

# **PARK AND STREAMBED PLAN**

---

**Prepared for the City of  
ROSEVILLE, CALIFORNIA**

**EBS MANAGEMENT CONSULTANTS INCORPORATED  
120 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA  
MARCH 1967**

*William J. Zisk*

PARK & STREAMBED PLAN

for

THE CITY OF ROSEVILLE, CALIFORNIA

Prepared By

EBS Management Consultants Incorporated  
120 Montgomery Street  
San Francisco, California

March 1967

THE PREPARATION OF THIS BULLETIN WAS FINANCED IN PART BY AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

# CONTENTS

	<u>Page</u>
FORWARD . . . . .	iv
LETTER OF TRANSMITTAL . . . . .	1
SUMMARY OF FINDINGS, CONCLUSIONS AND RECOMMENDATIONS . . . . .	2
I - INTRODUCTION . . . . .	4
A - Historical . . . . .	4
B - Value . . . . .	5
II - BACKGROUND . . . . .	8
A - Geographical Orientation . . . . .	8
1 - Setting . . . . .	8
2 - Study Area . . . . .	8
3 - Existing Land Use . . . . .	9
B - Previous Plans and Policies . . . . .	9
1 - Roseville Master Plan . . . . .	9
2 - Loomis Basin General Plan . . . . .	10
3 - Sacramento Metropolitan Area Park and Recreation Plan. . . . .	10
C - Climatic Conditions . . . . .	11
1 - Temperature . . . . .	11
2 - Precipitation . . . . .	11
D - Population Growth . . . . .	13
E - Land Area Growth . . . . .	18
III - SURVEY OF EXISTING CONDITIONS . . . . .	20
A - Gross Park Space Requirements . . . . .	20
B - Inventory of Existing Facilities . . . . .	21
C - Park Attendance . . . . .	25
IV - PARK AND RECREATION STANDARDS . . . . .	26
A - Park and Recreation Needs . . . . .	26

	<u>Page</u>
B - The City's Role . . . . .	28
1 - Private Enterprise . . . . .	29
2 - Federal Government . . . . .	30
3 - State of California . . . . .	30
4 - Placer County . . . . .	31
5 - City of Roseville . . . . .	31
C - Park Plan Objectives . . . . .	33
D - Park Standards . . . . .	33
1 - Combined Schools-Parks . . . . .	34
2 - Site Characteristics . . . . .	36
3 - Park Areas . . . . .	37
 V - STREAMBEDS, OPEN SPACE AND GREENBELTS . . . . .	 39
A - Streambeds . . . . .	39
1 - Streambed Area Standards . . . . .	41
2 - Development Standards . . . . .	42
B - Greenbelts . . . . .	43
 VI - COMMUNITY AESTHETICS . . . . .	 45
A - Street Trees . . . . .	45
B - Special Planting Areas . . . . .	47
C - Landscaped Freeways and Parkways . . . . .	48
D - Private Development . . . . .	49
 VII - COMPREHENSIVE PLAN. . . . .	 51
A - General Description . . . . .	51
B - Neighborhood Parks . . . . .	52
1 - Cirby and Duranta Parks . . . . .	52
2 - Youth Playgrounds . . . . .	52
3 - Woodbridge Park . . . . .	53
4 - Garbolino Park . . . . .	53
5 - Sierra Gardens Park . . . . .	53
6 - Weber Park . . . . .	54

	<u>Page</u>
C - Community Parks . . . . .	55
D - Citywide Parks . . . . .	55
E - Special Parks . . . . .	56
1 - Fairgrounds . . . . .	56
2 - Royer Park . . . . .	57
3 - Roadside Rest . . . . .	57
4 - Scenic Overlook . . . . .	57
5 - City Camp . . . . .	57
6 - Downtown Park . . . . .	58
F - Streambeds and Greenbelts . . . . .	58
1 - Streambed and Trails System . . . . .	58
2 - Greenbelts . . . . .	59
VIII - IMPLEMENTATION OF THE PLAN . . . . .	60
A - Public Acceptance . . . . .	60
1 - Plan Adoption . . . . .	60
2 - Public Information . . . . .	60
B - Development Policy . . . . .	61
1 - Site Reservation . . . . .	61
2 - Initial Development . . . . .	62
3 - Finalized Park Design . . . . .	62
4 - Financial Aid and Cooperative Development . . . . .	63
C - Codes and Ordinances . . . . .	63
1 - Zoning Ordinance . . . . .	64
2 - Subdivision Ordinance . . . . .	64
D - Development Costs . . . . .	65
APPENDIX A - PARK AND RECREATION ASSISTANCE PROGRAMS . . . . .	A-1

## FORWARD

"Here I speak of a matter that in all our American communities has been until recently far too much neglected. Local pride ought above all to center, so far as the material objects are concerned, about the determination to give the surroundings of the community nobility, dignity, beauty . . . . We Americans spend far too much of our early strength and time upon injuring our landscapes, and far too little upon endeavoring to beautify our towns and cities."

Josiah Royce, Race Questions, Provincialism and Other American Problems, New York, 1908, p. 68.

"It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean . . . ."

Justice William O. Douglas in Berman v. Parker, 348, U.S. 26 (1954)

# EBS MANAGEMENT CONSULTANTS

INCORPORATED

An Electric Bond and Share Company

120 MONTGOMERY STREET  
SAN FRANCISCO, CALIF. 94104

415 YU 2-3463  
CABLE ADDRESS "EBSMACI"

March 1, 1967

City of Roseville  
City Hall  
Roseville, California

Gentlemen:

EBS Management Consultants Incorporated is pleased to present this report which provides a master plan for the development of the long range park and recreation system.

The report provides background data emphasizing the growth and need for park and recreation systems; the definition of the City's role; development standards; and the resultant plan projected to approximately the year 2000. The report also provides preliminary development cost estimates.

We would like to express our appreciation for the assistance which was provided by the various City of Roseville administrative departments. The enthusiasm and interest received from the citizens of Roseville as a whole was also very gratifying.

A summary of principal findings, conclusions and recommendations is provided at the beginning of the report. The subsequent chapters present more detailed analysis of the individual areas of study.

Respectfully submitted,

*EBS Management Consultants Incorporated*

# SUMMARY



SUMMARY OF FINDINGS, CONCLUSIONS  
AND RECOMMENDATIONS

1. The City of Roseville is endowed with an outstanding natural environment. The natural environment is, however, rapidly disappearing as a result of increasing urbanization.
2. Increased leisure time, expendable income, and mobility are radically changing the recreational attitudes of the population. A city is now required to provide more extensive and complex park and recreation programs to satisfy the existing and anticipated future demands.
3. The City and Regional Master Plans for land use envision significant urbanization in the South Placer County area. It is estimated that the Roseville urban area population will attain 110,000 persons by or near the year 2000.
4. The City of Roseville presently possesses 6 developed parks containing approximately 34 acres. In addition, the City owns 3 undeveloped park sites. The park system is supplemented by use of the various school facilities and the Placer County fairgrounds.
5. The City recreation program has experienced extremely rapid growth in attendance. Significant growth has been experienced in the organized team sports.
6. The City park system should be coordinated and complemented with the recreational facilities provided by the various other governmental entities and private enterprise. Roseville's primary role in park and recreational facilities would be to provide those facilities which satisfy the immediate day-to-day needs of a majority of the population residing within the respective service areas.
7. Three basic types of parks are recommended for the City's system. These types include neighborhood, community and citywide parks. The citywide facilities would also be supplemented by other specialized athletic facilities.
8. A streambed system consisting of approximately 44 miles possesses merit for recreational preservation and aesthetic development. It is

recommended that the streambeds be integrated with the park system and be developed with pedestrian, equestrian and bicycling trails.

9. General community aesthetic recommendations are provided for street trees, special planting areas and landscaped freeways. A process for the encouragement of outstanding private development was also recommended.
10. A comprehensive master plan which envisions the need for 28 neighborhood parks, 5 community parks, 2 citywide parks and 2 special athletic facilities has been recommended. In addition, 5 specialty parks were recommended. In coordination with the park system, a streambed, landscape freeway and parkway, and greenbelt program consisting of approximately 152 miles has been recommended.
11. Procedures for the implementation of the plan have been recommended. These procedures include the attainment of public acceptance, the adoption of a development policy, and preparation or revision of local codes and ordinances.
12. Preliminary cost estimates predict that development of the total system, as recommended, will cost approximately \$7,202,100 and \$1,900,000 for the park and streambed systems, respectively.

# INTRODUCTION

I - INTRODUCTION

A - HISTORICAL

The City of Roseville has historically possessed a high degree of well deserved pride in a city character which was the result, in part, of outstanding parks, beautiful tree-lined streets and meandering streams. These features provided a peaceful tranquility which tempered the harsh activity of the nearby railroad yards.

In the past, Royer Park was a famous stopping place where Valley travelers sought temporary rest and relief from the summer sun. Many people foster fond childhood memories of the periodic all-day shopping trips from the outlying ranch to Roseville where, while the parents conducted business, the children would spend the morning in the park, and later the whole family would enjoy a picnic lunch prior to the long trip back home. The Fourth of July Picnic and the Sunday afternoon baseball game were significant local social events.

The conditions of the nostalgic past are, however, rapidly disappearing. Where formerly two hours' travel time from Roseville would extend to Lincoln or Folsom; super highways now expand that distance to San Francisco and Lake Tahoe. Urbanization has spread until a now solid mass of houses extends from Roseville to beyond the City of Sacramento proper. Population has increased so rapidly that a majority of the people now residing within the City have lived there less than ten years. New subdivisions are leapfrogging out into the surrounding agricultural lands, and diversified industrial uses are creating new demands for services and space.

The rapidly changing character of the Roseville community has had a profound effect upon the City's park system as well as the visual image of the City as a whole. Expansion of the park system has not maintained the pace set by residential, commercial and industrial growth. As a result, a park system which was once abundant, space wise, is now deficient. Streams are becoming polluted by sewage and industrial wastes. Increased storm water runoff has exceeded the capacity of natural drainage areas and has subjected many areas to flooding to a degree that extensive flood control

procedures are demanded.

The City and various interested citizens fortunately recognized the important role which parks and streambeds play in the composition, aesthetics and activities of the Roseville area. The preparation of research and recommendations contained within this report is one of the many steps which are being taken to insure the preservation of a desirable environment and irreplaceable natural resources.

#### B - VALUE

Parks, streambeds and other recreational or aesthetic interests can play a wide and important role in the creation of a desirable urban environment and the maintenance of the health and safety of the population. The primary benefits and, therefore, objectives of any system would be twofold: (1) provide physical and mental recreational outlets for all age and economic levels, and (2) add to the beauty and visual interest of the community.

The development of sound minds and bodies at all age levels of the service population is a primary objective of most park and recreation systems. These functions are becoming significantly important as the basic economy of our country shifts from agrarian to industrial. An industrial economy places greater emphasis upon mental rather than physical production. The body must, however, compensate and regain the lost physical activity which was previously satisfied by the work function. Added to the physical requirements are the prevalent population attitudes which, as a result of the climatic conditions existing in the West, have made outdoor living and recreation "a way of life."

Aesthetic interests of a community have received significant attention in recent urban analyses. Traditionally, the United States has maintained an attitude that the "frontier" is endless and, if necessary to sacrifice a portion of the natural heritage for progress, it could be replaced elsewhere with something better. Recently a rude awakening occurred when it was discovered that the "elsewhere" had been exhausted and the damage created in the name of progress is now demanding even greater repatriations to return the landscape to a useful state. Meantime, future generations will be deprived of natural benefits which may not be replace-

able with future dollars.

City aesthetics are not necessarily limited to the enhancement of natural features. The contribution of architecture, streets, plantings, as well as natural features including streams, variations in the topography and distant vistas, all unite into one composite whole which determines the overall community aesthetic interest. The degree of coordination of the impact of each of these features determines the attraction and interest of the resulting environment. Within the context of this report, primary emphasis will be placed upon the contribution of the parks and streambeds. When appropriate, however, mention will be made of other aesthetic contributions.

The provision of outstanding parks, recreation and streambed preservation programs can produce secondary results which may further the local benefits. The most notable of the secondary factors is the formulation of favorable community attitudes and pride. If adequate, attractive and well-designed facilities are provided, the people will normally take full advantage of them. Conversely, facilities which are inadequate or improperly designed will tend to receive only minimal use. An individual who receives personal satisfaction will tend to express favorable attitudes to others. If the needs of a majority of the population are served, the combined attitudes can produce an outstanding consensus of local pride.

Recent experience in subdivision and new communities development has shown that, where designated as an integrated and complementing unit, homes which provide well-designed recreational facilities are more readily marketable than comparable units which do not. It has also been found that within these areas property values tend to enjoy enhanced stability and above average appreciation. Recreation, on the other hand, did not substitute for inadequate initial home value. <sup>1/</sup> It may, therefore, be generally assumed that well-designed recreational facilities will tend to stabilize property values within a community.

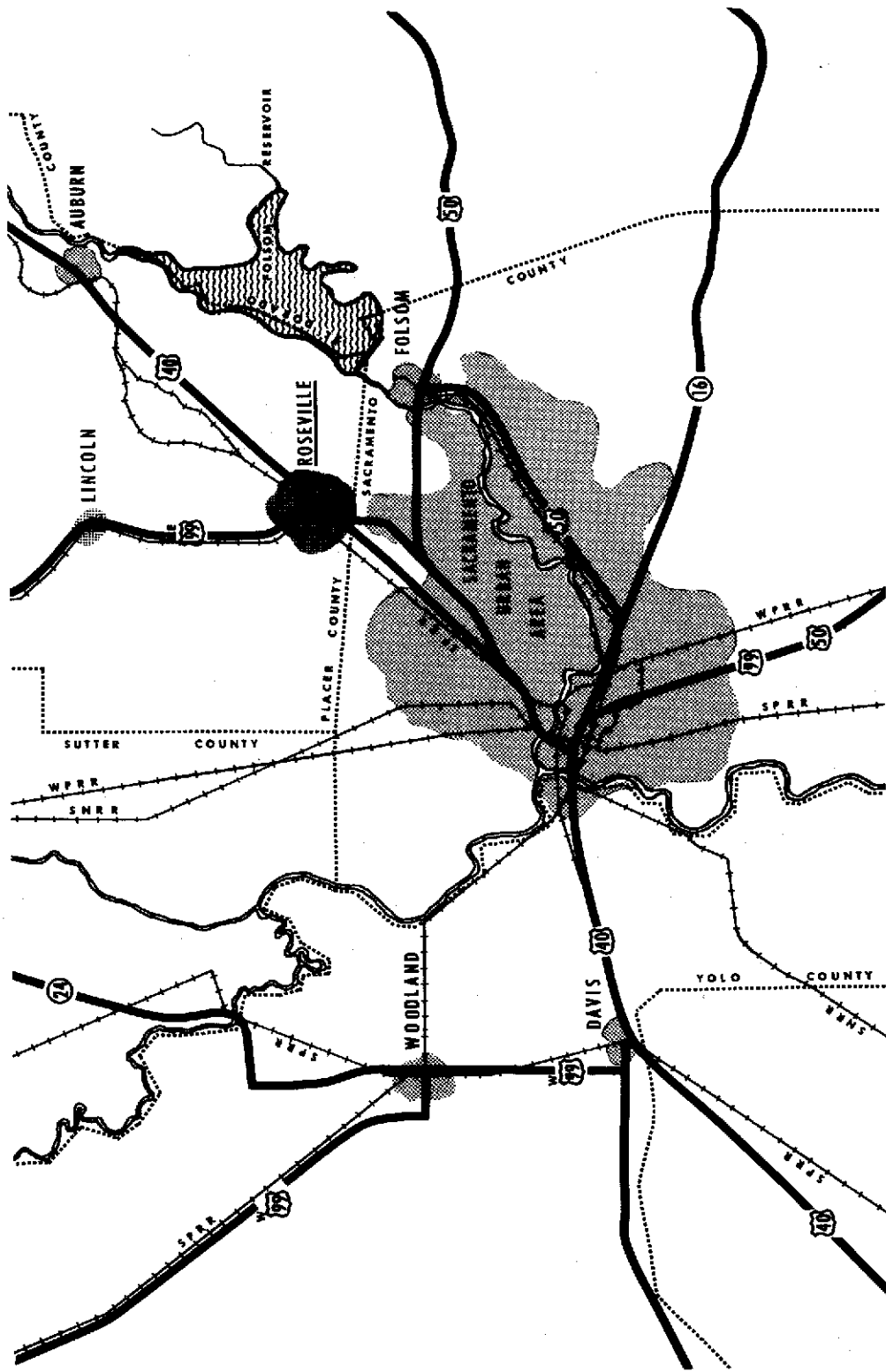
The creation of a desirable environment can provide significant assistance in the attraction of desirable community growth. In modern communities of the West, certain growth appears to be inevitable. High

---

1/ Norcross, Carl - Open Space in the Market Place: A Survey of Public Acceptance (Technical Bulletin No. 57; Washington; Urban Land Institute; 1966) 98 pp.

competition exists between the various cities to determine which areas will attain the desirable growth of clean industries and high salaried payrolls.

Corporations which require highly trained employees find that the community where the plants are located is, many times, the determining factor of whether or not a desirable prospective employee will be attained and later retained. This type of person tends to place greater emphasis upon community development when selecting a place to live. Schools, attractive residential areas, recreation and other amenities become very important.



# LOCATION MAP ROSEVILLE URBAN AREA

EBS MANAGEMENT CONSULTANTS  
INCORPORATED





**BACKGROUND**

## II - BACKGROUND

### A - GEOGRAPHICAL ORIENTATION

#### 1 - Setting

The City of Roseville is located on the easterly edge of the floor of the Sacramento Valley approximately 14 miles northeast of the City of Sacramento proper. Roseville is generally considered to constitute the northern most urban fringe of the Sacramento Metropolitan Area.

The City is bisected by U. S. Interstate Highway 80 which connects the Sacramento Valley with Reno, Nevada and North Lake Tahoe by way of Emigrant Gap. The juncture of Interstate Highway 65E with Interstate 80 also occurs within Roseville. Highway 65E provides primary access to the northern Sacramento Valley areas.

The main Southern Pacific rail yards are located in Roseville where trains are prepared for the passage over the mountains or dissemination to coastal cities.

The general terrain in and around Roseville is characterized as ranging from flat to low, oak-studded rolling hills which mark the start of the transition from the valley floor to the high Sierra Nevada Mountains.

Roseville is traversed by Dry Creek which originates within the City as a result of the juncture of five main tributaries consisting of Antelope Creek, Secret Ravine, Miners Ravine, Strap Ravine and Linda Creek. Most of the tributaries maintain a year-round flow with occasional flooding in low-lying areas during the persisting, severe winter storms.

#### 2 - Study Area

The study area for this project generally includes that area contained within the boundaries of Sunset-Whitney Ranch Development, and the City of Rocklin on the north, Folsom Lake on the east, the County line on the south, and Walerga Road on the west.

The total project area contains approximately 130 square miles of which approximately 27 square miles are within the corporate limits of the City of Roseville. It is not anticipated that all of the study area will

reach full urban development within the projected planning period. It is anticipated, however, that most development which will be under the future influence of the City will be contained within this area. On the short range, most of the area will continue to be under the jurisdiction of Placer County. Efforts should be made to coordinate with the County to insure consistent long-range policies and objectives.

3 - Existing Land Use

An existing land use survey was recently conducted by the Roseville City Planning staff. The generalized results of that survey are illustrated on the map on the page following.

As indicated on the land use map, the use distribution is characterized by residential uses concentrated in and around the rail yards and the traditional commercial core. The older sections of the City are located around the core area with new development occurring to the north and east.

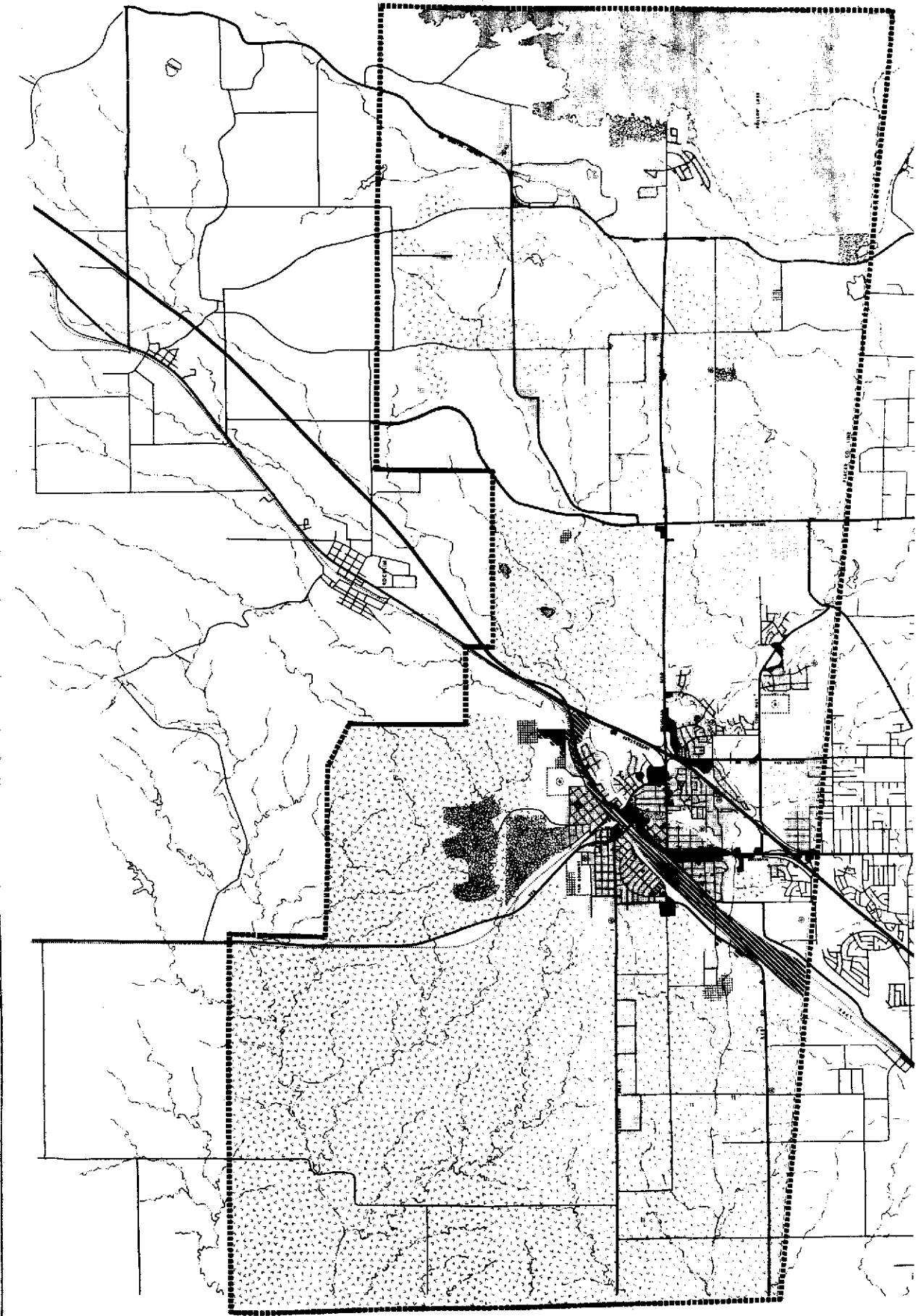
The survey indicated that of the 27 square miles located within the City approximately 900 acres were devoted to residential uses, less than 10 acres to manufacturing (most industrial areas were outside city limits at time of survey), transportation approximately 400 acres, trade and services 325 acres, recreation 400 acres, resources production including farming 7,000 acres, and approximately 3,500 acres undeveloped.

A majority of the 10,000 acres devoted to resources production and undeveloped land constitute recent annexations which were undertaken in anticipation of future urban development. The extent of undeveloped urban oriented land indicates the advantageous position of the City for planning and directing long-range development including the provision of parks and recreation spaces.

B - PREVIOUS PLANS AND POLICIES

The preparation of the parks and streambed plan provided within this report will constitute a refinement of previously prepared and adopted plans and policies including the City of Roseville Master Plan, the Loomis Basin General Plan, and the Parks and Recreation Plan for the Sacramento Metropolitan Area.

1 - Roseville Master Plan



ROSEVILLE PLANNING DEPARTMENT

LEGEND

- AGRICULTURE
- PUBLIC and SEMI PUBLIC
- COMMERCIAL
- PARKS
- INDUSTRIAL
- WATER
- RESIDENTIAL MULTIFAMILY
- RESIDENTIAL ONE FAMILY
- CHURCHES
- ELEMENTARY SCHOOLS
- HIGH SCHOOLS

# ROSEVILLE AREA GENERALIZED LAND USE



The Roseville Master Plan was developed and adopted by the City in 1963. This plan provides the general policy framework for all future land use and facility development within and adjacent to the City. The parks and recreation element of that plan provides a general statement of park principals and policies as well as a recommended schematic geographical distribution of facilities. The plan also designated certain streams and drainage areas as greenbelts. The plan maps for the City and suburban fringe are included for general reference. Standards were not provided for the development of the greenbelts.

