year total, are shown in thousand of dollars.

\* Cost of capital improvements to be borne by developer.

**Recreation Facilities** - lighted ballfields, soccer fields, lighted tennis courts, group picnic area and shelter, paths and trails, and play areas with apparatus.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

#### Lake Clementia Recreation Area

Lake Clementia Recreation Area (proposed to be approximately 9 acres) is rated high in priority due to the fact that this is the only reservoir where water contact recreation is allowed in the community. The present 2.7 acre beach related recreation area needs some improvements to existing facilities and to be increased in size to meet the future needs of the community. Estimated park improvement cost - \$1,018,000.

#### **Proposed Improvements:**

**Site Improvements** - grading and drainage, utilities, paved access road and parking area, site lighting, fencing and gates, access control into parking lots, control of aquatic plants, and dock improvements.

**Buildings** - restroom/storage building with showers.

**Recreation Facilities** - picnic facilities, volleyball courts, multi-purpose play fields, paths and trails, shore fishing improvements, and natural areas.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

#### Unit #1 Recreation Area

This open space/park area of approximately 2.2 acres is rated high in priority due to the fact that the land is already owned by RMA and would greatly enhance the recreational opportunities provided by the adjacent Laguna Joaquin Recreation Area located at the main entrance to the community. This site needs additional improvements to make it a fully useable and an attractive asset to the community. Estimated park improvement cost - \$50,600.

#### **Proposed Improvements:**

**Site Improvements** - grading and drainage, and site lighting.

**Recreation Facilities** - picnic tables, open play area, and par course.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

### Murieta Parkway Park

Although this proposed neighborhood park of approximately eleven acres is rated as medium priority, primarily since the land must be obtained or deeded for park use, it is of significant importance to the park and recreational potential of the community. This site, located on Murieta Parkway, is central to the community and provides trail linkage to other recreation areas of the community, archaeological significance, and numerous oak trees which make it a very valuable recreation resource. Another reason for considering this site as important is the possibility, as mentioned in this report, of it affording an ideal central location for a community swimming pool. Estimated park improvement costs, excluding the cost of the community swimming pool - \$616,000.

#### Proposed Improvements:

**Site Improvements** - grading and drainage, retaining walls, utilities, access road, parking lots, site lighting, fencing and gates, and access control into parking lots.

**Buildings** - restroom/storage building.

**Recreation Facilities** - multi-purpose play field, picnic areas, paths and interpretive trails with signage depicting the history of the site, play areas with apparatus, par course, and natural areas.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

### Rancho Murieta Community Park

This potential community park site, which could be 40 to 50 acres in size, is rated medium in priority since it must be deeded for this purpose. This site, however, is one of the only sites in the community which is large enough and could offer the variety of recreational opportunities needed in a community park. Due to its size and the natural resources that are abundant nearby, this site could accommodate a variety of active, passive, and natural recreational uses. In addition, the site's adjacency to the Cosumnes River affords access to the river corridor and the community trails system. Estimated park improvement costs, excluding the cost of a community center building - \$1,320,000.

#### Proposed Improvements:

**Site Improvements** - grading and drainage, retaining walls, utilities, access road, parking lots, site lighting, fencing and gates, and access control into parking lots.

**Buildings** - restroom/storage building.

**Recreation Facilities** - multi-purpose open play fields, tennis courts, amphitheater and outdoor stage, group picnic area and shelter, paths and interpretive trails, and play areas with apparatus.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

#### Calero Neighborhood Park

Calero Neighborhood Park (an area of approximately 8 to 13 acres) is rated low in priority due to the fact that the area around Lake Calero is undeveloped as yet and will remain so for some time. The dedication of this neighborhood park will, however, greatly alleviate the park acreage deficiency in the northern portion of the community; and provide the residents of the community with a unique vista point for enjoying the reservoir and scenic beauty of the area. Estimated park improvement cost - \$728,000.

#### **Proposed Improvements:**

**Site Improvements** - grading and drainage, utilities, paved access road and parking area, site lighting, access control into parking lots, and boat launch.

**Buildings** - restroom/storage building.

**Recreation Facilities** - picnic facilities, paths and trails, shore fishing improvements, playground, and natural areas.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and park furniture.