## 2 - Loomis Basin General Plan

The Loomis Basin General Plan was prepared in conjunction with the Placer County Planning Commission, and provides for the generalized land use and facility development framework for the regional area generally contained within the Loomis Basin which extends from the County line to Newcastle along the shores of Folsom Lake.

This plan proposed a park system to accommodate the population needs when the area attains full development. Three levels of parks, including neighborhood, community and district, were proposed plus golf courses. Recommendations were provided concerning design service population, spatial distribution and typical facilities for each type of park.

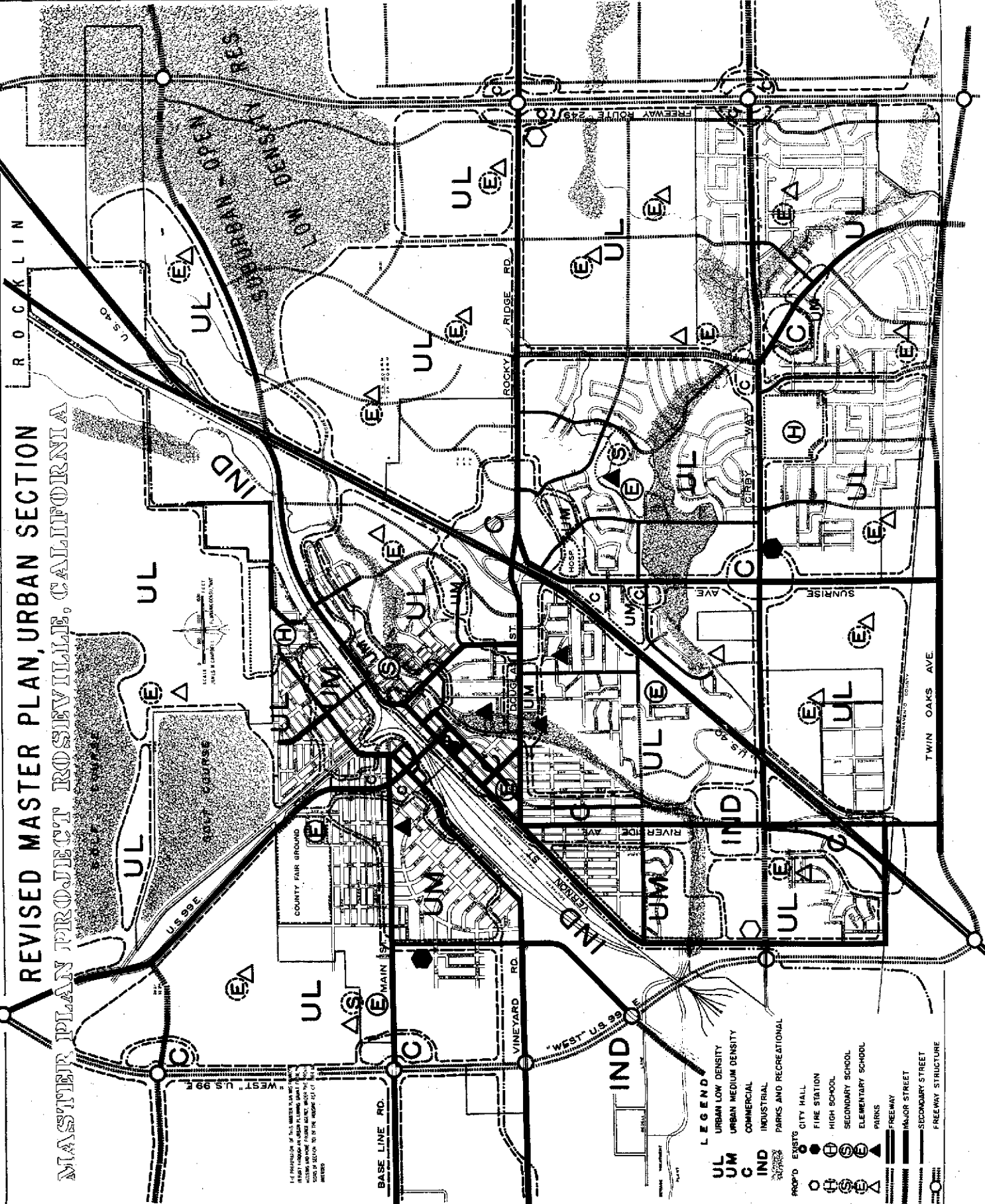
The plan also discussed the need for preservation of greenbelt areas and, consequently, designated approximately four percent of the total land area as greenbelt, parkways and other open space.

Recommendation of the Loomis Basin anticipated the need for approximately 24 neighborhood parks, 2 district parks and 2 golf courses within the area of influence of the existing study. Proposals are illustrated on the map depicting the public facilities element of the plan. It is again emphasized that this plan was prepared in anticipation of the time of full, or saturation, development and corresponding support population estimates also reflect saturation development at the recommended density.

## 3 - Sacramento Metropolitan Area Park and Recreation Plan

The park and recreation plan for the Sacramento Metropolitan Area,

# REVISED MASTER PLAN, URBAN SECTION MASTER PLAN PROJECT ROSIEVILLE, CALIFORNIA



**LEGEND**

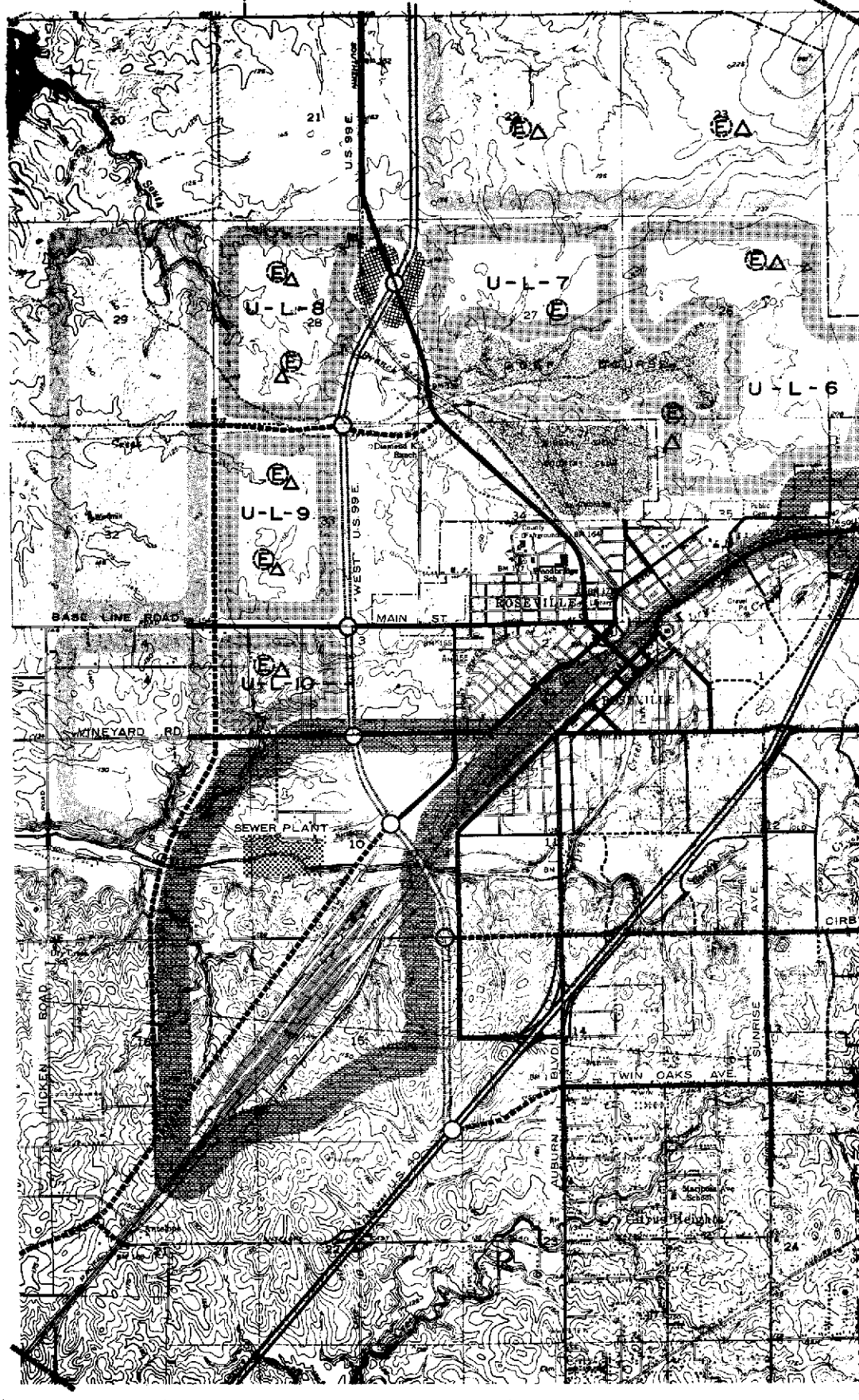
- UL URBAN LOW DENSITY
- UM URBAN MEDIUM DENSITY
- C COMMERCIAL
- IND INDUSTRIAL
- PARKS AND RECREATIONAL
- CITY HALL
- FIRE STATION
- HIGH SCHOOL
- SECONDARY SCHOOL
- ELEMENTARY SCHOOL
- PARKS
- PROFD. EXIST. (Professional Existing)
- MAJOR STREET
- SECONDARY STREET
- FREEWAY
- FREEWAY STRUCTURE

1. A PORTION OF THE MASTER PLAN...  
 2. WEST, U.S. 99 E.  
 3. WEST, U.S. 99 E.



# MASTER PLAN PROJECT ROSEVILLE








## LAND USE, STREETS AND HIGHWAYS PUBLIC SERVICES AND FACILITIES













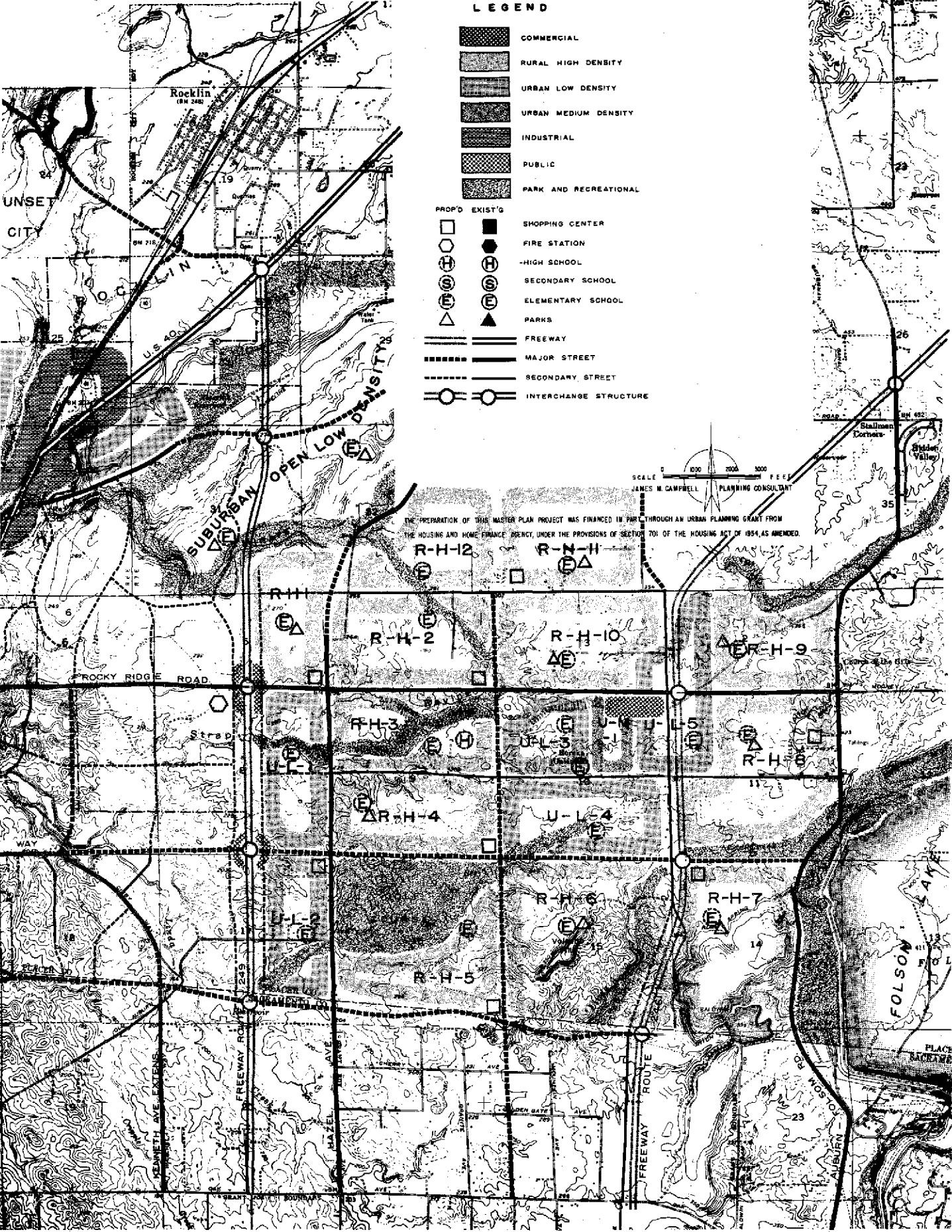
# VALLE, CALIFORNIA

## SUBURBAN SECTION, REVISED

### LEGEND

-  COMMERCIAL
-  RURAL HIGH DENSITY
-  URBAN LOW DENSITY
-  URBAN MEDIUM DENSITY
-  INDUSTRIAL
-  PUBLIC
-  PARK AND RECREATIONAL

- PROP'D EXIST'G
-  SHOPPING CENTER
  -  FIRE STATION
  -  HIGH SCHOOL
  -  SECONDARY SCHOOL
  -  ELEMENTARY SCHOOL
  -  PARKS
  -  FREEWAY
  -  MAJOR STREET
  -  SECONDARY STREET
  -  INTERCHANGE STRUCTURE



SCALE 0 1000 2000 3000 FEET  
 JAMES M. CAMPBELL PLANNING CONSULTANT

THE PREPARATION OF THIS MASTER PLAN PROJECT WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.





## PUBLIC FACILITIES

### EXISTING

- ELEMENTARY SCHOOL
- UPPER ELEMENTARY SCHOOL
- ▲ HIGH SCHOOL
- ▤ JUNIOR COLLEGE
- ▥ NEIGHBORHOOD PARK
- ◌ COMMUNITY PARK
- ◌ DISTRICT PARK
- ◌ GOLF COURSE
- ◌ CITY - COUNTY CIVIC CENTER
- ◌ HOSPITAL
- ⊙ FIRE STATION
- † CEMETERY




### PROPOSED

- 
- 
- △
- ◌
- ◌
- ◌
- ★
- 
- ⊙

 PUBLIC, GREENBELT & PARK AREAS

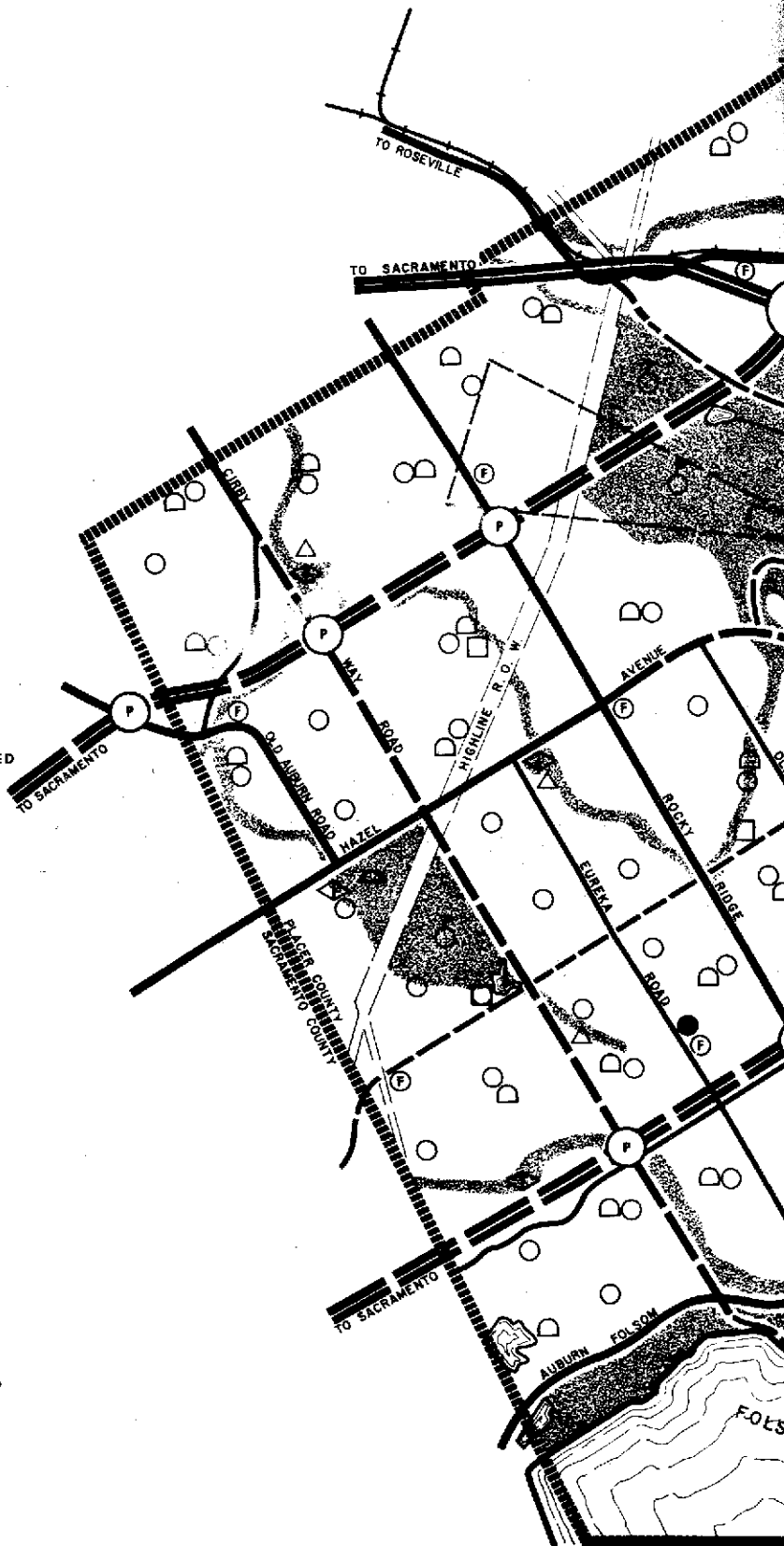
## STREETS AND HIGHWAYS

### EXISTING

-  FREEWAY
-  PRIMARY THOROUGHFARE
-  SECONDARY THOROUGHFARE
- INTERCHANGE

### PROPOSED

- 
- 
- 
- ⊙





N

**LOOMIS BASIN · DRY CREEK AREA**  
**GENERAL PLAN STUDY**  
 PLANNING COMMISSION · PLACER COUNTY, CALIFORNIA  
 NOVEMBER 1961



Section 701 of the Housing Act of 1954, as amended.

proposed in 1960, recognized the demand for parks oriented to regional service. While a majority of the proposals were concerned with areas within Sacramento County itself, the proposals did extend into Placer County with coverage corresponding to the study area of this current project.

The Sacramento Metropolitan Area proposals correspond, in general, with the community and district park proposals of the City Master Plan and the Loomis Basin Plan. The need for a golf course in the area lying south of Rocky Ridge Road and between Interstate 80 Freeway and Folsom Lake was recognized and designated on all three of the plans.

## C - CLIMATIC CONDITIONS

The climatic conditions play a significant role in the determination of activities which will be attractive to the present and future "users" of the park and recreational facilities. To obtain maximum year-round usage, the climate must be complemented or accommodated.

### 1 - Temperature

The climate of Roseville is generally characterized by warm summers and mild winters which provide an environment conducive to extensive outdoor activities. However, there are exceptions to that general rule which must be considered to derive maximum recreational benefits.

The monthly averages of daily extremes in temperature are from 39 degrees minimum and 52 degrees maximum in January, 58 to 90 degrees in July, and 50 to 75 degrees in October. Although midafternoon temperatures in summer often exceed 90 degrees (and occasionally 100 degrees), the low humidity minimizes discomfort and light breezes cool the evenings.

The average summer temperatures are within ranges which are comfortable for normal outdoor activity. However, during the afternoons very active exertion under unprotected conditions could prove to be undesirable. The morning and evening hours are most desirable periods for active outdoor activity.

### 2 - Precipitation

The monthly averages of precipitation range from highs of over

## CLIMATIC CONDITIONS

Roseville Urban Area

Roseville, California

Month	Average Temperature			Precipitation (inches)
	Minimum	Mean	Maximum	
January	38.9	45.7	52.5	3.60
February	42.5	50.5	58.4	2.96
March	45.3	54.4	63.5	2.65
April	48.0	58.8	69.6	1.46
May	51.6	63.9	76.2	0.70
June	55.9	70.0	84.1	0.14
July	58.2	74.2	90.2	0.01
August	57.5	73.4	89.2	0.01
September	56.0	70.4	84.8	0.22
October	50.7	63.1	75.5	0.81
November	43.6	53.8	63.9	1.85
December	39.5	46.5	53.5	3.64
Year Average	49.0	60.4	71.8	18.05

Month	Average Humidity		
	4 a. m.	Noon	4 p. m.
January	87	78	65
April	83	55	43
July	74	43	26
October	75	51	37
Year Avg.	80	57	43

Source: U.S. Weather Bureau, Sacramento Airport

three inches in January and December to negligible in the months of July and August. The annual average rate of precipitation is 18.05 inches. Approximately 90 percent of the average annual rainfall occurs in the six-month period extending from November to April.

In addition to the normal precipitation and accompanying cloudiness, the area does experience frequent ground fog during the winter months. The combined effect of heavy overcast and accompanying humidity can produce adverse psychological effects for outdoor recreation. During this period, outdoor recreation is generally limited to children during the mid-day hours between 10.00 a. m. and 4.00 p. m.

#### D - POPULATION GROWTH

The City has grown in population approximately 121 percent in the last fifteen years. This growth has occurred primarily through expansion of the corporate limits and subsequent development of the adjacent suburban area. The Roseville urban area, which is now an integral part of the Sacramento Metropolitan Area, has experienced a growth rate through immigration comparable to that of the state as a whole.

Population within the incorporated city grew from 8,723 in 1950, 13,421 in 1960, and 18,500 in 1967. This growth reflected significant increases in the population within the dependent children and senior age groupings, while a percentage decrease was experienced in the middle working age classification (refer to Table 1). The change in the population percentage distribution is partially explained by the immigration of new young families with a larger number of dependent children. During this period the number of dependent children aged 14 and under per adult in the childbearing ages of 15-44 has increased from 0.54 in 1950 to 0.77 in 1960. Correspondingly, the median age of all population dropped from 33.3 to 30.8 within the 10-year period.

These age averages indicate the existence of a slightly older population when compared to the total statewide average of 29.1 years. Considering difference by sex, the characteristics of the City in 1960 indicate averages of 30.8 and 30.7 for men and women, respectively. Recent advances in medical technology have rapidly increased the longevity of senior citizens. In addition, an apparently larger number of the pop-

Table 1  
 POPULATION AGE CHARACTERISTICS  
 1950 - 1960  
 City of Roseville, California

<u>Age</u>	<u>1960</u>		<u>1950</u>	
	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>
Under 5	1,460	10.9	819	9.4
5 - 9	1,350	10.1	644	7.3
10 - 14	1,201	9.0	581	6.6
15 - 19	890	6.6	564	6.5
20 - 24	800	6.0	600	6.8
25 - 29	877	6.5	654	7.5
30 - 34	864	6.5	648	7.4
35 - 39	925	6.9	670	7.7
40 - 44	860	6.5	636	7.3
45 - 49	832	6.2	613	7.0
50 - 54	733	5.5	568	6.5
55 - 59	692	5.2	551	6.3
60 - 64	599	4.4	448	5.1
65 - 69	510	3.8	347	4.0
70 - 74	419	3.1	185	2.1
75 - 84	360	2.0	139	1.6
85 and Over	49	0.4	36	0.4

Source: 1960 Census

ulation is electing to remain and spend their retirement in Roseville.