#### Pedestrian/Bike Trails

The Master Plan proposes the development of approximately 6.5 miles of off-street pedestrian and bicycle trails. These trails are proposed to be constructed in undeveloped areas to link existing and proposed recreation facilities and to form a looped community trails system which will enable the residents to walk, hike, or bicycle to different parts of the community. Estimated improvement cost - \$385,000.

#### **Proposed Improvements:**

**Site Improvements** - grading and drainage, retaining walls, barriers, D.G. path installation, signage, and park furniture.

**Recreation Facilities** -interpretive trails and linkage to a variety of recreational areas.

## Community Center

The need for a Community Center, a facility for conducting a variety of social/cultural/recreational activities in the community, was strongly expressed in the recreation needs survey and is considered a medium level of priority. Should it be possible to purchase all or sufficient portions of the Training Center, the community's recreational, cultural, and educational needs would be well served. Should this not be possible, the Master Plan suggests possible alternatives that the community should consider. Excluding the cost of land acquisition, the estimated cost of developing the community center - \$2,185,000.

### Proposed Improvements:

**Site Improvements** - grading and drainage, utilities, street frontage improvements, access road and parking, site lighting, concrete flat work, fencing and gates, and access control into parking lots.

**Buildings** - Community Center Building with multi-purpose hall/gymnasium, offices, class rooms, kitchen, storage room, and outdoor entertaining area.

**Landscaping** - turf/trees/shrubs/ground cover, irrigation system, and outdoor furniture and fixtures.

## C. MANAGEMENT AND OPERATION

### 1) Park Operation

The issue of park maintenance and operations has been of continual concern throughout the master plan process. Once a park system has been planned for Rancho Murieta, who will develop and administer the facilities, provide recreation programs and provide park maintenance?

The optimum situation for providing park and recreation operation services to the residents of Rancho Murieta would be the merging of the Community Services District and RMA into one entity. This arrangement would eliminate many of the political differences, provide a more efficient means of serving the community, and unify the community under one organization. In the interim, however, should this not be possible for whatever reasons, the following section will present some of the alternatives available to the community for the administration of their park and recreation system.

The issue of privacy is the main contention in deciding how management and operation will be provided in Rancho Murieta. There are advantages and disadvantages to the management and operation

by each. The CSD, as a public agency, has the powers of condemnation and eminent domain, as well as other vehicles for planning and financing; RMA does not. However, there is concern that if the CSD were to act as the legal entity, which acquires and develops parklands, then privacy could not be maintained. Conversely, if RMA were to act as the legal entity, although many of the powers available to the CSD are not available to RMA, the contention is that privacy could be maintained within Rancho Murieta. The legal issues surrounding how privacy will be maintained or affected under such arrangements is currently under discussion.

#### District/RMA Cooperation

From discussions being conducted currently between the CSD and RMA, it appears likely that there will be a mutually agreeable means of administering park and recreation services. Generally speaking, RMA and CSD will share the responsibility for providing the parks and recreation services. The CSD may become primarily responsible for acquiring and developing the park and facilities, whereas RMA may operate and conduct recreation programs.

The advantage to this type of arrangement is that it will avoid the duplication of costs and services. Each entity will be involved in providing separate services. However, a committee composed of both RMA and CSD members should be formed to coordinate the planning, design, and development of future facilities. This approach takes advantage of the fact that RMA already provides maintenance to existing recreation facilities and common areas, and provides recreation programs.

#### District/RMA Cooperation (Option)

An option to the above operational arrangement might involve the management of the Community Center (if located outside of the gated area) and the Community Athletic Complex. Since these two facilities would involve significant use by non-Rancho Murieta residents, they may have to be considered a public facility. Consequently, it may be advisable for the CSD to manage these two facilities and maintain a clear separation of public and private facilities.

#### Contract Maintenance Services

An option to contract out park maintenance services should be considered as a means to reduce overhead and retain flexibility in management. One staff person could be responsible for supervising the contractor and his work. This would help to negate the need to increase staff and acquire additional equipment.

## 2) Recreation Programming

It appears that RMA is best suited to providing the recreation programming due to its past experience and staffing. Regardless of how the recreation programs are provided, community participation should be encouraged and supported by both the Community Services District and RMA. The community should also work with the County, surrounding park agencies and the school district to avail its residents to other programs through cooperative efforts.

The CSD and RMA should encourage, support, and assist, in so far as possible, the provision of private recreational services for the general benefit of the community.

## 3) Liability Concerns

As the district plans for its future park system and its associated amenities, the issue of liability will undoubtedly be of concern. For this reason, as plans are carried forth public liability should be considered and ultimately the operating agency will have the responsibility of carrying some form of liability insurance. At this time, the provision of such coverage is premature, however the ultimate need must be understood and anticipated.

Although liability insurance is essential, preventative and precautionary procedures can help lessen future problems. The following should be considered:

- o Investigate future park sites as necessary to understand any problems or limitation inherent with the site.
- o Design future parks and facilities to avoid hazards and potential liabilities.
- o Adequately train staff to identify and correct potential hazards.
- o Conduct scheduled inspections of parks and facilities by trained staff to identify problems and hazards.
- o Provide proper training to staff in safe operating procedures and steps to be taken in emergencies.
- o Insure that private contractors perform work in a safe manner.
- o In case of an accident or injury, have an established way of reporting.
- o Provide adequate safety warnings, signs, and barriers.
- o Close facilities when hazards are present.



- o Make sure that recreation program instructors are properly trained and cognizant of safety requirements.

#### 4) Acquisition of Park Lands and Corridors

The following steps should be taken by the CSD and RMA to insure that adequate and appropriate useable park lands are made available to the community:

- o Following adoption of this Master Plan, a written understanding should be received from RMPI regarding its obligation to provide park lands. Such an understanding shall be binding also on future owners of the land.
- o CSD, RMA and RMPI should negotiate an established means and schedule for turning over park lands, corridors and open space areas.
- o CSD and RMA should monitor future subdivision and developments to insure that appropriate parks, corridors and open spaces are incorporated into the project maps.
- o CSD and RMA should be in close contact with County planning to insure that community needs and interests are reflected in future lands use changes and/or developments.

## IX. FINANCIAL PLAN

### A. CAPITAL IMPROVEMENT REVENUES

Several revenue generating mechanisms have been analyzed and reviewed with the staff of the Community Services District as optional sources potentially available to finance the capital park facilities identified in the Master Plan. They include a Mello-Roos generated bond issue, a Facilities Benefit Assessment District, an expanded Facilities Development Fee, Community Services District cash reserves, joint development, and a private fund raising effort. These and other potential funding sources are described in detail starting on page #100.

During this analysis it was determined that the most realistic and expedient financing source was the existing Facility Development Fee. The Facility Development Fee was selected for further analysis during the final Master Plan process because: 1) the basis for the district and fee structure has been established; 2) a fee structure is in place; 3) the approval of an increase in the fee would require less time than would be necessary to establish a new district; and 4) the fee spreads the costs of park development more equitably over more properties than do the other alternatives.

In order to obtain the funds necessary to complete the development activities outlined in the Master Plan the Facility Development Fee would be increased to cover the additional costs.

Table #8, which follows, identifies the estimated number of new equivalent dwelling units (EDU'S) coming on line each year until the buildout of Rancho Murieta is complete. Further, Table #8 assumes that inflation rates will continue at an average of five percent (5%) compounded annually over this buildout period. The Table identifies an estimate of the required amount of Facility Development Fee which would be assessed against each new EDU. This amount is adjusted annually to cover the impact of inflation on park facility development costs.

In effect, the park facility capital development component of the Facility Development Fee will equal \$2,150 in 1989 dollars.

The Facility Development Fee assessment will require annual review and adjustment due to such factors as actual construction inflation rates, the effect of inflation due to the lag in construction activities created by the need to generate adequate funds to initiate a particular capital project, accumulated interest on fund balances, etc..