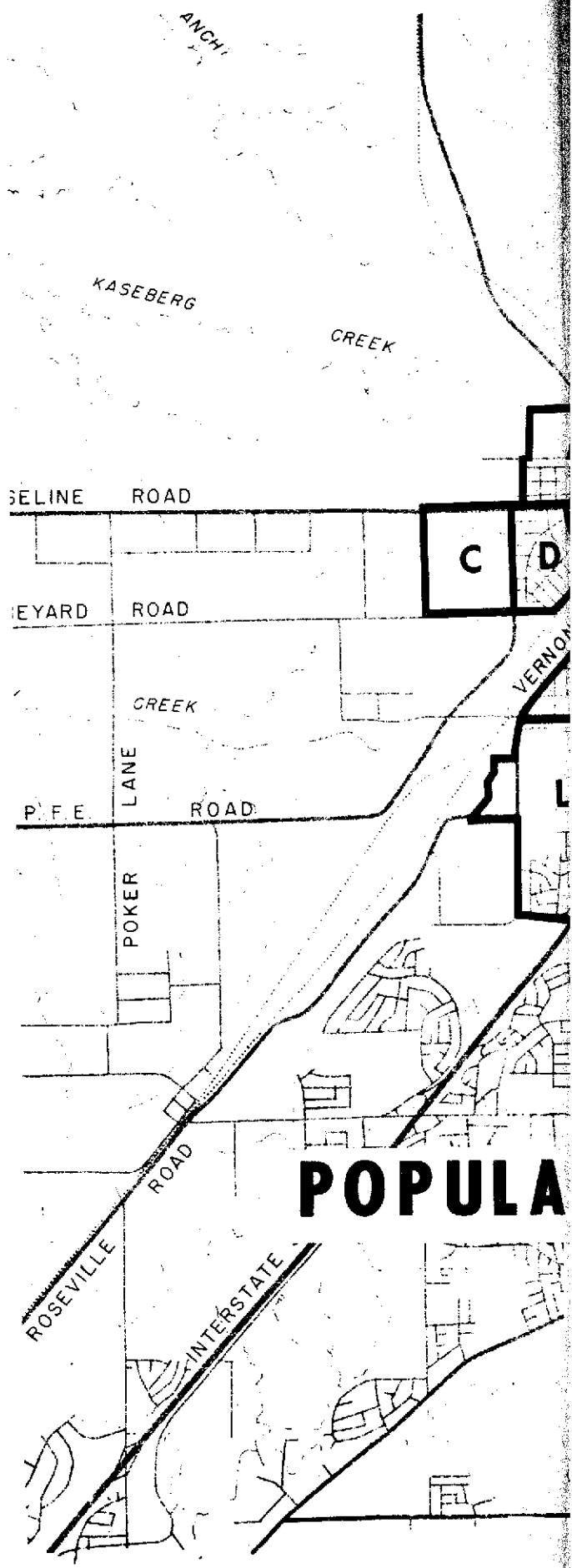
The age average as it relates to the distribution of population existing in 1960 is illustrated on the map on the page following. As indicated there in the ages range from a low of 18.0 and 22.1 male and female, respectively, existing in the Sunrise area, to a high of 45.2 and 48.8 male and female, respectively, existing in the area near Royer Park. In general, the population distribution is characterized by concentrations of older people with fewer dependent children in the mature housing areas in and around the traditional Central Business District and young adults with high ratios of dependent children in the new housing developments existing on the fringes of the City.

A general indication of recent activity in population distribution is reflected on the school attendance map on the page following. While this map pertains only to that segment of the population contained within the 5-18 age group, it does tend to give further support to the growth of young families in the areas located to the east of Interstate 80 Freeway. The map also reflects, to a limited degree, maturing population in other areas of the City.

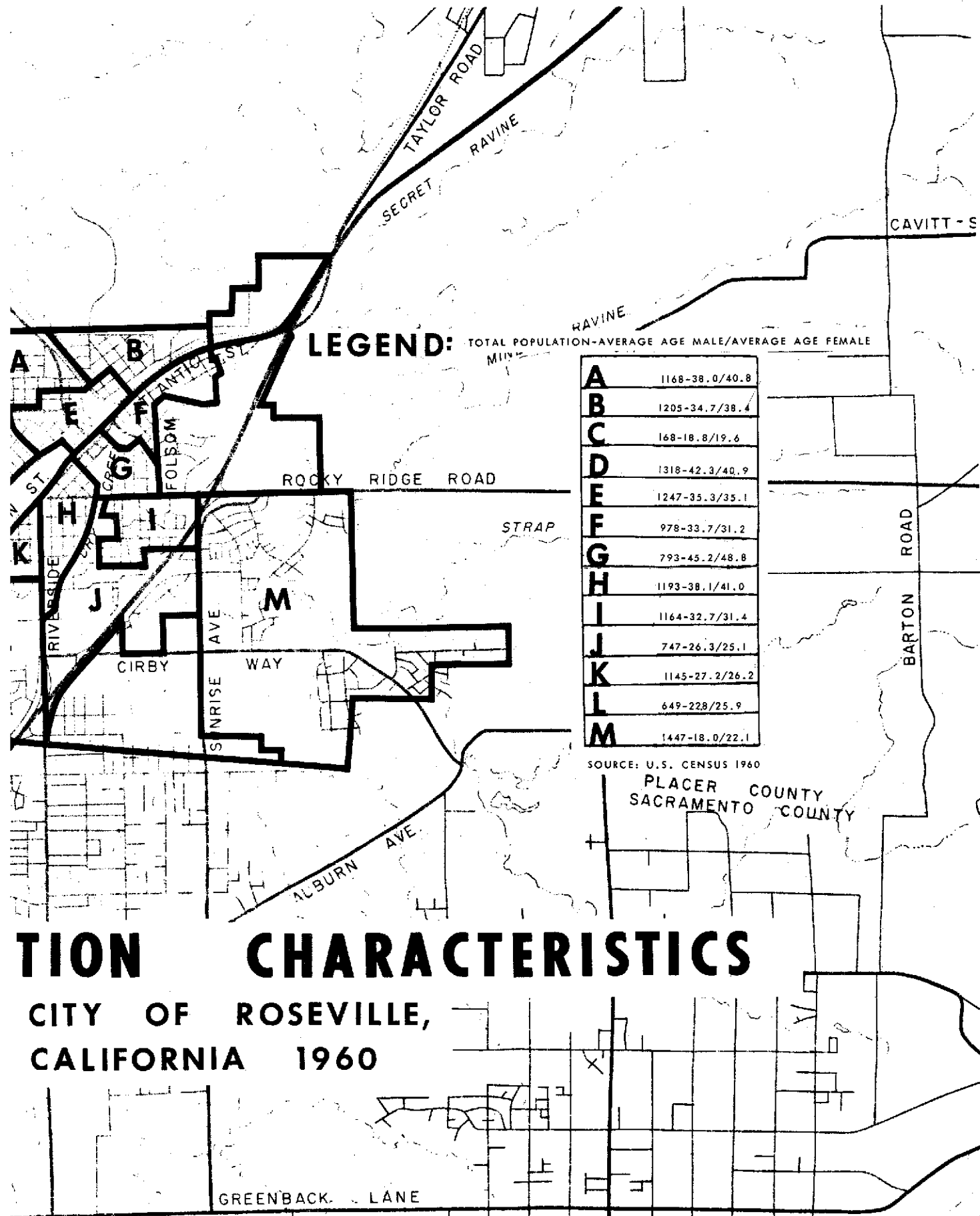
Within the area of youngest average age, approximately 49.5 percent of the total population is of school age (19 or less) whereas in the oldest area 23.7 percent of the total population is of school age. This is compared to the citywide average where only 36.6 percent is contained within that age group. The older areas also tend to reflect the greater longevity of the female by both the average age and the actual population count. However, in the new areas, the male tends to outnumber the female and possesses an older average age.

Immigration (people coming in) to the Roseville area was analyzed by means of a progression chart (Table 2) which notes changes in particular age groups over the 10-year period. As noted before, significant increases due to immigration were experienced in the young family and dependent children age groups. The greatest immigration growth was experienced in the group which had attained the age of 25-29 in 1960, with the 10-14 group second, and 30-34 a close third.

The negative age progression in the upper age classifications re-







**LEGEND:** TOTAL POPULATION-AVERAGE AGE MALE/AVERAGE AGE FEMALE

<b>A</b>	1168-38.0/40.8
<b>B</b>	1205-34.7/38.4
<b>C</b>	168-18.8/19.6
<b>D</b>	1318-42.3/40.9
<b>E</b>	1247-35.3/35.1
<b>F</b>	978-33.7/31.2
<b>G</b>	793-45.2/48.8
<b>H</b>	1193-38.1/41.0
<b>I</b>	1164-32.7/31.4
<b>J</b>	747-26.3/25.1
<b>K</b>	1145-27.2/26.2
<b>L</b>	649-22.8/25.9
<b>M</b>	1447-18.0/22.1

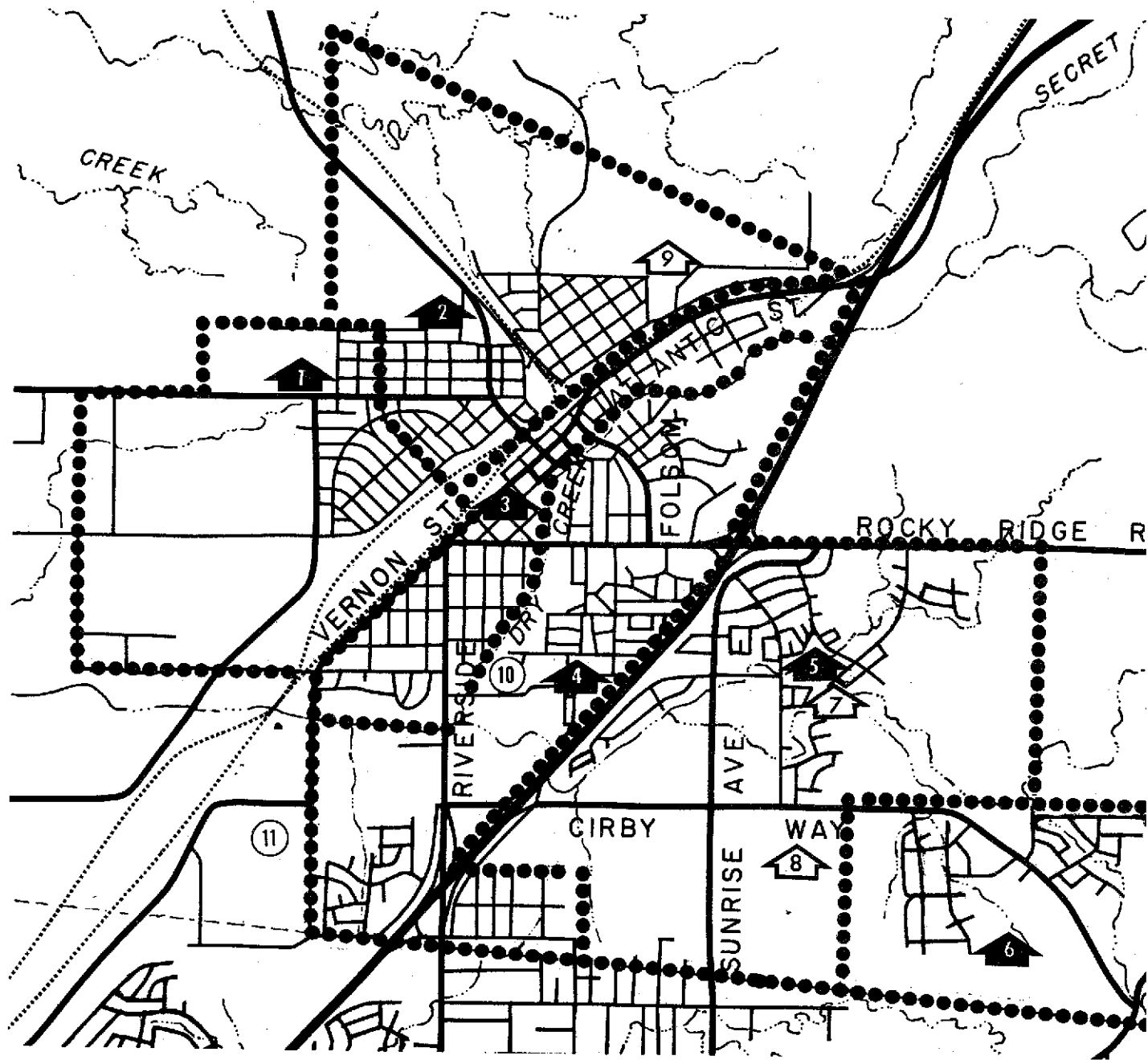
SOURCE: U.S. CENSUS 1960

PLACER COUNTY  
SACRAMENTO COUNTY

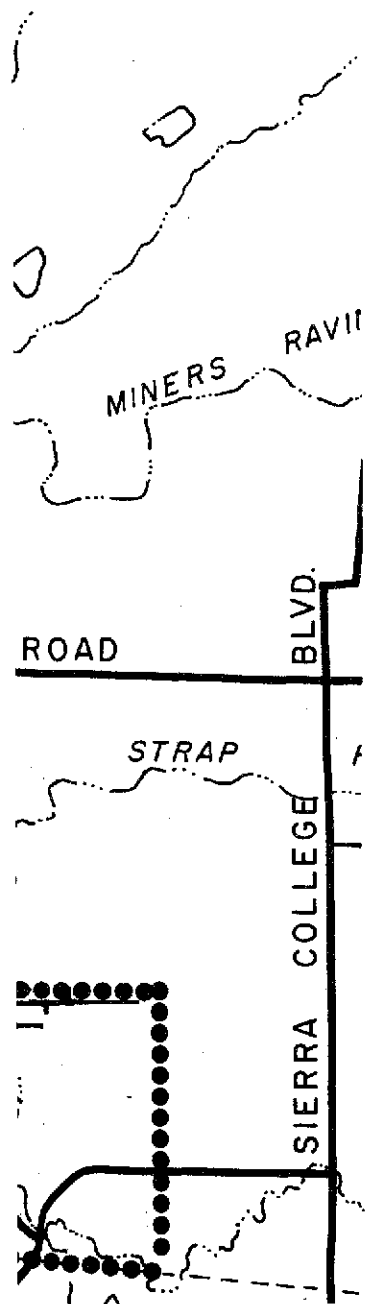
# POPULATION CHARACTERISTICS

CITY OF ROSEVILLE,  
CALIFORNIA 1960

GREENBACK LANE



# SCHOOL ENROLLMENTS 1966



SCHOOL	STUDENTS
1. KASEBERG	298
2. WOODBRIDGE	338
3. VERNON	359
4. CIRBY	572
5. SIERRA GARDENS	639
6. CRESTMONT	374
7. EICH INTERMEDIATE	654
8. OAKMONT HIGH	924
9. ROSEVILLE HIGH	1208
10. ST. ROSE	370
11. ST. ALBANS	223

ELEMENTARY SERVICE AREA ●●●●●●●●

Table 2  
AGE PROGRESSION RATES  
1950 - 1960  
City of Roseville, California

Age	1950		1960		10 year Change	
	Number	Number	Age	Number	%	
		1,460	Under 5	--	--	
		1,350	5 - 9	--	--	
Under 5	819	1,201	10 - 14	382	+ 47.0	
5 - 9	644	890	15 - 19	246	+ 38.0	
10 - 14	581	800	20 - 24	219	+ 37.6	
15 - 19	564	877	25 - 29	313	+ 55.4	
20 - 24	600	864	30 - 34	264	+ 44.0	
25 - 29	654	925	35 - 39	271	+ 41.2	
30 - 34	648	860	40 - 44	212	+ 32.7	
35 - 39	670	832	45 - 49	162	+ 24.2	
40 - 44	636	733	50 - 54	97	+ 15.2	
45 - 49	613	692	55 - 59	79	+ 12.9	
50 - 54	568	599	60 - 64	31	+ 5.5	
55 - 59	551	510	65 - 69	- 41	- 7.4	
60 - 64	448	419	70 - 74	- 27	- 6.2	
65 - 69	347	260	75 - 79	- 87	- 25.1	
70 - 74	185	100	80 - 84	- 85	- 46.0	
75 - 84	139	49	85 +	- 90	- 64.5	
85 +	36					

flects minor immigration balanced by some migration (people leaving) and normal mortality.

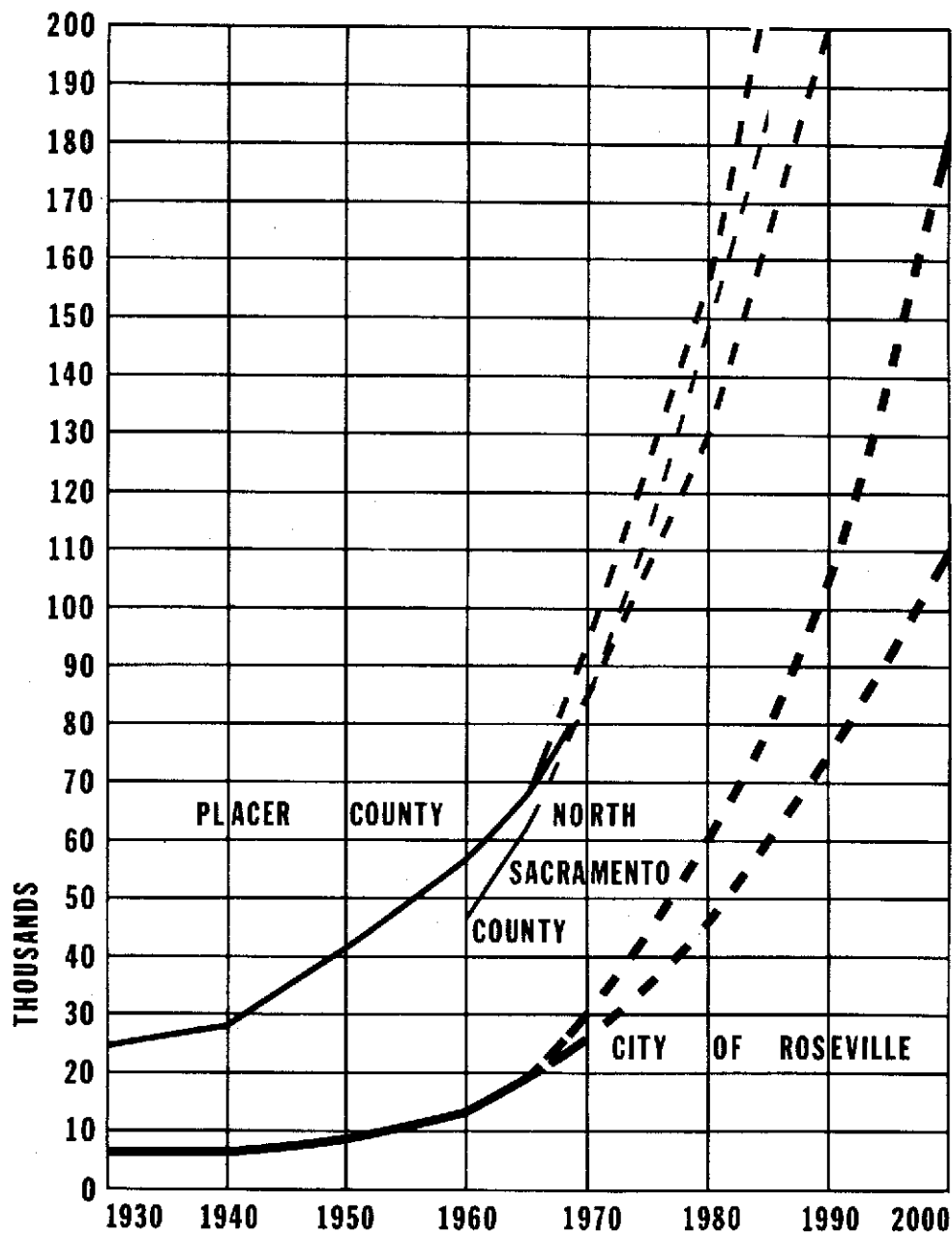
It is projected that Roseville, because of its relationship to the Sacramento urbanizing area, will experience extremely rapid future growth at a rate much higher than the metropolitan area as a whole in the period between 1975 and 1980. By 1980, Roseville's population is expected to increase to approximately 40,000 persons. After this period of very rapid growth, it is anticipated that population growth will stabilize at a rate (two to five percent per year) comparable to the total metropolitan area. The total urbanized population within southern Placer County is projected to approach 110,000 to 180,000 persons by the year 2000. It is emphasized that the actual growth rates may fluctuate widely between successive years. The long range average will, however, be basically uniform. It is not anticipated that all of the projected population will be within the corporate limits of Roseville. Significant portions, however, may be within the City if aggressive municipal programs are undertaken. Future distributions of population estimates are discussed in the next section.

#### E - LAND AREA GROWTH

In land area growth the incorporated city has progressed from slightly over two square miles in 1950 to 14.2 square miles in 1965. A significant portion of the annexation has been of vacant land in anticipation of future development.

Future population estimates and land use proposals of the adopted City Master Plan indicate that the Roseville urbanized area will occupy approximately 30 square miles by the year 1975, and approximately 40 square miles will be required for the population of 110,000-180,000 persons which is expected to occur around the year 2000. The total urban area which will exist in southern Placer County is expected to approach 60 square miles.

Land area growth is expected to proceed in accordance with the proposals of the City's adopted Master Plan and the Loomis Basic General Plan. In fulfilling these proposals, it is anticipated that the major-



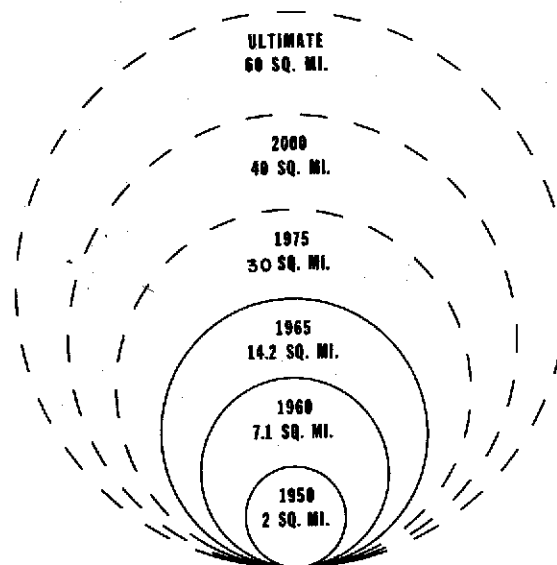
# POPULATION GROWTH

## CITY OF ROSEVILLE AND URBAN AREA

ity of new residential growth will occur in the area lying between Interstate 80 and Folsom Dam. This new residential growth will be composed predominantly of single-family homes interspersed with occasional multiple-dwelling complexes and supporting commercial and public uses.

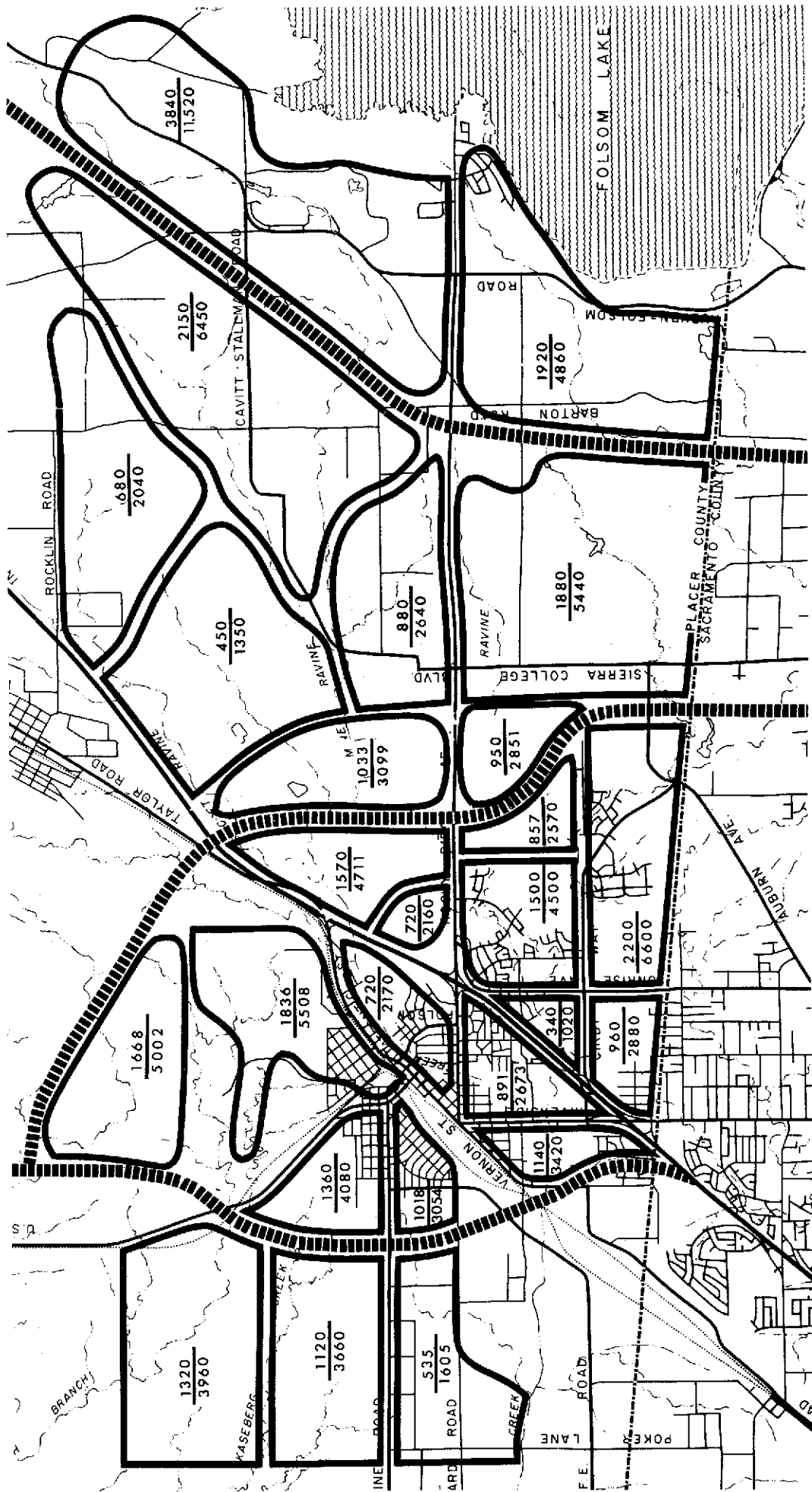
The map on the page following reflects general population distribution for the 110,000-180,000 population estimate. This distribution is conditioned upon the accomplishment of the density proposals of the adopted Master Plan and basic assumptions underlying the plan.