TABLE 8

ESTIMATE OF ANNUAL REVENUES AVAILABLE FOR CAPITAL IMPROVEMENTS  
(\$ 000)

YEAR	NEW EDU'S ON LINE	INFLATION RATE	UNFUNDED BALANCE WITH INFLATION	FACILITY DEVELOP- MENT FEE PER EDU	TOTAL ANNUAL REVENUE
1989	N/A	N/A	\$ 7,983	\$ 2.150	\$ 0
1990	467	5%	8,382	2.258	1,054
1991	729	5%	7,663	2.361	1,721
1992	990	5%	6,239	2.479	2,454
1993	381	5%	3,974	2.603	992
1994	232	5%	3,131	2.732	634
1995	192	5%	2,621	2.871	551
1996	158	5%	2,174	3.011	476
1997	140	5%	1,783	3.161	443
1998	86	5%	1,407	3.318	285
1999	86	5%	1,178	3.485	300
2000	86	5%	922	3.660	315
2001	86	5%	637	3.837	330
2002	80	5%	322	4.029	322
<b>TOTAL</b>	<b>3713</b>		<b>\$ 0</b>		<b>\$ 9,877</b>

## **B. ANNUAL EXPENSES FOR RECREATION AND PARK OPERATIONS**

In developing an estimate of the annual expenses required to operate a recreation and park program, as identified in this Master Plan, the team evaluated similar sized (in terms of population and park area) independent park district.

An estimate of annual expenses for Recreation and park operations can be found on Table #9.

The estimate assumes shared staffing for the general manager, general administration, and implementing board based on the assumption that the facilities will be operated by Rancho Murieta Property Owners Association (RMA) or the Rancho Murieta Community Services District (CSD), organization which are currently in place and operational.

Further it was assumed that at buildout dedicated park and recreational staff will include; in addition to the shared staff and management expenses; a recreation manager, a park manager, and seven maintenance personnel. This ultimate staffing level will start small and will increase as facilities are developed. As an example we assume that the recreation manager will not be hired until year three and that new maintenance personnel will be hired at a rate of one every second year.

The estimate also assumes that funding requirements for services and supplies and capital replacement (calculated at 1.25% of improvements) will grow at a rate proportional to the allocation into the park facility capital development fund.

Finally the estimate assumes 5% annual increases in salaries and services and supplies, and that contingencies should be calculated at 5% of other expenses.

## **C. ANNUAL REVENUES FOR RECREATION AND PARK OPERATIONS**

Three sources have been identified as revenues available to fund park and recreation activities. They include: facility rental (rental income from the personal use of a community center and park facilities), recreational programming (net fee income from classes and other recreational programming), and increases to Rancho Murieta property owner fees or CSD general revenues. (See Table #10).

Income from facility rentals and recreational programming is estimated to increase as facilities are developed. It is estimated that the community center will be available for use in 1996. Income from the use of the community center and recreational activities which will require that type of facility will become available at that time.

TABLE 9

ESTIMATE OF ANNUAL EXPENSES FOR RECREATION AND PARK OPERATIONS  
(\$ 000)

YEAR	STAFF WITH BENEFITS @ 25%	SERVICES AND SUPPLIES	BUILDING RESERVE	CONTIN- GENCIES	TOTAL ANNUAL EXPENSES
1989	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
1990	92.3	27.0	13.1	6.6	139.0
1991	136.8	71.0	34.7	12.1	254.6
1992	170.4	133.9	65.4	18.5	388.2
1993	178.9	159.3	77.8	20.8	436.8
1994	217.4	175.5	85.7	23.9	502.5
1995	228.3	189.6	92.6	25.5	536.0
1996	272.3	201.8	98.5	28.6	601.2
1997	285.9	213.1	104.1	30.2	633.3
1998	337.9	220.4	107.6	33.3	699.2
1999	354.8	228.1	111.4	34.7	729.0
2000	414.1	236.2	115.3	38.3	803.9
2001	434.8	244.6	119.4	39.9	838.7
2002	502.4	252.9	123.5	43.9	922.7