The significance of the population and land area trends and projections is in terms of the growth rate distribution and the potential characteristics of the population. In this respect, it is significant to note that the area will experience an extremely rapid growth of young families in housing of relatively low density on the fringe areas and a transition to a mature, older age composition within the now existing residential areas.



## LAND AREA GROWTH

### CITY OF ROSEVILLE AND URBAN AREA



**LEGEND:**  $\frac{\text{DWELLING UNITS}}{\text{POPULATION}}$

# POPULATION DISTRIBUTION

ROSEVILLE URBAN AREA  
110,000 POPULATION LEVEL

GROSS DENSITY BASED ON PROPOSALS OF ROSEVILLE GENERAL PLAN & LOOMIS BASIN GENERAL PLAN.



**EXISTING  
CONDITIONS**

### III - SURVEY OF EXISTING CONDITIONS

The City of Roseville presently possesses six developed parks, a swimming pool and a golf course. In addition, the City also has five undeveloped park sites. To supplement the park program the City also utilizes school facilities.

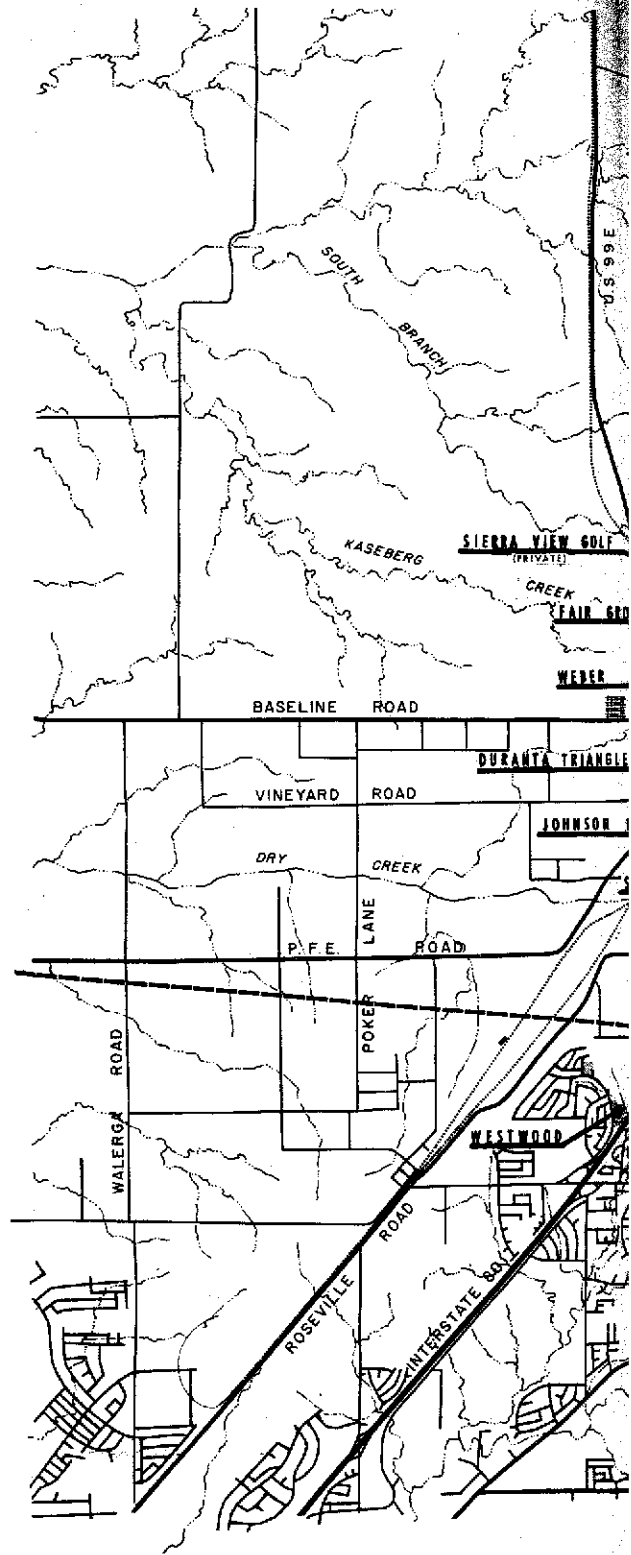
Locations of existing park facilities are illustrated on the map following this page. Schools, state parks, the Citrus Heights Recreation District and significant private recreational developments are also indicated on the map.

#### A - GROSS PARK SPACE REQUIREMENTS

Total public recreation resources contained within or adjacent to the study area consist of approximately 17,970 acres, the majority of which (17,545 acres) are within the Folsom Lake State Park. Placer County provides the fairgrounds which contain approximately 47 acres and the local school districts have approximately 120 acres (exclusive of buildings and other academic areas) which are available for public use. The City itself presently possesses 245 acres of park and recreation land of which 117 acres is devoted to the golf course; 102 acres to primary parks; and 25 acres to streambeds. The area designated as city parks consists of 34 acres of developed facilities and 68 acres of undeveloped sites.

In most cities of medium to large size, it has been found through experience that one to two acres of primary park land per one hundred persons is required to adequately meet the various park and recreation needs of the community. The ratio denotes only an evaluation of the total system, and several conditioning factors should be considered. First, the smaller the city, the higher the required minimum ratio. The various facilities provided within a park possess basic operational area requirements which remain constant without regards to the population volume served. For example, one baseball diamond may serve 500 or 5,000 persons but the basic size and playing area remain constant.

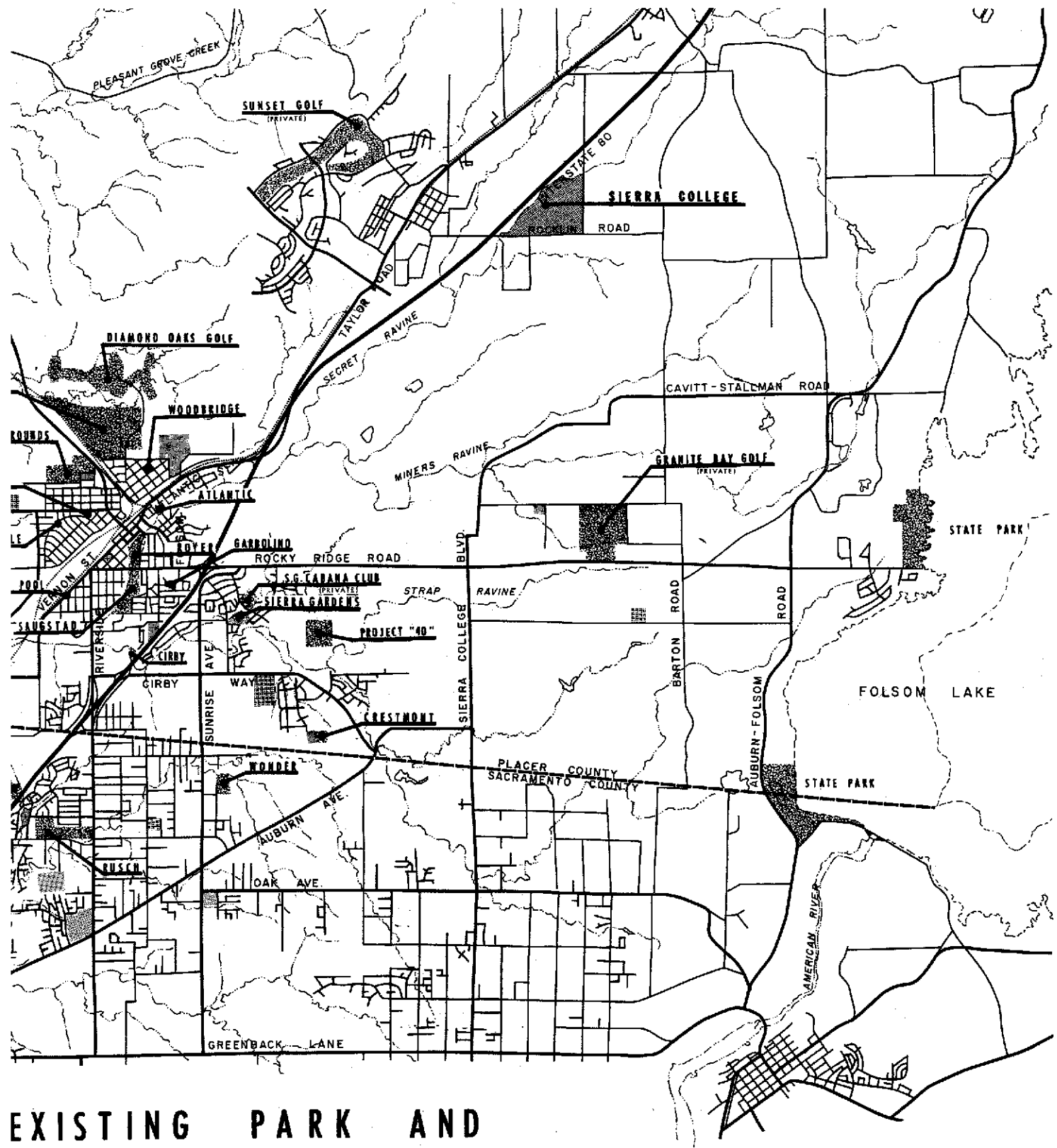
The second consideration relates to the distribution of the park facilities. A city may possess above average gross space through the provision of one or more extra large parks and yet be deficient in local-



E  
R  
R

**LEGEND**

-  **SCHOOLS**
-  **PARKS**



**EXISTING PARK AND RECREATION AREAS FOR FOLSOM URBAN AREA**

ized neighborhood parks. It is assumed that within the gross ratios the parks are desirable in size and distribution.

The population density and characteristics provide significant influence upon the type and quantities of park space required. Single family residential areas of medium density which possess a high ratio of dependent children may require 0.5-1.5 acres per hundred persons to accommodate the extensive active play and sporting activities. Areas which contain an older mature population would, on the other hand, require far less space to provide the passive type of activities. As a city grows in size, gross space demands decrease because facilities become efficient in terms of maximum utilization.

The prevalent climatic conditions and recreational interests of the population residing within the Roseville urban area would tend to indicate an above average total space requirement. Utilizing the upper range limit of the basic space range of two acres per hundred, the present park land need would consist of about 270 acres. By the time the urban area's population reaches the 110,000 level, the total park demand will have increased to approximately 2,200 acres.

The present total city controlled and operated system provides approximately 1.32 acres per hundred persons. If considered in conjunction with the school areas, the ratio increases to 1.95 acres. The use of the school areas may, however, be relinquished at any time and, therefore, should not be considered for long term satisfaction of area need.

In considering only city-owned land, the present primary park area becomes even more deficient when considered in terms of developed lands where the ratio is 0.82 acres per hundred persons. The deficient of this ratio becomes extremely significant when it is recognized that three-fourths of the developed area is devoted to the municipal golf course. It is estimated that the City should presently possess in developed primary parks an area of approximately 92 acres. The existing 34 acres represent a deficiency of almost two-thirds.

#### B - INVENTORY OF EXISTING FACILITIES

An inventory of existing developed parks and other facilities utilized

has been conducted and is summarized on the charts on the pages following. Royer, Weber and Woodbridge Parks would be considered fully developed mature parks. Each has been fully developed for a number of years. These parks possess abundant mature trees planted at random spacing. Weber Park is presently undergoing major renovation to eliminate out-moded facilities and to gain more efficient use and aesthetic interest.

The Duranta Triangle, Garbolino and Sierra Gardens Parks are, however, new parks which are still in the process of development. Initial development consists of turf and tree planting and the provision of basic play apparatus. The basic facilities are supplemented and more formalized landscaping will be undertaken as budgetary limits permit.

The Duranta Triangle was Roseville's first parcel of land obtained for recreation purposes. The land was dedicated for public park purposes when the original subdivision was laid out in 1901. Development of this parcel did not occur, however, until 1964 when it was improved by a neighborhood public improvement project conducted by residents of the area surrounding the park.

All the developed parks provide turfed area which is adaptable to free play or formalized games dependent upon the desires of the time. While softball is available at most parks, the only formal diamonds are located at Royer Park and the high school. In other locations, back-stops are provided as a part of the multi-purpose turfed area. The formalized children's baseball leagues also utilize facilities located at the Cirby, Kaseburg, Woodbridge, Crestmont and W. T. Eich schools.

Group picnic and barbecue facilities are presently limited to Royer Park. In conjunction with an annual service club picnic, the facilities have accommodated in excess of 3,000 persons. A group of this size, however, stretches the total facility beyond its practical capacity.

Recreation programs are provided on an annual basis at Royer, Sierra Gardens and Weber Parks. Supervision is provided at Woodbridge Park during the summer months. It is anticipated that in the near future supervision will also be provided at Cirby and Crestmont schools. Activities range from impromptu play, game supervision and instruction to arts and crafts.

MUNICIPAL PARKS  
City of Roseville, California

Park	Acres	
	Developed	Undeveloped
Atlantic/Lincoln *		3.8
Cirby		2.2
Crestmont		5.0
Duranta Triangle	0.5	
Garbolino	3.2	
Project "40"		40.0
Royer	17.1	
Saugstad		17.0
Sierra Gardens *	7.8	
Weber	1.9	
Woodbridge	3.2	
Sub Total	33.7	68.0
Diamond Oaks Golf Course	117.0	
Johnson Swimming Pool	0.4	
Total	151.1	68.0

\* Property leased from Roseville Elementary School District

EXISTING PARK FACILITIES  
ROSEVILLE PARK SYSTEM  
City of Roseville, California

Park	Acraage	Turf	Formal Landscaping	Rec. Bldg.	Apparatus	Softball	Tennis	Other Courts	Picnic	Barbecue	Other	Comments
Duranta Triangle	0.5	X	X		X							Pipe play sculpture only
Carbolino	3.2	X			X	X						Youth use oriented
Royer	17.1	X	X	X	X	X	X	X	X	X	X	One softball night lighted, basketball court, Placer County Memorial Hall, zoo and park maintenance yard
Sierra Gardens	7.8	X		X	X	X	X	X	X		X	Developed in conjunction with elementary and secondary school. Flycasting pool, play house, play fort
Weber	1.9	X	X		X	X			X			Remodeling in process
Woodbridge	3.2	X	X		X	X	X	X	X			Tennis courts night lighted
Johnson Pool	0.4	X	X	X					X		X	Municipal swimming pool

General Notes: High school swimming pool, gym and baseball diamonds utilized. Fairgrounds used for group meetings. Golf and driving range provided at Diamond Oaks Golf Course.



### C - PARK ATTENDANCE

Attendance samples have been conducted for the parks which maintain supervised programs. While precise numbers cannot be derived, general estimates are available as indicators of demand. In 1966 it was estimated that 216,300 participant days were provided in the total park and recreation system. This total use represents a citywide average of approximately 11.7 user days per capita. The maximum demand for an individual park occurred in Royer where the total annual use was estimated to exceed 95,100 user days.

In general, the peak usage of the parks occurred within the summer months and more particularly during the month of July. It is estimated that 35-40 percent of all park usage occurs during the three months of June, July and August. At the other extreme, the period of lowest usage appears to occur during the months of December and January.

**STANDARDS**

#### IV - PARK AND RECREATION STANDARDS

##### A - PARK AND RECREATION NEEDS

The importance of park and recreation facilities has grown in significant degrees in recent history with even more spectacular growth projected for the future. The decline of the average work week, rise in "surplus" expendable income and earlier retirement has added to this growth in interest in recreational activities.

Rapid changes in technology have reduced the labor force required to produce the necessities of our civilization. As a result, the average work week has steadily decreased, especially since 1945. In 1900 the average work week was slightly over 60 hours. The average work week has now decreased to approximately 37 hours with some trades as low as 35 hours per week. Currently, there are predictions by labor unions that the 30-hour week will be realized in the not too distant future.

As indicated in the chart on the page following the average work week has declined over 34 percent in the period between 1900 and 1965. In the same period, the time available for leisure has tripled. When the average work week has decreased to 35 hours the time available for leisure will exceed the time required for work.

As the work week decreases, the individual will seek alternative uses for the freed time. Some will take on supplemental employment to increase personal income. However, a majority of the population will utilize the additional time to pursue personal interests including outdoor recreation.

In conjunction with the decline in the average work week, the expendable income available for recreation has increased. The mechanization of the various means of production has increased the output while reducing the overall costs. The resultant savings have manifested themselves in the form of increased wages and reduced purchase prices. The average family now expends less energy and costs required for subsistence, thus freeing time and money for alternative pursuits including recreation.

The changes in the economy have had special significance for areas such as Roseville. While a majority of the local economy has traditionally

ESTIMATED AVERAGE ANNUAL  
WORK AND LEISURE TIME

Year	Work Hrs. Per Week	Work Hrs. Per Year <sup>1/</sup>	Leisure Hrs. Per Year <sup>1/</sup>
1900	60.2	3,130	520
1910	55.1	2,865	785
1920	49.7	2,584	1,066
1930	45.9	2,387	1,263
1940	44.0	2,288	1,362
1950	40.0	2,080	1,570
1960	39.6	2,059	1,591
1965	39.4	2,048	1,602
1975	35.0	1,820	1,830

Source: California State Recreation Plan and 1966 Economic Report of the Governor, State of California

<sup>1/</sup> Assumes 3,650 hours available annually for work-leisure distribution (10 hours per day).

\* \* \* \* \*

been oriented to the railroad activities, agriculture has also played an important role. In the past, "family" labor has played an important role. Under the new system, however, the wife and children are no longer required to contribute to the family subsistence. This action coupled with the labor saving devices associated with housekeeping and home maintenance has radically changed the leisure activity patterns of the total family.

The increased expendable income has prompted the purchase of major recreational equipment as well as expenditures for participation privileges. The income incentive has in turn promoted a significant rise of private enterprise in the recreational field. These conditions have permitted the expansion of activities such as golf and boating which

were once only enjoyed by the privileged.

The final factor which has contributed to the rapid expansion and change in character of recreation is increased mobility. The automobile, along with one of the world's best highway systems, has made it possible for the average family to travel extensive distances in relatively short times. Distances which were once prohibitive are now just a short afternoon drive.

These three factors, increased leisure time, expendable income and mobility have radically altered the City's role in the provision of recreational facilities. People no longer look to the public park for the Sunday stroll, the band concert, or the Fourth of July picnic. Times and conditions have changed, and park and recreation must also change to meet these needs.

#### B - THE CITY'S ROLE

Recreation may be considered as essential to the physical, emotional, and moral health and well-being of the individual and society as a whole. Every human being, regardless of age or sex, indulges in recreation to some degree, be it active or passive, for recreation is many things to many people.

An adequate park and recreation system will help provide the opportunity for the enrichment of living through the constructive use of leisure and the expression of human interest in the arts, sports, nature, the world of the mind, and social activities. In addition, factors such as urban economic vitality (tourism and property values, for instance) and overall visual enhancement is influenced by park and recreation facilities and programs. With such all-embracing goals and the universality of need, it is no surprise that provision for recreation has become an essential function of government.

Recreation has become such a diverse and all-encompassing function that one governmental entity alone, however, cannot be expected to satisfy the total park and recreation needs. Recreation has been defined as "any wholesome activity, not related to the maintenance of subsistence, from which personal satisfaction is derived." An individual may receive satisfaction of the recreational need through all levels of government as

well as through private sources and various forms of personal self-expression.

The satisfaction of the total recreation need, with the exception of the self-expression and, to a limited degree, private enterprise can generally be delineated by review of the practices and stated policies of responsibility which have been issued by the various entities. The following comments and stated policies are reviewed as they relate to Roseville.

#### 1 - Private Enterprise

The primary objective of private enterprise in the provision of recreational facilities is to derive a monetary gain by the possession or control of some unique or otherwise interesting facility or activity. This can normally be achieved through the exploitation of some unique natural condition or through the construction of special facilities which satisfy the particular desires existing within the area. The provisions of private enterprise may range from extensive developments, such as Sun Valley, Idaho, and Disneyland, to the local country club, movies and slot-car racing center.

Private enterprise plays a very significant role in recreation by catering to the specialized interest groups. In this particular instance, the monetary gain may be sufficient justification for private enterprise while the service population would be insufficient to justify the expenditure of public monies.

Sometimes, such as in the provision of camping facilities on timber lands or water sports on power company reservoirs, private enterprise provides recreational facilities which do not provide significant monetary gain. These facilities are provided as advertising and goodwill for the company. In most instances, the recreational function is secondary to a primary function, and it is permitted to continue so long as it does not interfere with the primary function. Rarely is significant capital investment made in the secondary recreational facilities and the right to usage may be relinquished at any time.

As accessory to real estate sales programs, private enterprise has found it desirable to enter into the localized recreational function by the

provision of swim clubs such as the Sierra Gardens Cabana Club located within Roseville. While these facilities satisfy a portion of the local normal park and recreation needs, it is not a substitute for the City function. These facilities are not designed to satisfy the total area needs and are not open to the total public.

## 2 - Federal Government

The Federal government recognizes the national importance for adequate recreation facilities. However, with the exception of the facilities under the guidance of the National Park Service and, to a limited degree, the U. S. Forest Service, the Federal government prefers to assume the role of providing assistance to and the coordination of others in the recreational development of Federal lands. More specifically stated: "It is the responsibility of the Federal government to develop and to arrange for others to develop the recreation resources on the Federally-owned lands, and to complement state and local programs in full cooperation with the states and their political subdivisions, without assuming responsibility that properly rest with the states and their political subdivisions." 1/

The National Park Service orients itself in preserving and developing for recreational uses areas of outstanding national scenic or historical interest in the form of national parks and monuments.

## 3 - State of California

The State of California through its stated and adopted policy has designated itself as a planner, supplier, and coordinator of recreational activities within the State. 2/ The following quotations from the State Recreation Plan generally describe the State's role:

"The State's primary responsibility should be to assure facilities for

---

1/ Federal Interagency Committee on Recreation, A Recommended General Policy of the Federal Government Relative to Public Recreation, 1951, Sec. 1 (c).

2/ California Outdoor Recreation Plan Committee, California Public Outdoor Recreation Plan, page 76

overnight use and for day use by persons on overnight trips."

"The State is responsible for planning, acquiring land, and providing recreation facilities at State resource development projects. If, however, the project is located near urban centers and used largely by local residents, local or intercounty-regional agencies should contribute to the provision of the needed recreation facilities."

"En route day-use facilities and a system of one-night camp grounds for vacationers should be provided along both scenic and heavily traveled through routes."

"Areas of natural, scenic, scientific, educational or historic value, and which are of State preservation caliber or of Statewide interest, should be preserved in State ownership."

As may be surmised from the above quotes, the primary State role shall be the provision of overnight camping, day-use facilities, historical or scenic assets which are of Statewide interest and use.

#### 4 - Placer County

Placer County has indicated within the Public Outdoor Recreation Plan of Placer County that the primary objective of the County will be to assume the role of coordinator in the provision of facilities by other governmental entities, special districts and private enterprise. Recent experience has shown that the County will also consider the provision of regional oriented day-use facilities.

#### 5 - City of Roseville

It was indicated in each of the previous "roles" that the particular level of government is striving to provide facilities which are of interest, benefit and of significance to all persons within their jurisdiction. There are concerned efforts to avoid confliction or duplication in effort. Private enterprise is governed by the monetary return or other intrinsic value which may be derived.

To insure maximum benefit of energies and monies expended and to avoid duplication of effort, it is recommended that the City of Roseville's role in the provision of park and recreation facilities be limited to those high intensity urbanized functions which are limited and oriented to the



service of residents within the City of Roseville. The service would include citywide and localized districts or neighborhoods.

In evaluating the facilities to be provided within a park system, it is suggested that the following policy or criteria be utilized as a test:

- "The facility should be of general community wide value."
 

The City cannot expect to satisfy the desires of every special interest group. It must select those areas where every effort on the City's part will receive the maximum benefit to the greatest number of people. It may well be that some of the needs of special interest groups may be satisfied by the provision of general facilities (i. e. , meeting space) which is designated to serve the community as a whole.
- "The facility promotes the health and well-being of the community's population."
 

A city's greatest asset is its population. People provide the life and vitality to the environment. The old adage that "man cannot live on bread alone" has been proven many times. To retain a vitality in population, the community must provide not only subsistence but physical and intellectual stimulation.
- "The facility is desirable for improvement or maintenance of the aesthetic interest of the community."
 

To a certain degree, the success of attracting new growth as well as maintaining existing population is dependent upon the "image" which is created by an urban area. The area which provides an impression of a nice, attractive, place to live with stable population and property values will tend to attract greater proportions of new, desirable growth than an area which gives an impression of little concern for the environment.
- "The facility is not or cannot be provided through private sources in a manner which is accessible to a majority of the service population."
 

Many aspects of the recreation function are very effectively provided by private enterprise. This is especially true of serving

the needs of special interest groups. However, there are some functions which are of community wide interest and, because of the lack of sufficient revenue producing potential, it is impossible to effectively provide the facility through private means in a manner which yields the desired community benefits. In these instances, it is desirable for the total community acting through governmental entities to subsidize that function and to exercise the option of providing the facilities thus acting in the best interest of the total public.

#### C - PARK PLAN OBJECTIVES

Recognizing the traditional, existing and potential future population, physical land use and recreational characteristics of the Roseville urban area, a series of long-range objectives for the future park and recreation system has been prepared. The objectives would be limited in breadth of scope by the recreational role, or function, which the City would be expected to fulfill.

It will be the objective to provide a park system for the Roseville urban area which will:

- meet the present and projected recreation needs of the community by providing those facilities which the local residents now, or in the future, will deem desirable.
- accommodate and further stimulate a varied recreation program.
- stimulate diversity in the patterns of surrounding land use development by providing changes in the visual patterns.
- encourage private development which will complement and extend the public park and recreation system.
- encourage quality in development of adjacent areas by setting outstanding examples in park development.

#### D - PARK STANDARDS

Park standards have been prepared and are recommended for use as a general guide in location and development of city parks. Standards are recommended for various levels of parks, including neighborhood, com-

## STANDARDS: NEIGHBORHOOD PARKS

THE PURPOSE OF A NEIGHBORHOOD PARK CENTER is to serve the needs of a localized area for exercise and relaxation. It should be well landscaped and adequately lighted for evening use, and designed to express the interests of the majority of the residents within the respective service area. It should be considered as the basic unit of the city's park system.

A NEIGHBORHOOD PARK CENTER should be as central as possible to the population being served. It is further desirable that the park's users (especially the children) not be required to cross busy streets to reach the park. Location of the park should avoid possible hazards to children, such as heavy traffic, railroads, and industrial sites. Where possible, without detracting from the service function, the parks should be integrated with the city streambed and trail system.

In general, neighborhood parks should ideally contain 10 to 15 acres with a minimum of not less than 5 acres. Exceptions may result from outstanding design solution or because of unique site characteristics. Such a park will accommodate a population of approximately 5,000 people (1,500 families).

Major Components	General Description of Components	Recommended Acreage To Serve Population	Primary Age Group Served	Possible Facilities
PLAYLOT	A small area designed for outdoor play of preschool children	.50 acre	5 yrs. and under	<ul style="list-style-type: none"> <li>● a few pieces of safe apparatus (sand-boxes, swings, ladders, play sculpture, climbing structures, etc.)</li> <li>● small wading pond or spray pool</li> <li>● informal play lawns and slabs</li> <li>● play houses</li> <li>● benches for mothers or guardians</li> <li>● low fence or hedge and shade trees around perimeter</li> </ul>
PLAYGROUND	An area for active outdoor play and restricted sports designed mainly for primary school children	1.50 acres	5 - 14 yrs. (secondarily most others)	<ul style="list-style-type: none"> <li>● a play apparatus area (large swings, merry-go-round, monkey bars, etc.)</li> <li>● informal play lawns and dense tree groupings</li> <li>● multi-purpose slab for basketball, volleyball, hobby shows, etc.</li> </ul>
PLAY FIELDS	Larger areas for more space demanding outdoor activities	6.00 acres	5 - 14 yrs. (secondarily most others)	<ul style="list-style-type: none"> <li>● sports fields for softball, hardball, touch football, etc.</li> <li>● paved play courts for tennis, handball, etc.</li> </ul>
INDOOR CENTER	Building for administration, storage, and limited recreation	.35 acre	All	<ul style="list-style-type: none"> <li>● office space for staff</li> <li>● storage room for equipment (recreational and maintenance)</li> <li>● game rooms and club rooms</li> <li>● large indoor recreation room</li> <li>● sanitary facilities</li> </ul>
PICNIC AND BARBECUE AREAS	Scattered areas throughout park for family use	4.00 acres (50 families)	All	<ul style="list-style-type: none"> <li>● wooden tables and benches of varying sizes</li> <li>● permanent barbecue pits</li> <li>● tree arrangements to provide a degree of privacy</li> </ul>
QUIET AREAS	Areas for relaxation and relief and non-strenuous activities and of aesthetic interest	1.00 acre	Older population (secondarily most others)	<ul style="list-style-type: none"> <li>● benches in both shaded and sunny areas</li> <li>● gardens</li> <li>● horseshoe pits; turf for bowling, croquet, etc.</li> <li>● area for card playing and board games [checkers, chess, etc.]</li> </ul>
OFF-STREET PARKING	Parking spaces to accommodate park users	.50 acres (25 cars)	All	<ul style="list-style-type: none"> <li>● diagonal parking either in one large lot or in several strategic locations close to facilities being used</li> </ul>

## STANDARDS: NEIGHBORHOOD PARK / SCHOOLS

Because of some overlap of functions and compatibility of land use, IT IS OFTEN DESIRABLE TO COMBINE A NEIGHBORHOOD PARK CENTER WITH THE LOCAL ELEMENTARY SCHOOL. This arrangement offers greater diversity and more extensive use of the complementing units. In this manner, the neighborhood park center-elementary school complex performs the combined functions of neighborhood park center, school playground, and elementary school in an economical, efficient way. Outdoor requirements are identical with those for the neighborhood park center discussed above, with the possible increase of acreage for playground and off-street parking.

THE IDEAL SIZE OF A NEIGHBORHOOD PARK CENTER-ELEMENTARY SCHOOL COMPLEX would be from 20-25 acres with a minimum size of not less than 15 acres for a service area of 5,000 people (1,000 elementary school children). Exceptions may result from exceptional design solution or because of unique site characteristics.

# STANDARDS: COMMUNITY PARKS

THE PURPOSE OF A COMMUNITY PARK CENTER is to serve the needs of more extensive populations contained within several (3-5) neighborhood park service areas. Services similar to those offered at the neighborhood level are provided (although in larger amounts and with greater diversity), along with a number of facilities with larger service population to justify their existence. The design of the park should reflect the interests of the majority of the population within the service area and be suitably landscaped and lighted for evening use.

A COMMUNITY PARK CENTER should be located as central as possible to the proposed service population. A maximum walking and/or driving distance of not more than 1 1/2 miles is suggested as the service radius of a community park center (distance from home to park). In addition, whenever possible, location of the active facilities adjacent to hazardous areas including streets with heavy traffic, railroad or industrial sites should be avoided. The community park center usually serves as a neighborhood park center for the nearby residents. Where possible, the park should be integrated into the city streambed and trail system.

In general, community parks should ideally contain 30-40 acres with a minimum of not less than 25 acres. Exceptions may result from outstanding design solution or because of unique site characteristics. Such a park should serve a population of approximately 15,000-20,000 persons (5,000 families).

Major Components	General Description of Components	Recommended Acreage To Serve Population	Primary Age Group Served	Possible Facilities
PLAYLOT	Same standards and description as for Neighborhood Park Center			
PLAYGROUND	Same standards and description as for Neighborhood Park Center			
PLAY FIELDS	Larger areas for more space demanding outdoor activities	9.0 acres	Young adults and adults (15-50 yrs.)	<ul style="list-style-type: none"> <li>● sports fields for softball, hardball, touch football, etc.</li> <li>● paved play courts for tennis, handball, etc.</li> </ul>
OUTDOOR COMMUNITY CENTER	Multi-purpose area for dancing, skating, concerts, etc.	0.25 acre	15 yrs. and older	<ul style="list-style-type: none"> <li>● multi-purpose slab</li> <li>● spectator seating</li> <li>● evening lighting</li> <li>● acoustical equipment</li> </ul>
INDOOR CENTER	Building for administration, storage, and indoor meetings and recreation	1.5 acres	All	<ul style="list-style-type: none"> <li>● office space for staff</li> <li>● equipment storage</li> <li>● game and club rooms</li> <li>● arts and craft centers</li> <li>● teenage lounge</li> <li>● senior citizens' room</li> <li>● gymnasium</li> <li>● auditorium with stage</li> <li>● outdoor patio</li> <li>● sanitary facilities</li> </ul>
SWIMMING POOL	Outdoor pool area	1.00 acre	All	<ul style="list-style-type: none"> <li>● outdoor competition swimming pool</li> <li>● wading pool</li> <li>● paved areas and open lawns surrounding pool for sunbathing and relaxation</li> <li>● snack bar</li> <li>● sanitary facilities and lockers</li> </ul>
QUIET AREAS	Areas for relaxation and relief and non-strenuous sports	2.50 acres	Older population (secondarily most others)	<ul style="list-style-type: none"> <li>● benches in both shaded and sunny areas</li> <li>● gardens</li> <li>● horseshoe pits, turf for bowling, croquet, etc.</li> <li>● areas for card playing and board games (chess, etc.)</li> </ul>
NATURAL AREA	Wooded area for hiking, camping, and nature studies	5.00 acres	All	<ul style="list-style-type: none"> <li>● wooded area with foot paths and clearings</li> </ul>
PICNIC AND BARBECUE AREAS	Scattered areas throughout park for family use	8.00 acres (100 families)	All	<ul style="list-style-type: none"> <li>● wooden tables and benches of varying sizes</li> <li>● permanent barbecue pits</li> <li>● tree arrangements to provide a degree of privacy</li> </ul>
FREE PLAY AREAS	Areas offering "elbow room" for families using picnic areas	4.00 acres	All	<ul style="list-style-type: none"> <li>● spacious grass lawns bordered by trees and shrubs</li> </ul>
OFF-STREET PARKING	Parking spaces to accommodate park users	2.00 acres (300 cars)	All	<ul style="list-style-type: none"> <li>● parking in several strategic locations close to facilities being used</li> </ul>

# STANDARDS: COMMUNITY PARK / SCHOOLS

For similar reasons to those outlined under neighborhood park center-elementary school complex (see above), IT IS SOMETIMES ADVANTAGEOUS TO COMBINE A COMMUNITY PARK CENTER WITH A HIGH SCHOOL OR JUNIOR HIGH SCHOOL FACILITY.

THE IDEAL SIZE OF A COMMUNITY PARK CENTER-SECONDARY SCHOOL COMPLEX would be conditioned by requirements for the secondary school facility, but in general a size from 40 to 50 acres is desirable with a minimum size of not less than 35 acres. Outdoor requirements are identical with those for the community park center discussed above, with the exceptions of elimination of interior space needs and the provision of larger off-street parking needs and additional athletic fields with spectator seating.

# STANDARDS: CITYWIDE PARKS / SPECIAL FACILITIES

A citywide park is a unique recreational center serving the entire urban population. Two basic types of citywide facilities are recommended: (1) extensive recreational park which provides services and facilities which are so specialized or expensive to require a service area encompassing the total city; and (2) unique specialized functions or facilities which are of citywide or regional interest.

The design of the expensive activity oriented park should reflect the general character and interests of a majority of the population who reside within the city. Design of the specialty park should attempt to extend and enhance the functions, aesthetic or historical interests, or other unique characteristics of the facility.

While it is desirable to locate a citywide park so there is a maximum degree of accessibility to the population, more important in site selection than the elements of distance and service area is the ability to incorporate appropriate and desired features -- that is, THE IDEAL LOCATION FOR A CITYWIDE PARK depends on the location of the special asset or the availability of vacant land of a suitable size and with favorable topographic and natural features.

A CITYWIDE PARK should contain from 100 to 300 acres with a minimum size of not less than 75 acres. For Roseville, it is appropriate to design the citywide park to ultimately accommodate 100,000 people (30,000 families).

Major Components	General Description of Components	Recommended Acreage To Serve Population	Primary Age Group Served	Possible Facilities
BODY OF WATER	Lake (natural or manmade), river for swimming and boating	15 acres	All	<ul style="list-style-type: none"> <li>● bathing area</li> <li>● sunbathing area</li> <li>● lockers and showers</li> <li>● boat rental area</li> <li>● boating area</li> <li>● snack bars</li> </ul>
PLAYLOTS	Four small play areas for pre-school children	3 acres	5 yrs. and under	(see neighborhood park center)
PLAYGROUNDS	Four areas for play designed primarily for elementary school children	6 acres	5 - 14 yrs.	(see neighborhood park center)
PLAY FIELDS, ADULT PLAY-GROUNDS, ATHLETIC FIELD	Larger areas for more space demanding outdoor activities and scheduled athletic events	40 acres	10 - 44 yrs.	<ul style="list-style-type: none"> <li>● sports fields</li> <li>● paved play courts</li> <li>● stadium</li> <li>● outdoor adult gym area</li> </ul>
OUTDOOR PAVILLION	Multi-purpose area for dances, concerts, plays, etc.	10 acres	15 yrs. and older	<ul style="list-style-type: none"> <li>● stage and backstage area</li> <li>● seating for 1,000</li> <li>● lighting</li> <li>● acoustical equipment</li> </ul>
AMPHITHEATER	Large outdoor theater for special events	20 acres	15 yrs. and older	<ul style="list-style-type: none"> <li>● stage and backstage area</li> <li>● seating for 10,000</li> <li>● acoustical equipment</li> <li>● lighting</li> </ul>
QUIET AREAS	Areas for relaxation and relief and non-strenuous sports	10 acres	Older population (secondarily most others)	(see neighborhood park center)
NATURAL AREAS	Wooded areas for hiking, camping, riding; and nature studies	50 acres	All	<ul style="list-style-type: none"> <li>● wooded area with clearings</li> <li>● foot paths</li> <li>● bicycle paths</li> <li>● horse paths</li> <li>● camping facilities</li> </ul>
PICNIC AND BARBECUE AREAS	Scattered areas throughout park for family and group use	20 acres (250 families)	All	(see neighborhood park center)
FREE PLAY AREAS	Areas offering "elbow room" for families and groups using picnic areas	10 acres	All	<ul style="list-style-type: none"> <li>● spacious grass lawns bordered by trees and shrubs</li> </ul>
INDOOR CENTER	Building or buildings for administration, storage, and indoor meetings and recreation	10 acres	All	(see community park center)
INDOOR-OUTDOOR HOBBY CENTER, MUSEUM AND GALLERIES	Building and courtyards for arts and crafts and display of local and non-local works of art and crafts	15 acres	10 yrs. and older	<ul style="list-style-type: none"> <li>● workshops and studios</li> <li>● exhibit rooms (indoor and outdoor)</li> <li>● offices for staff</li> <li>● small theater for slide and film lectures</li> </ul>
OPEN FIELD	Reserve for circuses, carnivals, outdoor meetings, etc.	30 acres	All	<ul style="list-style-type: none"> <li>● large open meadow on flat land</li> </ul>
ZOO	Display of a variety of domestic and non-domestic animals	15 acres	All	<ul style="list-style-type: none"> <li>● caged animals</li> <li>● pasture areas</li> <li>● children's zoo</li> <li>● aviary</li> <li>● landscaping</li> <li>● maintenance and veterinary center</li> </ul>
CORPORATION YARD	Storage area for maintenance equipment	10 acres	--	<ul style="list-style-type: none"> <li>● equipment storage</li> <li>● landscaping supplies</li> </ul>
OFF-STREET PARKING	Scattered parking areas to serve park users	20 acres (5,000 cars)	All	<ul style="list-style-type: none"> <li>● parking in many strategic locations</li> </ul>

munity, citywide and special facilities. Specific provisions for each type are indicated in the charts included in this section.

The recommended standards are intended as general guides which will be generally applicable to most situations existing within the community. When designing and evaluating a specific park proposal, the particular characteristics of the population and site environment should be reviewed and modifications made where deemed desirable. For example, in areas of predominantly older age group population, an increased emphasis upon passive activities would be warranted whereas, in young areas containing extensive numbers of dependent children the emphasis would be upon active sports and play apparatus. While particular parks may be oriented to serving one age group, each park should be balanced by providing at least minimum facilities for all other age groups.

#### 1 - Combined Schools-Parks

The standards indicate that under certain circumstances it is desirable to combine parks with schools. Schools and parks both require similar facilities in terms of playgrounds and meeting rooms. The uniting of the two units provides the opportunity for expanded facilities at reduced costs. Frequently facilities, such as a swimming pool, can be justified for the joint educational-recreational functions whereas acting independently it would not be possible. The parks and schools also frequently serve the same general population group or neighborhood.

To obtain maximum efficiency in the location of joint school-park facilities, advance notification should reciprocally be provided by both park and school officials prior to the final selection and acquisition of sites. Legal statutes requiring this coordination exist both in the State Education Code and the State Planning and Conservation Law. Specifically, the laws state:

#### Education Code

"15004. To promote the safety of pupils and comprehensive community planning the governing board of each school district before acquiring title to property for a new school site or for an addition to a present school site, shall give the planning commission having juris-

diction notice in writing of the proposed acquisition. The planning commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the governing board a written report of the investigation and its recommendations concerning acquisition of the site.

The governing board shall not acquire title to the property until the report of the planning commission has been received. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the governing board of the school district shall not acquire title to the property until 30 days after the commission's report is received."

Planning and Conservation Law

"65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body. . . . ."

It should be noted that in the above laws the planning commission is designated the reviewing agency. It is imperative that, upon receiving

notification of a proposed school or park, the planning commission immediately notify the other agencies and initiate coordination efforts.

If mutual agreement can be obtained upon a site which will adequately serve the school and park functions, a master plan, including a schematic relationship of facilities of both park and school, should be prepared and approved in advance of the preparation of final plans or undertaking construction. The master plan should recognize and take advantage of the topography, arrangement and interrelationship of spaces and facilities to insure maximum use and efficiency by both school and public during school hours, vacations and weekends.

When efficient recreation service can be provided, parks and schools should be combined. The location of the school should not be the overriding determinate. If another location within the neighborhood would provide more efficient recreation service to the majority of the population, the alternate location would be justified. If an alternate site provided outstanding aesthetic or other desirable assets, such as integration into the city streambed and trails system, again the alternate site would be warranted.

When designing combined school-park facilities, above average design effort is required to insure availability and usage by all age groups. Adults are frequently discouraged from utilizing the combined form during the school hours because, in many instances, the park merely represents an extension of the school playground. When an adult does attempt to use the facility during school hours, he immediately becomes a suspect of concern by the school administration. The mutual adverse psychological effects can be overcome through effective design in zoning of uses, screening and other landscaping.

## 2 - Site Characteristics

The site location and physical characteristics are important in attaining successful park development.

The criteria indicated within the chart recommends that the park be centrally located within its anticipated service area. Access to the park should be safe and convenient for both pedestrians and automobiles. Pedestrian safety is stressed, especially in neighborhood parks where many



of the users will be small children. It may be desirable (or necessary) to improve pedestrian safety by constructing special pedestrian pathways through the interiors of blocks. The parks should have frontage on at least one street.

If available, select sites with development interest. Frequently, sites which are irregular in topography and difficult to develop for other types of land uses make outstanding and interesting parks. Natural features, such as rock outcroppings, mature trees, streams or interesting scenic vistas, should be capitalized in park location.

### 3 - Park Areas

Each part of the park area should have a definite function and contribute to the total utility and beauty. Multiple use of areas should be realized where possible. All parks, on the other hand, should be designed to permit flexibility in meeting unanticipated future demands or to accommodate the maturing and transition of the service population.

Within each park, the design should consider the zoning of the various park use areas to insure the greatest degree of compatibility with adjacent developments and between functions within the park itself. Areas or uses which create excessive noise or which are intensively night lighted should be zoned away from adjoining residential properties. In planning layout of uses, the major or primary features are planned first with minor or incidental features receiving secondary consideration. Orientation of tennis courts and ball fields in relation to the sun, as well as their location within the area, is highly important.

The park should be designed to minimize accidents. This may be achieved through careful arrangement of apparatus and game courts. Active play areas should be zoned away from street and parking areas. The provision of adequate space between the pieces of apparatus and intensive play areas will also help.

Those uses requiring supervision should be grouped to obtain maximum efficiency of recreation personnel.

Significant monetary savings may be obtained through efficient planning of the site utilization and subsequent maintenance. Careful planning prior to construction may reduce grading and drainage requirements, obtain

multiple use of facilities, and reduce irrigation and other construction costs. With small additions to construction costs, appreciable savings may be realized in later maintenance. Careful planning simplifies such duties as grass cutting, hedge trimming, cleaning of pools and buildings and care of game courts.

Parking should be provided in locations which will not hamper external street traffic flow, functions within the park, or be obnoxious to adjacent residential uses. Parking should not be located next to intensive youth activity areas such as playgrounds or ball fields unless protective screening in the form of landscaping or fences is provided.

Many times, imagination will be required to find solutions for the satisfaction of expressed interests and demands. In applying this imagination, it may also be possible to attract new users to the parks.

An example of an unsatisfied local interest which may require imagination would be related to the sport of golf. The City presently provides an outstanding golf course and driving range. The City course is supplemented by several private courses. To use these facilities, however, a major time expenditure is required for the trip to and from the course. Many adults have expressed an interest in quick, close-to-home practice and have attempted to utilize the local park for this function. This practice is, however, hazardous to other park users, and many times interferes with other functions occurring in the vicinity. The City has found it necessary in the interest of public safety to enact ordinances prohibiting golf practice in local parks. If some means of safely satisfying this desire could be found, the local park could become very attractive to many adults who are not now utilizing them. (One possibility might be driving "cages" and synthetic surfaced putting greens.)

**STREAMBEDS  
OPEN SPACE  
GREENBELTS**

## V - STREAMBEDS, OPEN SPACE AND GREENBELTS

Roseville presently possesses outstanding assets in terms of the relatively natural, unspoiled conditions existing in and adjacent to the City. The use of major portions of adjacent rural areas for grazing purposes and the existence of abundant and aesthetically interesting streams which traverse through the City has made the natural environment part of the Roseville way of life and image.

It is recommended through the objectives and principals proposed in this chapter, and subsequently within the later Comprehensive Plan proposals, that these natural aesthetic assets be retained and enhanced for future enjoyment. More specifically stated, it is the objective of the greenbelt and streambed program to enhance the urban environment by means of the planned preservation or restoration of the natural vegetation and habitat, facilitate the movement of natural drainage waters, and prevent loss of property from inundation. It is also the objective of these proposals to extend and complement the City parks system by the provision of pathways and limited recreation facilities.

### A - STREAMBEDS

Roseville is endowed with outstanding streams which traverse through the City. On the easterly side of the City, the tributaries of Antelope Creek, Secret Ravine, Miners Ravine, Strap Ravine and Linda Creek join at various points to form Dry Creek. In the northwesterly portion of the City, Kaseberg Creek and the south branch of Pleasant Grove Creek originate and ultimately tie into the Coon Creek Drainage Basin lying west of the City of Lincoln.

Most of the streams maintain a year-round flow and are consequently endowed with extensive tree growth. The streambeds provide significant potential for development and utilization for recreational and aesthetic purposes. Secondary benefits may be derived in terms of flood control and the preservation of wildlife habitat.

There are approximately 44 lineal miles of significant streambeds within the project area of which approximately 15.5 lineal miles are

within the Roseville corporate limits. The City presently owns or otherwise controls only 3.1 miles or 8 percent of the total length. The City-owned portion constitutes 24.7 acres in area.

The streambed areas presently under the City's jurisdiction have been obtained by various means including acquisition and dedication. Most prominent means which have been recently utilized are the dedication of the streambed for drainage purposes under the provisions of the subdivision regulations. The City assumes responsibility for maintenance of the streambed upon dedication.

At present time the City possesses limited control over development occurring within the streambed flood plains. The City zoning ordinance, through the provisions of the "FP" Combining Districts requires that all proposed uses other than agricultural use obtain a use permit prior to development. This zoning has resulted in limited success in the preservation of streambeds.

In the development of new subdivisions, the City Engineer may prohibit development within the area subject to flooding unless specific measures are undertaken to fill the land or otherwise protect it from inundation. Both the above use permit procedure and subdivision regulations have resulted in filling and vegetation removal which has tended to destroy the aesthetic value of the streambeds. A significant need for a more positive method of preserving the streambed assets is urgently needed.

Water pollution is a major problem presently limiting maximum utilization of the streambed areas. While the problem has not reached stages where it endangers life and property, it does produce adverse psychological effects. If left unchecked, the problem could increase to a point where it would have significant effect upon the wildlife and adjacent properties.

The primary pollution problem exists in the Dry Creek area through its several tributaries of Antelope and Clover Creeks and Secret and Miners Ravines. Chief contributors consist of several sewage disposal plants which provide primary treatment only, industrial and agricultural uses which dump raw effluent directly into the streams, faulty septic tanks in adjacent rural residential uses. A combined City-County effort

will be required to check and control the quality of the streams.

#### 1 - Streambed Area Standards

To insure the preservation and maximum utilization of the streambeds as proposed within the previously stated objectives, it is recommended that the City ultimately obtain title, either by purchase or dedication, of all proposed streambed areas.