**TABLE 10**  
**ESTIMATE OF ANNUAL OPERATING REVENUES**  
**(\$ 000)**

YEAR	PROPERTY OWNERS FEE OR CSD GENERAL REVENUE	RENTAL REVENUE	RECREATIONAL PROGRAMMING	TOTAL ANNUAL OPERATING REVENUE
1989	\$ N/A	\$ N/A	\$ N/A	\$ N/A
1990	139.0	0	0	139.0
1991	254.6	0	0	254.6
1992	361.2	5.0	22.0	388.2
1993	408.5	5.2	23.1	436.8
1994	472.7	5.5	24.3	502.5
1995	504.7	5.8	25.5	536.0
1996	522.7	24.9	53.6	601.2
1997	550.9	26.1	56.3	633.3
1998	612.6	27.5	59.1	699.2
1999	638.2	28.8	62.0	729.0
2000	708.5	30.3	65.1	803.9
2001	738.5	31.8	68.4	838.7
2002	817.7	33.4	71.8	922.9

Revenues generated from facility rental and recreational programming will not be adequate to cover the entire cost of operating the proposed park facilities and recreational activities. This funding gap will require an external source of revenues. It is assumed that either the Rancho Murieta Property Owner Association or the CSD will operate the park and recreation program and therefore will be required to fill this funding gap. If the program is operated by either the RMA or the CSD it is estimated that a per EDU increase in fees (property owners fee, new park fee, or general administrative fee) will be required.

In effect, if either the RMA or the CSD operate the park and recreation program there will be a need to contribute an estimated \$7.33 per unit month beginning in 1990 and escalating thereafter to include the effects of inflation and required staff as the facilities develop. (See Table #11).

#### D. POTENTIAL FUNDING SOURCES

Several federal, state, and local financing sources have been identified as either available or potentially available to implement the activities outlined in this Master Plan. Funding sources have also been listed which may be available to the Rancho Murieta Community Services District to implement its larger public facilities program.

Although the information regarding the different financing sources, which are summarized below, is believed to be accurate up to the date of publication, readers are cautioned that the situation is dynamic and that conditions are subject to change on a daily basis. Many sources will require individual application, follow-up, and the approval of funds will depend on the successful competition with other jurisdictions, programs, and/or projects.

##### 1) Federal Programs

###### Farmers Home Administration (FmHA)

###### o Community Facilities Loans

This program provides loan funds for the development of a variety of community facilities from fire stations and jails to roads, bridges and parking facilities. The loans have a maximum term of forty years with interest rates dependent on current market yields for municipal obligations. Projects must be based on taxes, assessments, revenues, fees, or other sources sufficient for operation, maintenance, as well as to retire the debt.

TABLE 11

ESTIMATE OF MONTHLY OPERATING COST PER EQUIVALENT DWELLING UNIT

YEAR	TOTAL NUMBER OF EDU'S ON LINE	TOTAL MONTHLY EXPENSES	TOTAL MONTHLY COST PER EDU
1989	1116	\$ 0	\$ 0
1990	1583	11,600	7.33
1991	2312	21,200	9.17
1992	3302	30,100	9.11
1993	3683	34,000	9.23
1994	3915	39,400	9.59
1995	4107	42,100	10.25
1996	4265	43,600	10.22
1997	4405	45,900	10.41
1998	4491	51,000	11.36
1999	4577	53,200	11.62
2000	4663	59,000	12.66
2001	4749	61,500	12.95
2002	4829	68,100	14.10



## 2) State Programs

### Department of Commerce, Rural Renaissance Program

#### o Rural Economic Development Grant and Loan Program

A low interest loan program for development in rural areas, interest rates under the program will be determined on a project feasibility basis. The program, which was initiated in July of 1987, requires that one job be created for each \$ 50,000 of loan principal. The funding allocation for this program is distributed to projects on a first come first basis.

### Department of Boating and Waterways

#### o Boat Launching Facilities Grant Program

One hundred percent (100%) grant to be used for the development of concrete boat launching ramps, courtesy floats, restrooms, paved car/trailer parking landscaping and irrigation on new facilities of improvements and expansion of existing facilities. Grant recipient must be a city, county or special district. Applications are due June 1 for financing in the fiscal year that begins 13 months later.

### Department of Parks and Recreation Office of Historic Preservation

#### o National Historic Preservation Fund

Matching grants program appropriated to promote preservation by the identification, designation, evaluation, and protection of cultural resources and historic structures at the local, regional, or statewide level.