It has been proposed that the streambeds be utilized for multi-purposes including recreation, flood control, and the enhancement of community aesthetics. It is very important that, when acquiring the streambed areas, adequate area be obtained to effectively perform the desired functions. The primary consideration of the proposals of this report is the satisfaction of the recreational and aesthetic functions. Flood control is an engineering problem and should be considered independently within the scope of the particular engineering requirements. The proposals recommended within this report have been prepared in recognition of, and in attempts to satisfy, the recreational and aesthetic requirements. The recreational and aesthetic requirements may differ from the flood control requirements.

The area recommended for acquisition will vary according to the extent and character of adjacent land uses, the availability of land, the width of the actual streambed, and the existence of outstanding natural characteristics. In the existing developed areas near the center of the City, the intensity of the development adjacent to the streams and the extensive land ownership patterns may dictate that minimum areas be obtained. In some areas along Dry Creek, the available width is so narrow and the character of the streambanks is such that extensive imagination in design will be required for full and effective usage. Within the intensely developed areas of the City, the actual areas recommended for acquisition and development should be determined by specific design analysis.

In the uninhabited fringe and rural areas surrounding the City, the land ownership and development patterns are not as complex. Extensive potential recreation assets, on the other hand, exist within these adjacent areas. It is within these areas that the City may obtain the greatest streambed value.

Specific minimum acquisition policy has been prepared and is recom-

mended for use in considering future land acquisitions in the undeveloped fringe areas. The policy would also apply to those isolated undeveloped pockets of land lying within the developed areas. The policy has been expressed in both narrative and graphic form.

It is recommended, where ample area is available, that a "stream-bed" width of not less than 50 feet be acquired. In instances where the distance between high water marks <sup>1/</sup> for opposite sides of the stream-bed exceeds 50 feet the high water mark shall constitute the limits of required area. In addition, if the width is less than 150 feet there should be areas of at least three horizontal feet and 15 horizontal feet respectively above the high water mark to provide for trails, landscaping, and maintenance roads.

Excess acquisition should be considered when extraordinary natural or historical interest exists which would warrant preservation in the interest of community recreation or aesthetics.

## 2 - Development Standards

The streambeds should be maintained in a natural state to retain, enhance, and extend as necessary existing trees, vegetation, wildlife and aesthetic interest. The streambeds should provide a diversification from the adjacent urban developments.

Typical development may consist of hiking, bicycling, and equestrian trails, pedestrian rest areas, occasional limited picnic facilities, and areas of natural and/or scenic interests. When possible, and when consistent with adequate public service, consideration should be given to the integration of city parks and streambed.

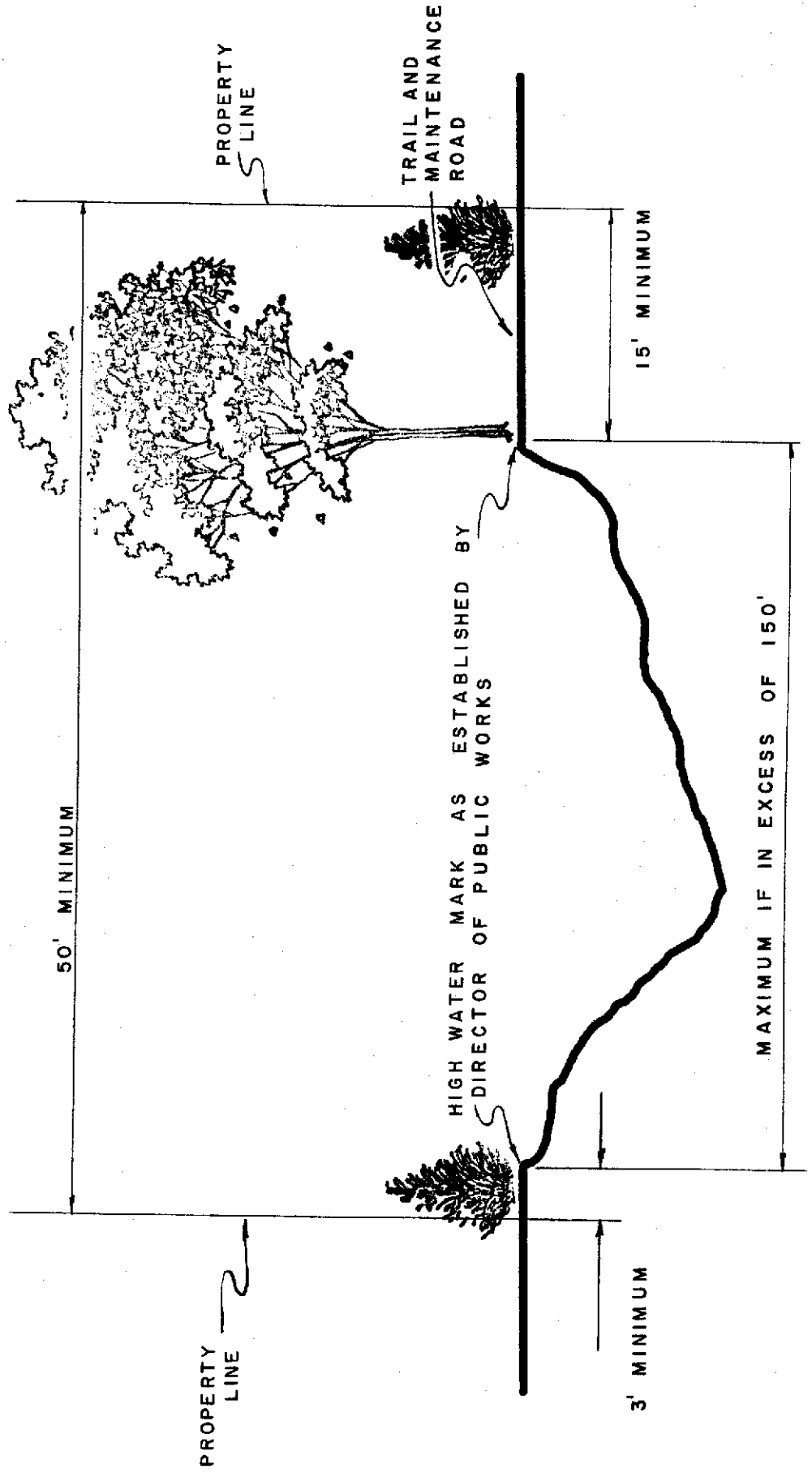
Pathways should be provided at a width of not less than eight feet to permit two abreast movement and/or passage of bicycles or equestrian mounts, as well as the access of maintenance vehicles. General standards for equestrian trails have indicated that it is not necessarily desirable to combine the equestrian and bicycle trails. It may, therefore, be necessary to establish parallel paths to accommodate both functions.

Maximum grades for the pathways are recommended to not exceed

---

1/ High water mark as established by the Roseville City Engineer

# STREAMBED POLICY





15 percent for equestrian and hiking paths and 7 percent for bicycling. The equestrian paths should be composed of a soft non-slip surface whereas the bicycling paths should be hard surfaced.

If possible, it would be desirable to design a trail system which provides a circuitous route that returns the participant to place of origin within approximately one to two hours. The average speed of a hiker is approximately 3 miles per hour, horse approximately 5 miles per hour and a bicycle approximately 10 miles per hour. The trail "loops" should range from 3 to 5 miles for hikers and up to 20 miles for bicycles.

To provide connecting links for the streambed trails system, it is recommended that trails be developed adjacent to and as a part of landscaped freeways and parkways.

Underpasses of sufficient height to accommodate mounted riders should be provided to facilitate safe, unrestricted movement across major streets and highways. When construction of underpasses would not be economically justified, traffic signalization should be provided.

Comfort stations should be provided at periodic intervals.

#### B - GREENBELTS

In addition to streambeds, which are generally considered to be greenbelts, there are several other types of greenbelt areas which have sufficient potential to merit consideration for development within the Roseville area. The first type may pertain to extensive areas which are retained in non-urban states of development such as agriculture or natural. This type of greenbelt is generally utilized to control, shape or limit the land use within a specific area or to provide form and concentration to the urban development.

The second type of greenbelt area proposed within the plan pertains to the preservation of space within and adjacent to major utility right-of-ways and extensive public land ownerships. This second type of greenbelt will not only assure the maintenance of these open spaces in a manner which will enhance the total urban environment but will also insure the continued effective maintenance of those facilities.

In respect to greenbelts, assurance should be obtained that that area of land proposed be of sufficient size to justify their inclusion within the

category. That is, natural greenbelts should be of sufficient width and continuity to assure that the overall objective of the creation of a natural habitat is achieved. In general, an area of not less than 40 acres in size would be necessary to receive a significant impact. Development within these types of areas would be limited only to those facilities which would be necessary for the maintenance of any function which is conducted within that greenbelt area. Several methods of control exist for the attainment of the greenbelt system. These methods include easement, acquisition and zoning.

Many of the greenbelt areas may be attained through a grant of easement in exchange for the provision of limited maintenance. This is especially true in greenbelts which may be derived in conjunction with utility lines. Easements, however, are frequently subjected to modification as a result of changes in the title status of the owners.

Acquisition would provide the City with absolute control and development rights over the subjected property. Dependent upon the ultimate use of the property, the City may find it advantageous to acquire development rights only. In this manner, the City would be assured of the preservation of the open space and, at the same time, the property would remain in active agricultural production and on the tax roles. Only through complete or partial ownership can the City be assured of the maintenance of these facilities in a safe and aesthetic manner to perpetuity.

Zoning or exclusive agricultural contracts are highly desirable means of preserving the expansive greenbelt areas which are utilized for shaping and directing the urban environment. In this instance, the landowner is assured of the maintenance of his properties in an economic environment which is conducive to agricultural production and, at the same time, the governmental agency is assured that undesirable development would not be undertaken. When the time arrives that the property should be converted to urban uses, the contract can be dissolved and an adjustment made for the deferred ad valorem tax payments.

**COMMUNITY  
AESTHETICS**

## VI - COMMUNITY AESTHETICS

The primary objective of this total report concerns the City Park and Streambed System and its relationship to the enhancement of the community environment. The park and streambed system as will be later recommended, however, only provides the skeleton which ties the total community environment together. The resultant image of the City is dependent upon not only the skeleton but the organs within as well. In this chapter, additional recommendations will be provided as to how the City may further enhance the development of a desirable, aesthetically pleasing environment. In general, this chapter will cover street trees, special planting areas, landscaped freeways and parkways, and private development.

### A - STREET TREES

Roseville, as most cities located within the arid valley areas, is very dependent upon a street tree system to make the summer heat bearable. In many of the cities, the trees have matured into one of the most outstanding local aesthetic assets. Trees can reduce the impact of the rundown, garish, or otherwise undesirable architecture. They lend definition and character to a neighborhood.

The City of Roseville possesses many outstanding specimens of street trees. A recent survey indicated that, at the present time, there are between 6,000 and 7,000 street trees within the City. The total represents 58 different species.

Most of the street trees have been planted by the individual home owners. As a result, there is little coordination of the tree types or degree of maturity, especially in the older portions of the City. Many of the trees are of a type which produce obnoxious side effects such as root structures which break sidewalks and paving, fruit, limbs, or other secretions which, in falling, may damage property below. They are highly susceptible to disease, or produce irritating, allergenic, influencing pollen.

In recognition of the value of the street tree system, the City has enacted an ordinance policy which regulates the maintenance, removal and replanting of street trees. The ordinance also provides a listing of se-

lected trees which are desirable for the Roseville area and from which new street trees may be selected.

OFFICIAL MASTER TREE LIST  
City of Roseville, California

<u>Botanical Name</u>	<u>Common Name</u>
Liquidambar Styraciflua	Sweet Gum *
Liriodendron Tulipifera	Tulip Tree *
Pistacia Chinensis Seedlings	Chinese Pistache *
Morus Alba Fruitless	Fruitless Mulberry
Fraxinus Velutina "Modesto"	Modesto Ash
Acer Saccharinum	Silver Maple
Quercus Coccinea	Scarlett Oak
Quercus Palustris	Pin Oak
Quercus Suber (Evg.)	Cork Oak
Ginkgo Biloba	Autumn Gold Ginkgo
Gleditsia Triacanthos Inermis	Locust (Moraine)
Prunus Blireiiana	Flowering Plum
Prunus Cerasi Fera Atropurpurea	Red Leaf Plum
Robinia Decaisneana	Pink Flowering Locust
Lagerstroemia Indica	Crape Myrtle
Tilia Americana	American Linden
Fraxinus Holotricna "Moraine"	Moraine Ash
Tilis Cordata	Little Leaf Linden
Laurus Nobilis	Grecian Laurel
Zelkova Serrata	Japanese Zelkova
Prunus Serrulata	Cherries (Amanogawa, Kwanran, Shirofugen)
Ligustrum Japonicum	Privet
Cinnamomum Camphora	Camphor Tree
Magnolia Grandiflora	Samuel Sommlu Variety Magnolia
Prunus Caroliniana	Carolina Cherry Laurel
Celtis Australis	European Hackberry
Celtis Sinensis	Chinese Hackberry
Maytenus Boakla	Mayten Tree
Betula Verrucosa	White Birch

\* Specifically recommended for streets in old parts of town as replacement

The City has undertaken a limited program of tree plantings and replacement. To date, the majority of the effort has been restricted to the downtown area.

To insure maximum benefits of the future street tree program, it is recommended that the City consider the preparation and adoption of a

master street tree plan. This plan would develop tree planting themes which would be appropriate for each of the specific areas of the City. Special community visual problems or assets would be considered as a part of the program. The plan should be so designed to generate diversification in the various areas and, at the same time, provide a continuity which would tie the total City together.

Upon preparation and adoption of the plan, all future planting would conform to the proposals. The City should also consider a systematic program of tree replacement and conversion. The conversion plan could start in the older sections and gradually work out to the newer areas. In many of the newer areas, themes already exist as a result of mass plantings provided in subdivision developments.

#### B - SPECIAL PLANTING AREAS

At the present time, the City maintains in excess of 12 different special planting areas. These special areas range from the rose garden at the intersection of Folsom and Vernon Streets to the landscaped entries into specific residential subdivisions.

It is desirable for the City to encourage the creation and maintenance of interesting landscaped areas throughout the City. America, in its haste to develop has frequently overlooked the small plazas, plantings and statuary which have given many of the European cities their charm. The development of these special areas should be encouraged.

While it is desirable to encourage the development of landscaped areas of special interest, the City must exercise some discretion in assuming the obligation of providing maintenance. In view of the total park and recreation needs of the City, it, in certain instances, would be difficult to justify the maintenance expenses. It is recommended in future consideration of new maintenance obligations that the City evaluate the proposal and make a finding of total City benefit. In determining total City benefit, the area should be of sufficient size to create a visual impact.

In instances where the landscaped area is provided as an adjunct to the sales promotion of residential subdivisions or commercial goods, the responsibility of maintenance should remain with the private owners. For

continued maintenance after completion of the sales program, a home owners association should be considered.

### C - LANDSCAPED FREEWAYS AND PARKWAYS

A system of landscaped freeways and parkways should be developed to enhance the urban aesthetics, promote traffic safety and extend the City trails system.

Specifically recommended as landscaped freeways are the existing Interstate 80 Freeway and the proposed Interstate 65, and State Routes 246 and 256 Freeway. It is further recommended that the following City/County streets be designated as parkways.

Rocky Ridge (Douglas) from Dry Creek to Folsom Lake

Cirby Way from proposed State Route 256 extended easterly to Auburn-Folsom Road

Sierra College Boulevard from County line to Interstate 80 Freeway

Auburn-Folsom Road from County line to Cavitt-Stallman Road

Baseline Road (Main Street) from Washington Street to Walerga Road

P. F. E. Road from Atkinson Road to Walerga Road

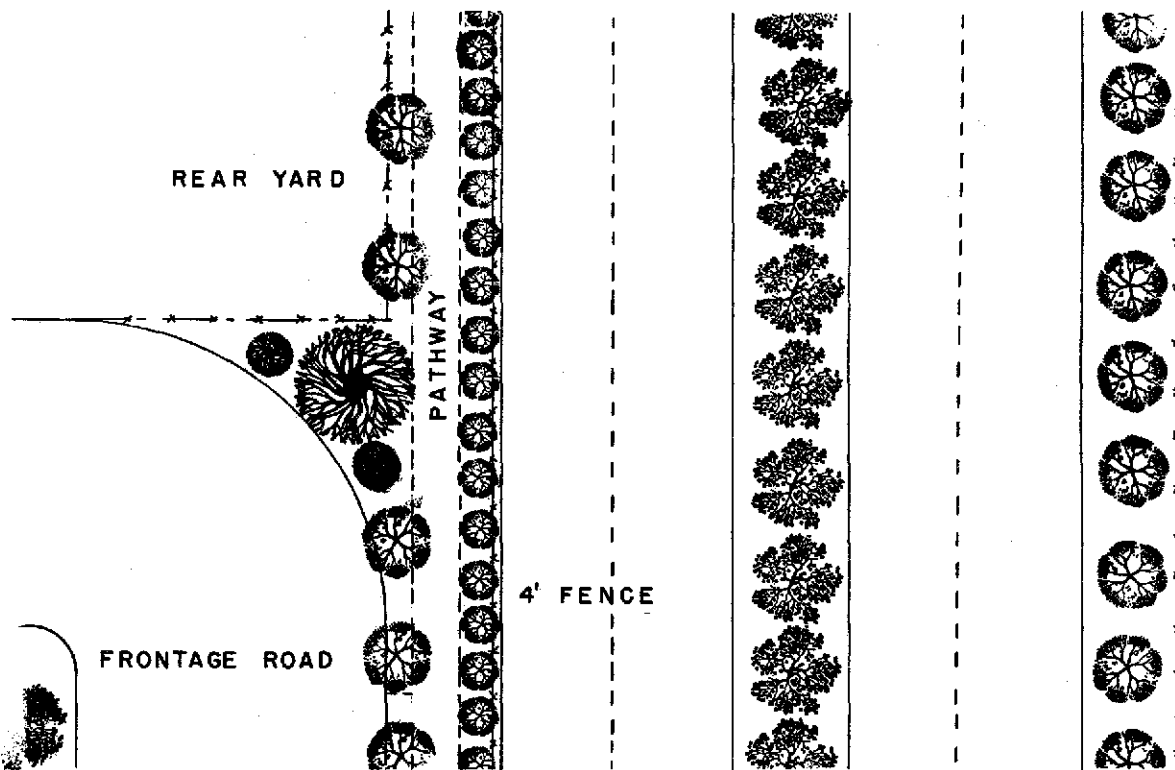
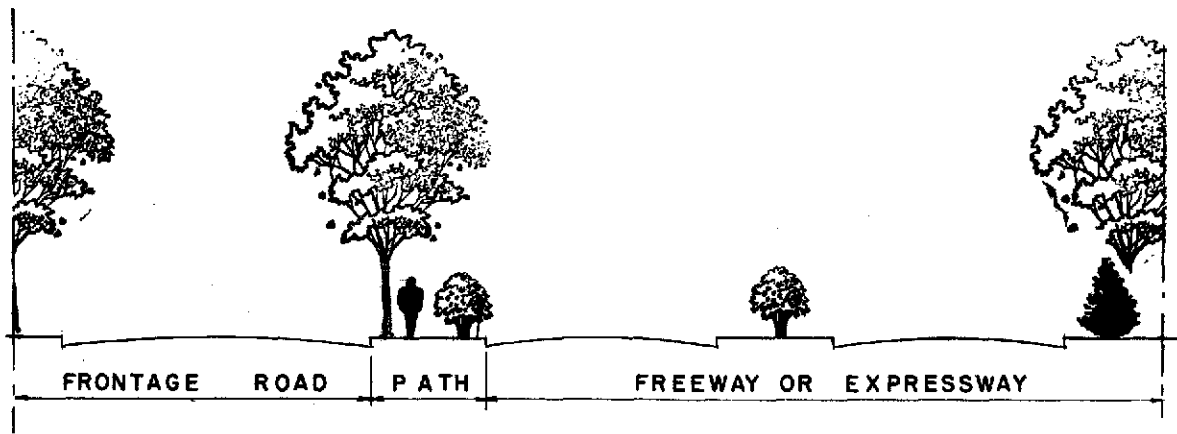
Atkinson Road from P. F. E. Road to Baseline Road

Cook Riolo Road from P. F. E. Road extended north to City limits line

The freeways and parkways should be developed with landscaped median strips and frontage roads providing landscaped buffer strip between roadway and frontage road. When the trail system is integrated with the street network, intensive screens or fencing should prevent movement onto the roadway. Potential development standards are illustrated on the attached drawing.

The landscaping should include extensive use of trees and dense screening. Parking areas should be provided in areas of special interest or at junction points with major units of the trails system.

Cooperative, intergovernmental agreements should be explored with the County and State governments to insure development of the landscaped



# LANDSCAPED FREEWAYS AND EXPRESSWAYS

CITY OF ROSEVILLE

EBS MANAGEMENT CONSULTANTS



ways in the unincorporated areas adjacent to the City.

Related to freeway and parkway landscaping is the matter of billboards and sign control. The City presently possesses an ordinance which regulates, in part, billboards and signs in the area adjacent to freeways. In recognition of this ordinance, the State Highway Department is undertaking the landscaping of Interstate 80 Freeway.

The present billboard ordinance has had limited success in controlling the signs. It has prevented the erection of new signs but the removal of existing signs has been hampered by amortization procedures.

It is recommended that the sign control ordinance be extended to cover those areas which have been designated as parkways on the plan map. Efforts should also be undertaken to prevent the construction of undesirable signs in the area near the proposed Interstate 65E and State 246 and 256 Freeways.

#### D - PRIVATE DEVELOPMENT

The City may undertake extensive programs for the beautification of the City through park, streambed and other aesthetic programs in hopes that these public programs will encourage and influence quality in the adjacent private properties. The City, however, has very limited control over the aesthetic development of private property. The courts, while growing in sympathy, still tend to judge aesthetics as arbitrary and a matter of personal opinion. Exception to these has been in historical areas where qualified and verifiable standards may be established. The courts have recognized the public harm that may be created through visual nuisances such as junk yards, billboards and abandoned autos. These items may be regulated through zoning or nuisances ordinances.

Lacking major legal status, the remaining avenue for aesthetic enhancement lies within the informal area of public pride and recognition. The City should recognize and encourage quality in construction and maintenance. The City has inaugurated a program of recognizing outstanding accomplishments and urban landscaping. It is recommended that the City expand this program and, on an annual basis, review and award certificates of recognition for various areas of outstanding private improvement of the City. Specifically recommended categories of awards should include:

- 1) Outstanding architectural design for a structure
  - a) Residential and non-residential
  - b) New structure and renovation
- 2) Outstanding landscaping for residential and non-residential developments
- 3) Outstanding achievement in sign development
- 4) Other special recognition

It is recommended that these awards of recognition be selected by a committee of recognized experts in the field of urban aesthetics. The nominations for consideration should be drawn from all areas of the City

Through proper publicity and emphasis of importance, these awards could become very prestigious and sought after. The City aesthetic environment could be improved by a positive statement that "someone does care."

**COMPREHENSIVE  
PLAN**

## VII - COMPREHENSIVE PLAN

### A - GENERAL DESCRIPTION

A comprehensive plan for parks, streambeds, landscaped streets and greenbelts has been prepared for the Roseville urban area and is recommended for implementation.

The plan was developed in recognition of the population and land area growth potential, and reflects the objectives and "role" limitations of the City.