## 3) Local Programs

### Contributions

Contributions can come from a variety of sources: individuals, banks, corporations, foundations and other philanthropic agencies. Less available since the recent tax reform legislation but with active pursuit substantial resources can be attained. Under the Community Reinvestment Act (CRA) banks are required to fund neighborhood development projects. The problem with this resource is that it depends less on local residents, which may lead to less local support and political difficulties between residents and corporations.

### In-kind and Donated Services

It is possible to accomplish quite a lot at very little expense with the cooperation of local service clubs, volunteers, and other organizations willing to provide in-kind services (secretarial help, classes, travel bookings, etc.). By reducing costs in certain programs, funds may be available for other purposes. Other programs become possible that would otherwise be too costly. This resource is not free because of the amount of time necessary to coordinate voluntary programs, it can produce visible results, while garnering local interest and support.

### User Fees

Since Proposition 13 User or Recreational Fees have become a major source of revenue to Park and Recreation Departments and Districts. User Fees are second only to property tax revenues as an ongoing source of program income. User Fees may not provide excess revenues but it is expected that they will cover all costs associated with the provision of service.

### Special Fund Raisers

While not a primary source of funds, activities can be sponsored for a specific program, such as to buy benches or plant trees. The annual dinner or pancake feed are probably the most traditional ways to raise funds, but many other creative events and activities focused on the local population are also possible (local golf tournaments, celebrity tennis matches, etc.).

### Security, Sewer, and Water Service Fees

Currently a small proportion of the Service Fees charged for Security, Sewer and Water service is allocated to provide for the overall administration of the Rancho Murieta Community Services District. It is anticipated that this practice will continue and will incorporate general park and recreation program administration.

### Property Tax Revenues

Currently the Rancho Murieta Community Services District receives approximately 14% of its annual operating budget revenues from property tax. This source can be utilized for either operational or capital expenses related to facilities.

### Mello-Roos Community Facilities Bond

The Mello-Roos Community Facilities Act of 1982 (Mello-Roos) allows the levying of a special tax to fund the capital costs of a wide variety of public improvements and the ongoing operation and maintenance costs of a limited number of public services. With Mello-Roos, a community facilities district is established in a specific area to provide facilities and services that are in addition to those already available in the area. The facilities and services are financed with a special tax, which requires the approval of two-thirds of the voters in the community facilities district. The proceeds of the special tax can be used to support the sale of tax-exempt bonds for the various capital improvements. The Community Services District is currently investigating the feasibility of utilizing Mello-Roos.

### Facilities Benefit Assessment District

A Facilities Benefit Assessment District (FBA) process allows the local jurisdiction to fund needed capital improvements through charges to all undeveloped properties. The process parallels the methods used in establishing a special assessment district with two key exceptions. First, the process can be initiated without a petition. Second, the process results in a property lien to be paid when a building permit is approved for the affected property. It does not result in a bond sale with annual payments. The assessments are based on a relative benefit realized by the development depending on land use.

### Joint Development

Joint development and use of facilities with other jurisdictions or private enterprise could result in a substantial reduction of capital expense in the construction of buildings and park space. Initial concepts include the development of park and recreational facilities at the proposed school sites with the Elk Grove Unified School District and the construction of community facilities with the prospective hotel developer or the County Club.

### Facility Development Fees

Currently the District assesses home builders a Facility Development Fee. This fee could in part be used to assist in the development of capital facilities.

### Recreational Facilities Rental

As with User Fees facility rentals are a common source of revenues to park districts and can be used to assist in the cost of on-going facility maintenance and management.

## X. REFERENCES

A complete appendix will be prepared separately and submitted to the Community Services District upon completion of the master planning process.

BRIDGEHOUSE PARK LAND USE AND DEVELOPMENT PLAN (DRAFT: UPDATED 11/3/88): SACRAMENTO COUNTY DEPARTMENT OF PARKS AND RECREATION.

COMPOSITE MAP OF RANCHO MURIETA UNITS 1-4 (400' SCALE): RAYMOND VAIL & ASSOCIATES.