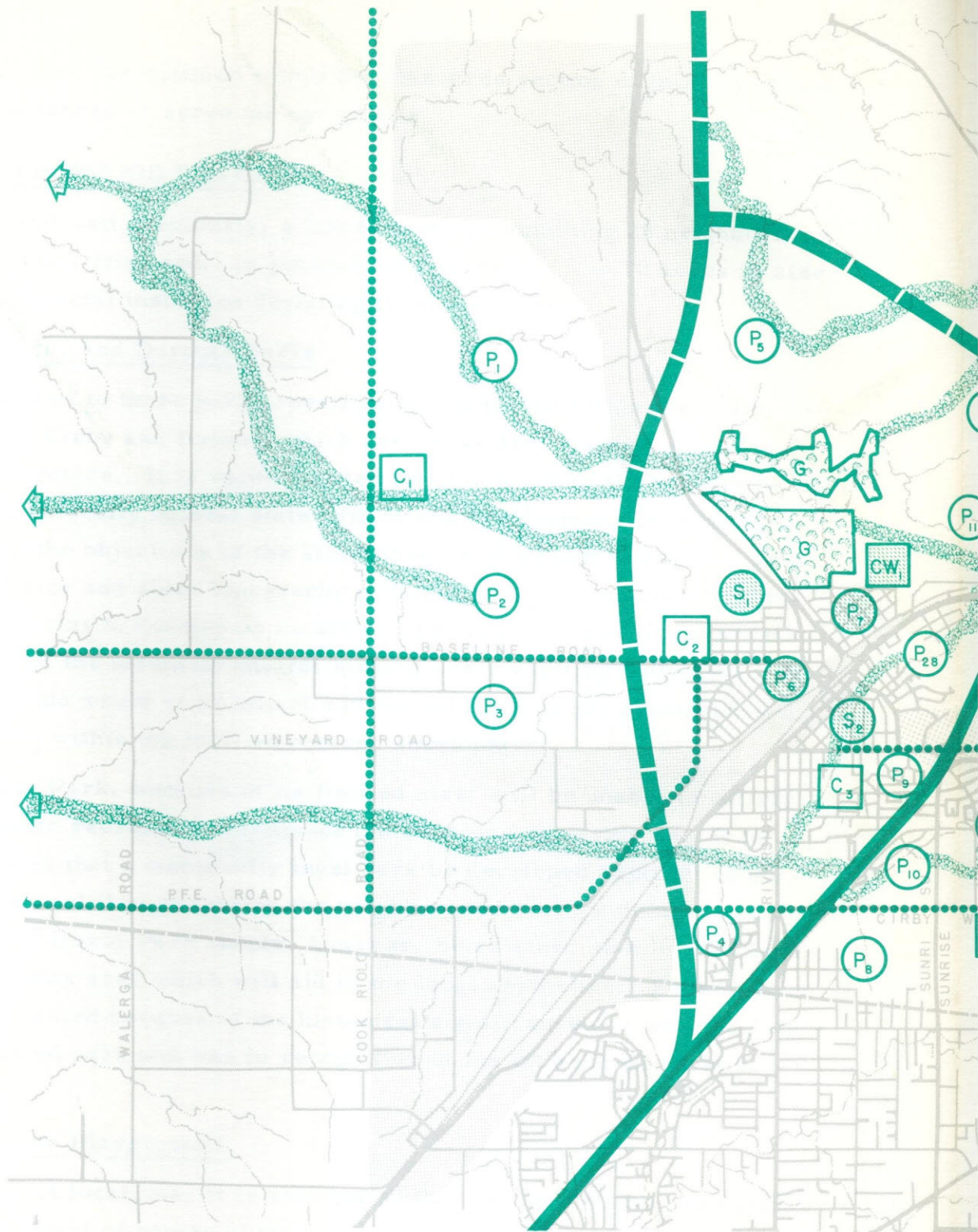
It is anticipated that when the Roseville urban area attains a population growth of 110,000 persons (on or about year 2000) a system composed of approximately 39 parks will be required. Distribution of these parks, by type, includes 28 localized neighborhood parks, 5 community level, 2 citywide and 4 special function parks. In addition, special purpose athletic or recreational facilities are recommended. Linking together the total park system, a "greenbelt trails" system comprised of approximately 62 miles of streambed, 13 miles utility easement and 77 miles parkways and/or landscaped freeways is proposed.

The general distribution of the park and greenbelt system is illustrated on the comprehensive plan map included within this chapter. In support of the plan map, the charts and narrative statements contained on the following pages are provided for detailed comments.

The development timing, population distribution, housing density and socio-economic characteristics of the residents were prepared based upon the proposals of the City's Master Plan and the Loomis Basin Plan. These estimates are not definitive and should be evaluated periodically to insure continued validity.

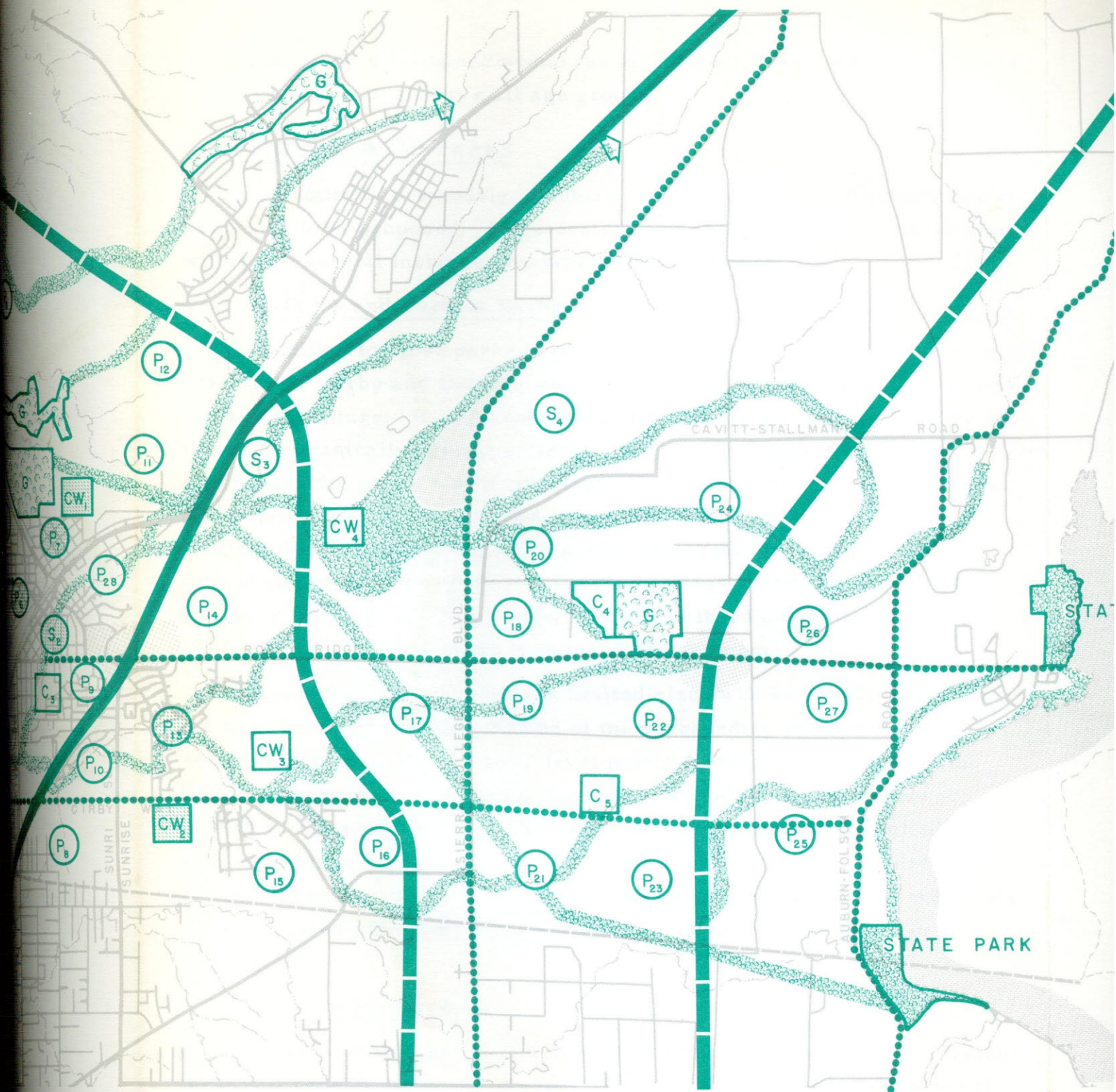
The actual park system was designed around the 110,000 population level. The time of actual need for specific parks may vary extensively as a result of unpredictable changes in future land use patterns and population growth. If the land use densities proposed within the plans are held constant, this plan should remain valid although the time of need may vary.

In most instances, the recommended park development consists of



# PARK AND

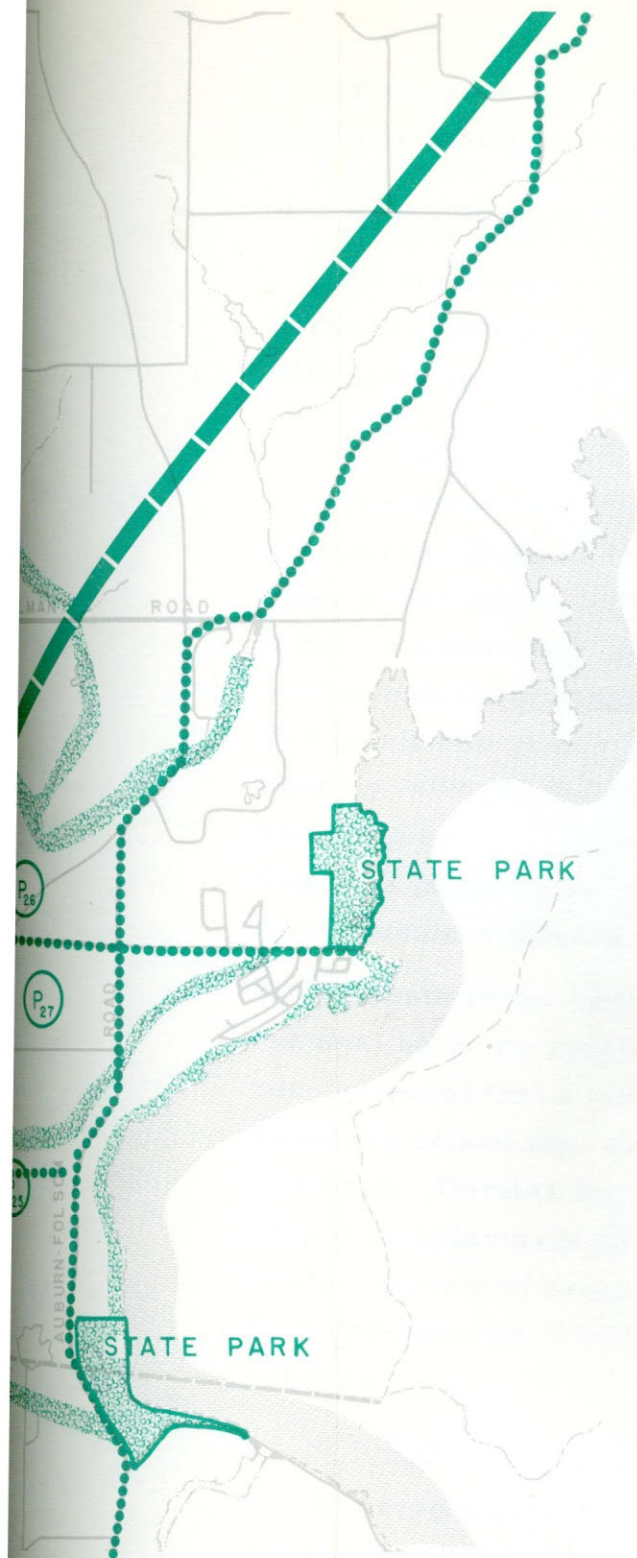
EBS MANAGEMENT C



# AND OPEN SPACE

MANAGEMENT CONSULTANTS

CITY OF ROSEVILLE, CALIFORNIA



- P
P
NEIGHBORHOOD PARK
- C
C
COMMUNITY PARK
- CW
CW
CITYWIDE PARK
- S
S
SPECIAL PARK
- GOLF COURSE
- GREENBELT
- PARKWAY
- LANDSCAPED FREEWAY
- NON RESIDENTIAL AREA

# P A C E P L A N

OF ROSEVILLE, CALIFORNIA

a "typical park" as outlined within the standards section of this report and would be balanced to serve all age groups.

## B - NEIGHBORHOOD PARKS

As mentioned previously, a future system containing 28 neighborhood parks has been proposed. In general, the parks are 5 to 10 acres in size with some special instances deviating from that norm.

### 1 - Cirby and Duranta Parks

In addition to those parks specifically mentioned within the chart, several parks, Cirby and Duranta which are presently existing, will also remain in the future. It is recommended that the existing Cirby Park be retained in a basically natural state with minor development necessary to accomplish the objectives of the streambed development within this area. The small size and steep topography of this land area would make it extremely difficult to develop as an active use area. It is adjacent to and part of one of the foremost natural stream areas existing within the City. The park lands would complement and extend those areas recommended for inclusion within the total streambed development.

Duranta Park, because of its limited size, will be unable to satisfy the total basic recreation function of the surrounding residents. It is recommended that a community level park be developed adjacent to the Kaseberg school thus absorbing the neighborhood service demands of this area. Duranta Park should, however, be retained as a limited landscaped and play area which will aid in the local aesthetics. Preservation is also warranted because of the historical significance. It was the City's first dedicated park and was in recognition of the citizens effort in development.

### 2 - Youth Playgrounds

In several locations, it is anticipated that the future land use development will consist of homes of above average value and at very low densities. In these locations, many of the normal recreation functions provided by this park will be accommodated within the "surplus" living area of each lot. In these instances, it is recommended that the park development consist of organized youth activity areas such as ball diamonds, court games, and a community building for group meetings. Parks spe-



COMPREHENSIVE PLAN  
for  
PRIMARY PARK SYSTEM  
CITY OF ROSEVILLE, CALIFORNIA

NEIGHBORHOOD PARKS

Park	Name	Acres	Time Priority	Service / Population	Population Age Characteristics	Average Family Income	Residential Density	Streambed Integration	Comments or Special Facilities
P 1	--	5-10	5-10	3,000 - 4,000	Young	Average	Medium	Yes	
P 2	--	5-10	10-15	3,550 - 3,750	Young	Average	Medium	Yes	
P 3	--	5-10	10-15	1,500 - 1,700	Young	Low-Average	Medium	No	
P 4	Cresthaven	5-10	0-5	1,500 - 2,000	Young-Middle	Average	Medium	No	
P 5	--	2-3	10-15	2,400 - 2,600	Middle	Above Average	Low	Yes	Youth playground emphasis
P 6	Weber	1.9	Existing	2,300 - 2,500	Middle-Senior	Low	Medium-High	No	Youth & senior citizen orientation
P 7	Woodbridge	3.2	Existing	2,600 - 2,800	Middle Senior	Low-Average	Medium	No	Expand senior citizen facilities
P 8	--	5-10	5-15	2,800 - 3,000	Young-Middle	Low-Average	Medium	No	
P 9	Garbolino	3.2	Existing	1,250 - 1,450	Young-Middle	Average	Medium	No	Expand adult facilities and landscaping
P 10	Eastwood	3-6	0-5	950 - 1,150	Middle	Average	Medium	Yes	Site area reduced through design
P 11	--	5-10	3-7	2,700 - 2,900	Middle	Above Average	Medium-Low	No	Youth playground
P 12	--	5-10	10-15	2,400 - 2,600	Middle	Above Average	Low	Yes	Expanded playground and family facilities
P 13	Sierra Gardens	7.8	Existing	2,600 - 2,800	Young-Middle	Average	Medium	Yes	Expand and improve adult facilities
P 14	--	5-10	10-15	6,900 - 7,100	Middle	Aver. -Above Aver.	Low & High	Yes	Apartments near commercial and low density elsewhere. Adult orientation
P 15	Crestmont	5-10	0-5	1,850 - 2,000	Young	Average	Medium	No	
P 16	--	5-10	10-15	2,600 - 2,800	Young	Average	Medium	No	
P 17	--	5-10	15-20	2,600 - 2,800	Young-Middle	Average	Medium	Yes	
P 18	--	5-10	15-20	1,350 - 1,550	Middle	Aver. -Above Aver.	Low-Medium	No	
P 19	--	5-10	15-20	1,250 - 1,450	Middle	Average	Low-Medium	Yes	
P 20	--	5-10	15-25	1,250 - 1,450	Middle	Average	Medium	Yes	
P 21	--	5-10	15-25	1,250 - 1,450	Middle	Average	Medium	No	
P 22	--	5-10	10-15	1,250 - 1,450	Young-Middle	Average	Medium	No	
P 23	--	7-12	10-15	1,350 - 1,450	Middle	Aver. -Above Aver.	Low	Yes	Key park in streambed integration
P 24	--	5-10	15-25	1,500 - 1,700	Middle	Aver. -Above Aver.	Low	Yes	
P 25	--	3-7	10-15	1,700 - 1,900	Middle	Above Average	Low	No	Emphasize youth activities
P 26	--	3-7	15-25	800 - 1,000	Middle	Above Average	Low	Yes	Emphasize youth activities
P 27	--	3-7	10-15	1,700 - 1,900	Young-Middle	Average	Medium	No	
P 28	Atlantic/Lincoln	5-10	0-5	2,100 - 2,300	Middle-Senior	Low-Average	Medium	Yes	Develop as part of Dry Creek Stream-bed

1/ Based upon anticipated distribution of 110,000 population level.

COMPREHENSIVE PLAN  
for  
PRIMARY PARK SYSTEM  
CITY OF ROSEVILLE, CALIFORNIA

COMMUNITY PARKS

Park	Name	Acres	Time Priority	Service 1/ Population	Population Age Characteristics	Average Family Income	Residential Density	Streambed Integration	Comments or Special Facilities
C 1	--	15-20	5-15	10,000 - 12,000	Young	Average	Medium	Yes	
C 2	Kaseberg	15-20	0-5	7,000 - 9,000	Young-Senior	Low-Average	Medium	No	Develop in conjunction with school
C 3	Saugstad	17	0-5	8,000 - 8,500	Middle-Senior	Average	Medium	Yes	
C 4	--	15-20	10-20	5,500 - 5,900	Middle	Aver. - Above Aver.	Low-Medium	Yes	
C 5	--	15-20	10-20	5,300 - 5,700	Middle	Average	Medium	--	May be developed in conjunction with future high school

CITYWIDE PARKS

CW 1	Roseville High	--	0-10	All	All	All	NA	No	Expand specialized athletic facilities
CW 2	Oakmont High	--	0-10	All	All	All	NA	No	Expand specialized athletic facilities
CW 3	Project "40"	120	0-5	All	All	All	NA	Yes	Develop in accordance with total plan. Add additional 80 acres
CW 4	Oak Park	160+	10-15	All	All	All	NA	Yes	(see text comments)

SPECIAL PARKS

S 1	Fairgrounds	--	Existing	All	NA	NA	NA	No	Cooperation with County
S 2	Royer	17	0-10	All	NA	NA	NA	Yes	Redevelop to formal cultural facility
S 3	Roadside Rest	5-10	5-10	All	NA	NA	NA	Yes	Develop in conjunction with Chamber of Commerce
S 4	Scenic Overlook	2-4	5-10	All	NA	NA	NA	No	Develop in conjunction with proposed airport or Oak Park
-	City Camp	40+	5-15	All	NA	NA	NA	NA	Remote Sierra location
-	Downtown Park	0.5	0-10	All	NA	NA	NA	No	

1/ Based upon anticipated distribution of 110,000 population level.

cifically recommended for this function would be P 5, P11, P 24 and P 25.

### 3 - Woodbridge Park

The population residing within the Woodbridge Park service area is presently in a state of transition. Many of the residents are entering the senior citizens age grouping. On the other hand, as these older citizens die or move to other locations, they are being replaced by lower income families with high ratios of dependent children. Woodbridge Park is, therefore, faced with the need of providing services to two very contrasting groups.

Woodbridge Park consists of a 3.2 acre site. The park is bound on four sides by streets thus limiting expansion. The site area is insufficient in size to accommodate the extensive development required to fully serve all age group requirements. It is, therefore, recommended that major emphasis for park development be directed to serving the youth age groups. The senior citizen needs should be partially recognized by the provision of at least limited passive game areas.

It is assumed that the senior citizens will enjoy a greater mobility and, therefore, be able to satisfy a portion of their recreational needs at the proposed cultural center which will be located at Royer Park. When the City elects to construct a new main library, the existing library may also be considered for limited senior citizens use.

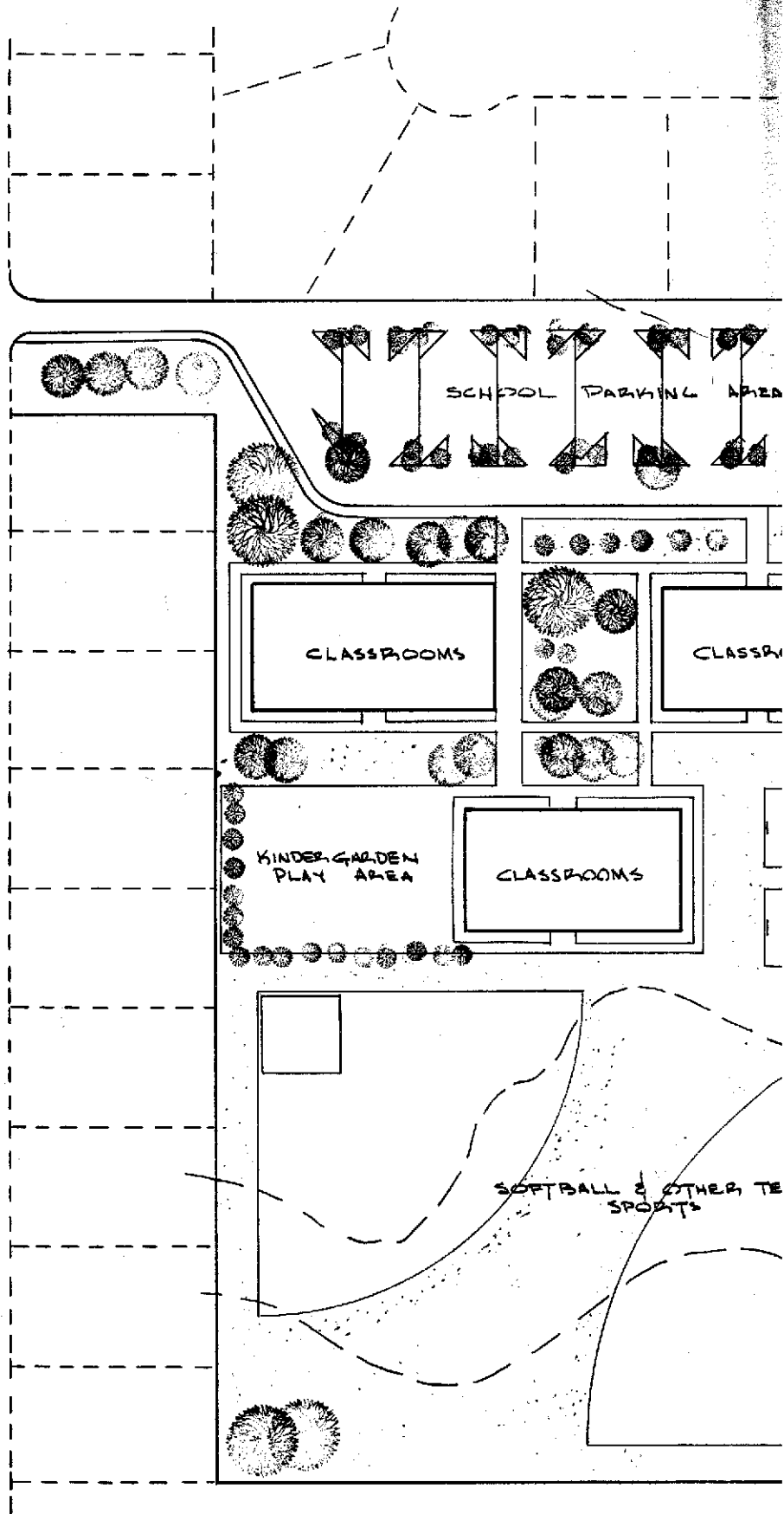
### 4 - Garbolino Park

Garbolino Park, as presently developed, is almost exclusively youth oriented. It is recommended that facilities within this park be expanded to appeal to the various adult age groups. Diversification in the landscaping pattern would also be desirable.

### 5 - Sierra Gardens Park

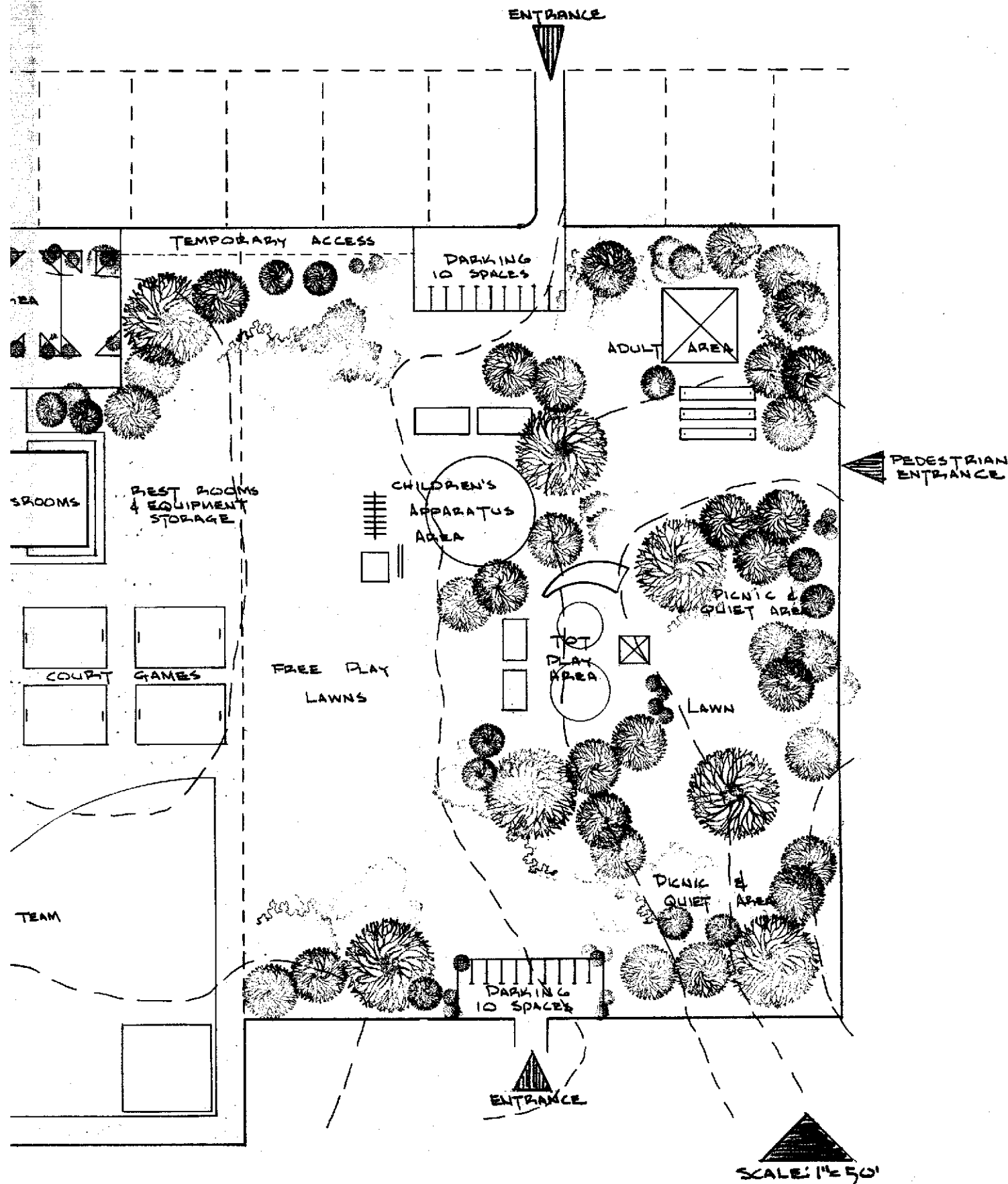
It is recommended that serious consideration be given to the modification of the development pattern of Sierra Gardens Park. The park, as presently developed, is almost exclusively limited to use by school age children.