CONCEPTUAL MASTER PLAN: STONEHOUSE ROAD TREATMENT PLANT SITE (100' SCALE): GIBERSON & ASSOCIATES, DECEMBER 1987.

CULTURAL RESOURCE ASSESSMENT OF A PORTION OF RANCHO MURIETA SOUTH (EXHIBIT C - VESTING TENTATIVE MAP APPLICATION FOR RANCHO MURIETA SOUTH): PEAK & ASSOCIATES, AUGUST 1988.

DRAFT ANALYSIS OF EXISTING NEIGHBORHOOD AND COMMUNITY PARK AREAS WITHIN RANCHO MURIETA: GIBERSON & ASSOCIATES, MARCH 13, 1989.

DRAFT SUMMARY OF RANCHO MURIETA MAJOR INFRASTRUCTURE PROGRAM: GIBERSON & ASSOCIATES, MARCH 15, 1989.

ENVIRONMENTAL NOISE STUDY FOR RANCHO MURIETA SOUTH (EXHIBIT B - VESTING TENTATIVE MAP APPLICATION FOR RANCHO MURIETA SOUTH): PETER KLAVENESS & ASSOCIATES, AUGUST 1988.

FINAL ENVIRONMENTAL IMPACT REPORT - RANCHO MURIETA GENERAL PLAN AMENDMENT: SACRAMENTO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, ENVIRONMENTAL IMPACT SECTION, AUGUST 1983.

LETTER TO MR. KEN GIBERSON FROM T.D. PEIGHTAL, (PRESIDENT, RANCHO MURIETA ASSOCIATION) DATED DECEMBER 22, 1988, RE: RECREATION MASTER PLAN AND ORDINANCES.

1987 RANCHO MURIETA CENSUS REPORT: RANCHO MURIETA COMMUNITY SERVICES DISTRICT, 1987.

NOVEMBER CENSUS REPORT: RANCHO MURIETA COMMUNITY SERVICES DISTRICT, NOVEMBER 1988.

PRELIMINARY GEOTECHNICAL INVESTIGATION RANCHO MURIETA SOUTH: WALLACE, VAN ALSTINE & KUHL, AUGUST 1988.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT - COMMUNITY FACILITIES

PLAN: DUNLOP, HARRY ET. AL., MARCH 1988.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT STORM DRAINAGE & FLOOD CONTROL MASTER PLAN: GIBERSON & ASSOCIATES, JUNE 1988.

RANCHO MURIETA ENVIRONMENTAL ANALYSIS - CULTURAL RESOURCES (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA ENVIRONMENTAL ANALYSIS - HYDROLOGY (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA ENVIRONMENTAL ANALYSIS - VEGETATION (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA ENVIRONMENTAL ANALYSIS - SLOPES (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA ENVIRONMENTAL ANALYSIS - SOILS (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA LAND SUITABILITY ANALYSIS (400' SCALE): RAYMOND VAIL & ASSOCIATES.

RANCHO MURIETA MASTER PLAN (400' SCALE): RAYMOND VAIL & ASSOCIATES, JANUARY 1987.

RANCHO MURIETA RECREATION AREA PLAN (DRAFT) (BRIDGEHOUSE PARK): SACRAMENTO COUNTY DEPARTMENT OF PARKS AND RECREATION.

RANCHO MURIETA SOUTH HAZARDOUS MATERIALS ASSESSMENT: WALLACE VAN ALSTINE & KUHL, AUGUST 1988.

RANCHO MURIETA SOUTH MASTER PLAN - PLANNED DEVELOPMENT EXHIBIT (200' SCALE): REINERS & HAYES, AUGUST 1988.

RANCHO MURIETA WATER RESOURCES - SUMMARY REPORT FACILITIES PLANNING FOR DEVELOPMENT OF SOUTH GOLF COURSE PROPERTY (EXHIBIT A - VESTING TENTATIVE MAP APPLICATION FOR RANCHO MURIETA SOUTH): NOLTE AND ASSOCIATES, AUGUST 1988.

RECREATION, PARK AND OPEN SPACE STANDARDS AND GUIDELINES: NATIONAL RECREATION AND PARK ASSOCIATION, 1983.