It is recommended that special emphasis be diverted towards the definition of the various use zones within the park by variations in the



TYPICAL SCH

EBS MANAGEMENT CONSULTA



# SCHOOL-PARK DEVELOPMENT

CITY OF ROSEVILLE

PLANNERS

landscape theme. Additional facilities which may stimulate use by adults and families should also be provided.

Access to the park and parking are prime concerns of the existing park. Use of the school parking lots is inconvenient to park users (impossible during school hours). Access by means of the footbridge from Gregory Way requires the use of the street for parking thus congesting the neighborhood. It may be necessary, at some future date, to acquire a parcel of land along Gregory Way for redevelopment to parking and improved park entrance.

The services of a competent landscape architect are recommended for the analysis and recommendations required by this park.

In recognition of the complex problems presently existing at this park site, an alternative exists in the possible total relocation of the park. Experience has shown that the existing combined elementary and intermediate school uses require utilization of a majority of the park site for school functions. The school department presently owns an 18 acre parcel across Sierra Gardens Drive and adjacent to Linda Creek. The majority of this parcel lies within the flood plain and is not convenient in relationship to the other school properties. The City should consider renegotiation of their present Sierra Gardens lease to provide for a transfer to this new site. The new expanded site would improve the park service and accessibility to the respective service area. Many of the problems created by the deficiency of the combined school and park sites could also be overcome.

#### 6 - Weber Park

Weber Park presently receives above average usage. The characteristics of the population residing within the respective service area tends to indicate that the park usage demand will intensify even further in the future.

The park is presently undergoing major renovations to improve its service efficiency. The site size is limited, however, and therefore unable to adequately provide some recreation service which should be included within the park. In order to adequately satisfy the future park and recreation needs of this area, it is recommended that consideration

be given to the expansion of the site and the acquisition of the two adjacent residential properties lying to the west of the existing park.

#### C - COMMUNITY PARKS

A system of five community parks has been recommended. These five parks will serve expanded areas with the more specialized and extensive recreation facilities.

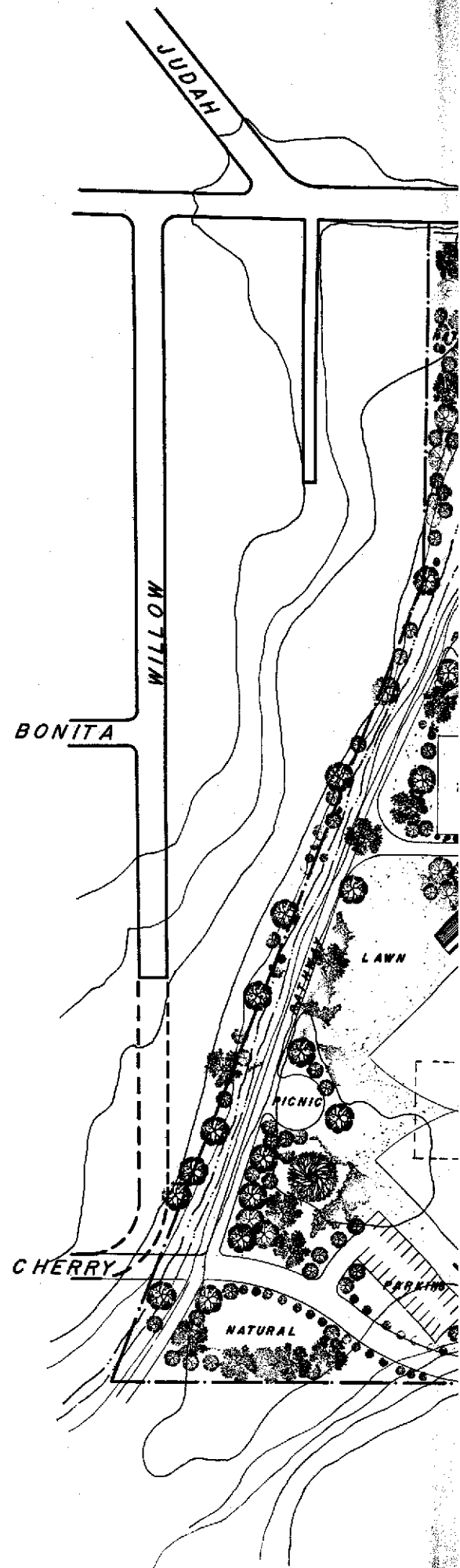
The community parks are recommended for development in the near future. Those two parks would include an area adjacent to Kaseberg Intermediate School and Saugstad Park. The need for the three other parks will occur at future dates as the urban area expands.

It is recommended that each of the community parks be developed in accord with the recommended standards. In certain instances, the location of some of the athletic facilities will require coordination with the Citywide Parks and the Special Athletic Facilities. Special distribution plans have been prepared for the night lighted softball diamonds and the swimming pools.

The plan for swimming pools recommends the existing Johnson Pool be replaced by a new pool at Saugstad Park. The new pool would provide for more efficient service to its anticipated service area. The combining of the recreation facilities in one central location would also reduce the maintenance and operations costs. It is recognized, however, that the City has a substantial investment in the Johnson Pool and abandonment would not be feasible in the near future. Johnson Pool will have to be retained until it reaches a point of obsolescence. When planning the development of Saugstad Park, consideration and land allocations should be made for the ultimate location of a swimming pool. It is further recommended that when developed, the Saugstad Pool be constructed to competitive swimming standards.

#### D - CITYWIDE PARKS

Two major citywide parks are proposed for the future system. These parks consist of the 120 acre Project "40" park proposed for the area lying south of Rocky Ridge Road and the proposed Oak Park development would be north of Rocky Ridge near the intersection of the proposed 65E





PARK

DOUGLAS

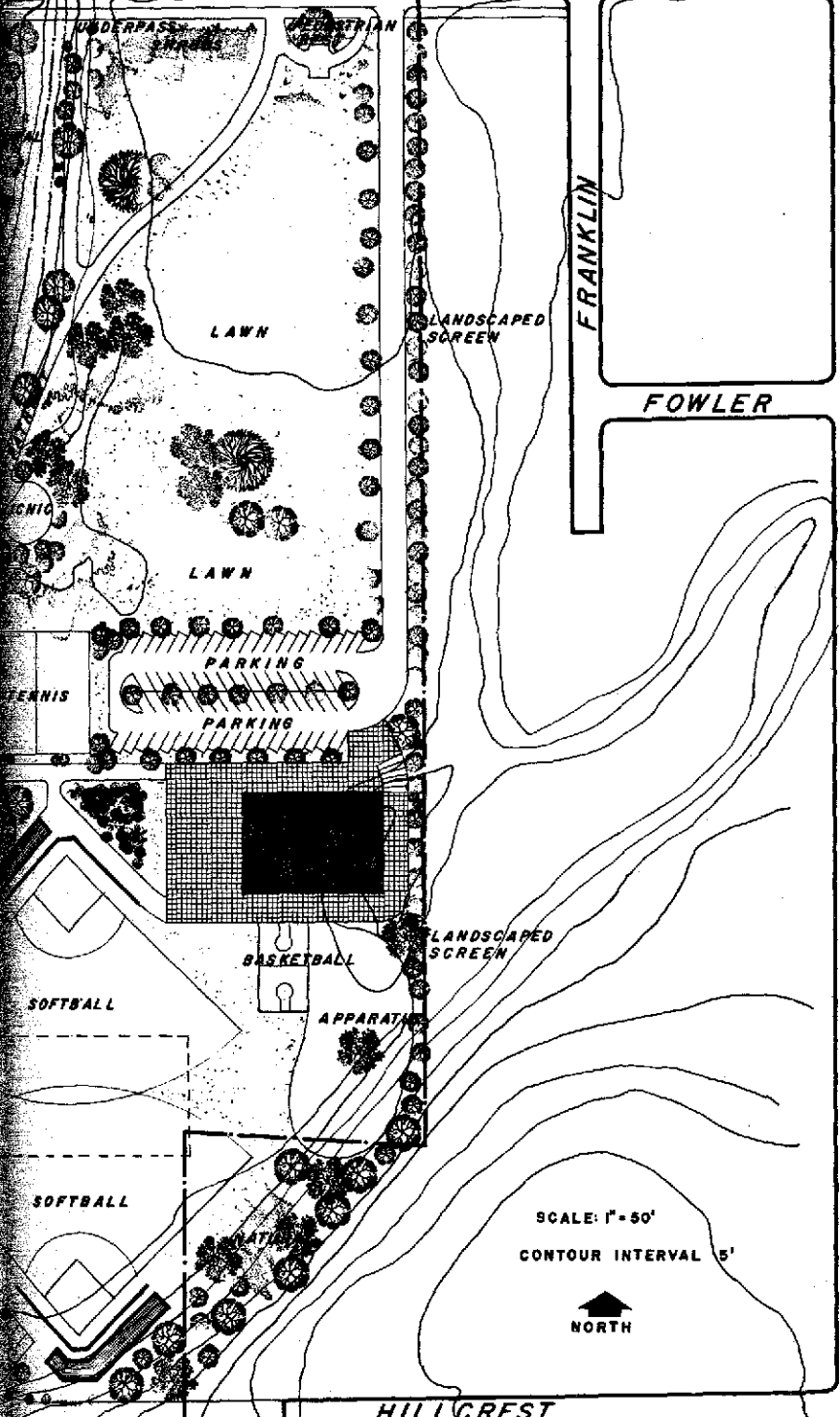
FRANKLIN

FOWLER

KING

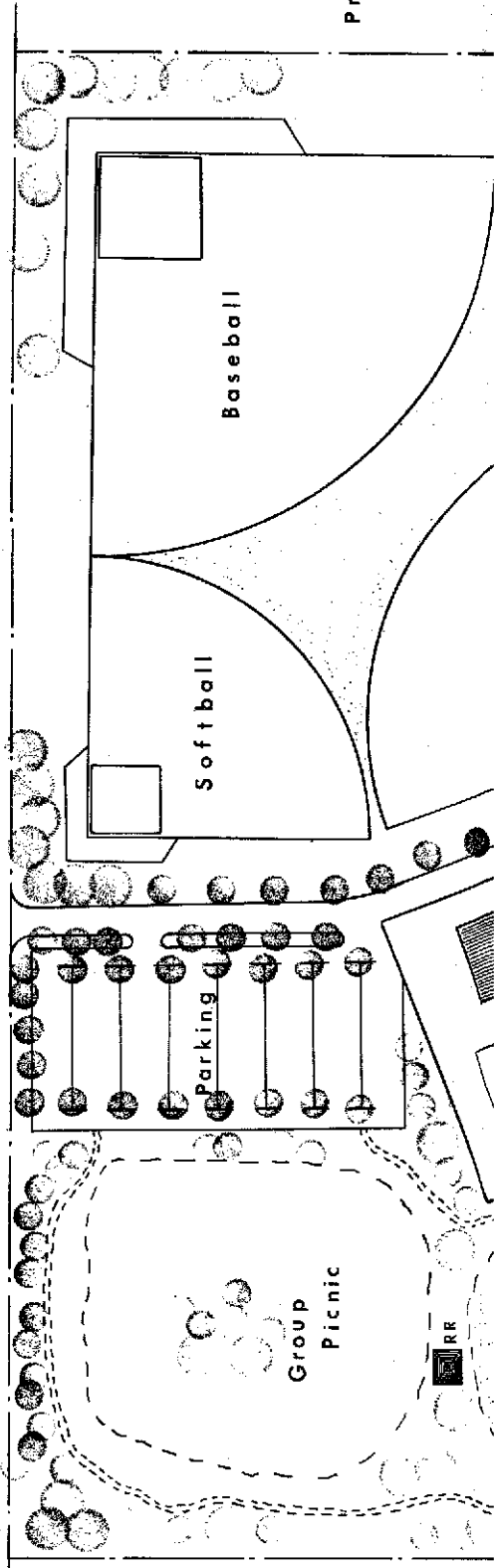
# SAUGSTAD PARK

CITY OF ROSEVILLE

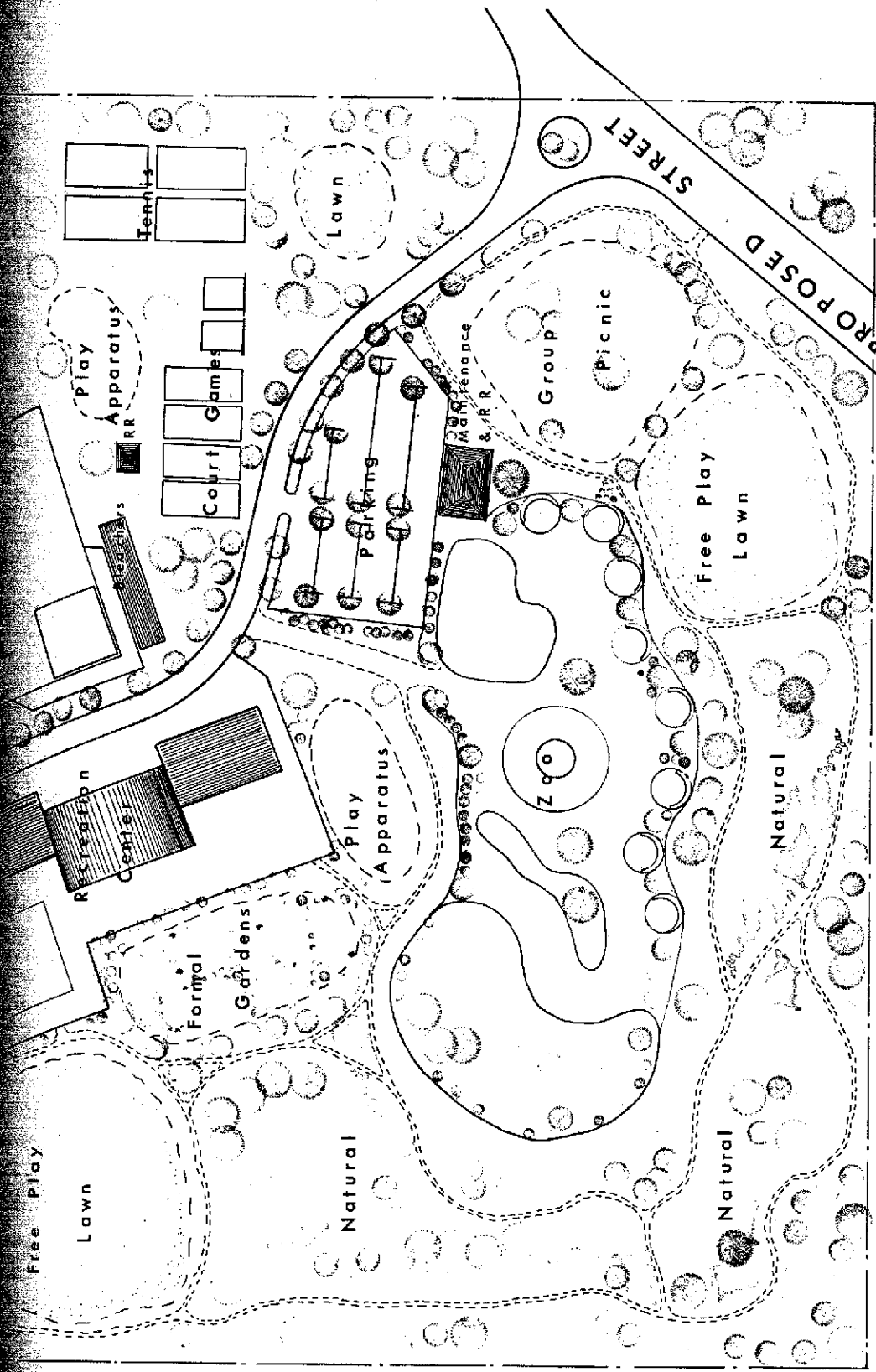


STREET

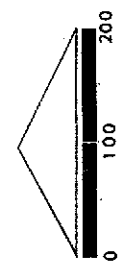
LORETTO



Proposed  
School  
Site



PROPOSED PARK  
 CITY OF ROSEVILLE  
 ROSEVILLE CALIFORNIA



E. B. S. MANAGEMENT CONSULTANTS

Freeway and the power transmission lines.

Each of these parks would be of extensive acreage and of multiple functions including active, natural and special areas. Each of the projects would be developed around lakes created out of the major streambeds traversing through the park. The Project "40" park would also include the City zoo and a historical preservation area.

It is recommended that the athletic facilities presently located at Roseville and Oakmont High Schools be designated and utilized as special athletic facilities serving the total City. Cooperative agreements similar to those in effect at the present time should be maintained between the City and the school department to insure continued total citywide benefit of those specialized facilities. As new high schools are developed within the Roseville urban area, they should also be evaluated and incorporated in the total system.

While no specific recommendations have been made, it is anticipated that many of the specialized functions designated within the standards for citywide parks can, and will be, developed independent of the specific parks. The special use or locational characteristics of many of the functions are such that they may effectively function independently. In these instances, evaluation must be made for each facility to insure that the total service function is effectively met.

## E - SPECIAL PARKS

Four special function recreation areas have been designated in the park plan. These four areas consist of the County Fairgrounds, Royer Park redeveloped to a specialized cultural and aesthetic function, a roadside rest, and a scenic overlook. In addition, two other areas, a municipal camp and a downtown park, are discussed herein but not specifically indicated on the plan map.

### 1 - Fairgrounds

The Placer County fairgrounds are presently, and will continue to serve as a specialized recreation function in providing facilities for fairs, carnivals, large attendance functions and extensive group meetings. The City and County should cooperate in striving to maintain and further develop this facility.

## 2 - Royer Park

It is recommended that Royer Park be redeveloped to relocate the present activity functions and to provide new cultural and formal aesthetic developments. Proposed development within this area would possibly include an arts and crafts building, performing arts theater and the existing Veterans Memorial Building. If a downtown location is not selected for a new library, this would also be an advantageous location.

Landscaping would include formal horticultural exhibits.

## 3 - Roadside Rest

A roadside rest is designated as P 53 on the plan map. The City may find it desirable to include this park within the local system. This one park would not be oriented to the Roseville residents but rather to the people traveling through Roseville. Many cities are finding that this is an advantageous way to disseminate publicity and other desirable information about the city. Displays can be provided indicating general public and service information about the city as well as providing commercial advertising displays of local merchants.

Development would consist of paved parking areas, picnic tables, rest rooms and possible limited children play apparatus.

It may be possible to develop this facility in conjunction with the local Chambers of Commerce. Financial aid may also be available from the State Division of Highways as a part of the State Roadside Rest Program.

## 4 - Scenic Overlook

A scenic overlook park is proposed for the area lying along Sierra College Boulevard at the crest of the first major hill. At this location it is possible to obtain a view of the total Roseville urban area.

Development would consist of two to three acres of paved parking and landscaping. It may be possible to provide this special park area as a part of the proposed Oak Park citywide facility or in conjunction with the airport which has also been proposed within that general area.

## 5 - City Camp

Many cities have found it advantageous to obtain and maintain a municipal camp to satisfy the extended camping needs of city residents.

These municipal camps are frequently located in some remote mountain location away from the city.

It is possible to obtain sites on government lands adjacent to many of the new water development projects at attractive lease rates. Most cities have found the demand for use of the facilities was quite high and revenues derived were sufficient to offset operating costs.

The provision of this facility would be dependent upon council policy indicating the desirability of entering into the expanded recreation service. A municipal camp is not required in meeting the basic recreation demands and services of the City.

#### 6 - Downtown Park

It would be desirable, although not mandatory, to provide a small park or plaza within the downtown area for use as a resting spot, aesthetic enhancement, and an interest location for observing the surrounding activities. The park may also contain limited children play apparatus to occupy children during mothers' shopping visits.

Investigations should be conducted into the feasibility of utilizing the air rights over the existing Washington Street underpass for this park function. It would be necessary to enter into special cooperative agreements with the State Highways Department.

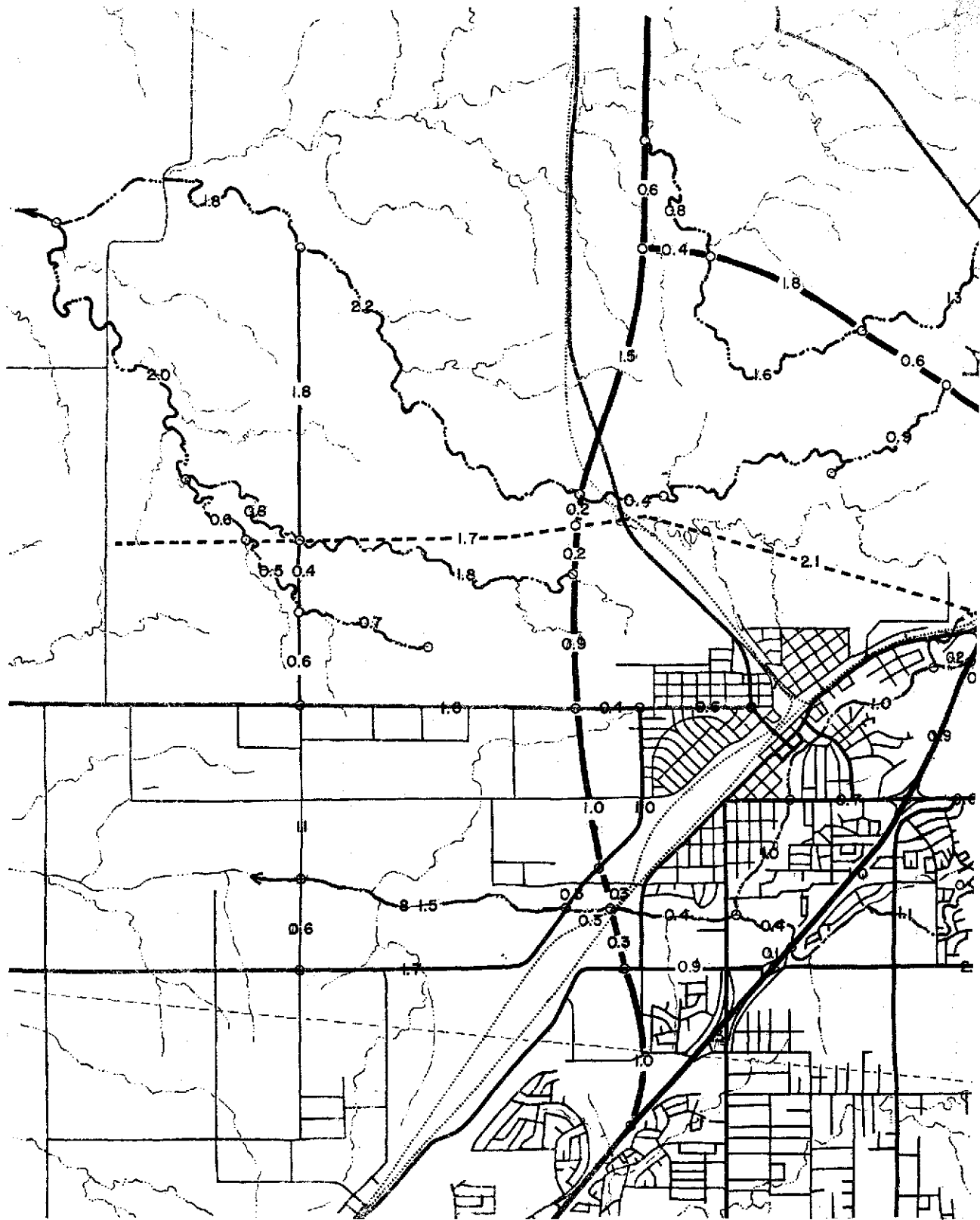
### F - STREAMBEDS AND GREENBELTS

A system of streambed preservation and greenbelts consisting of a total of approximately 152 miles has been proposed.

#### 1 - Streambed and Trails System

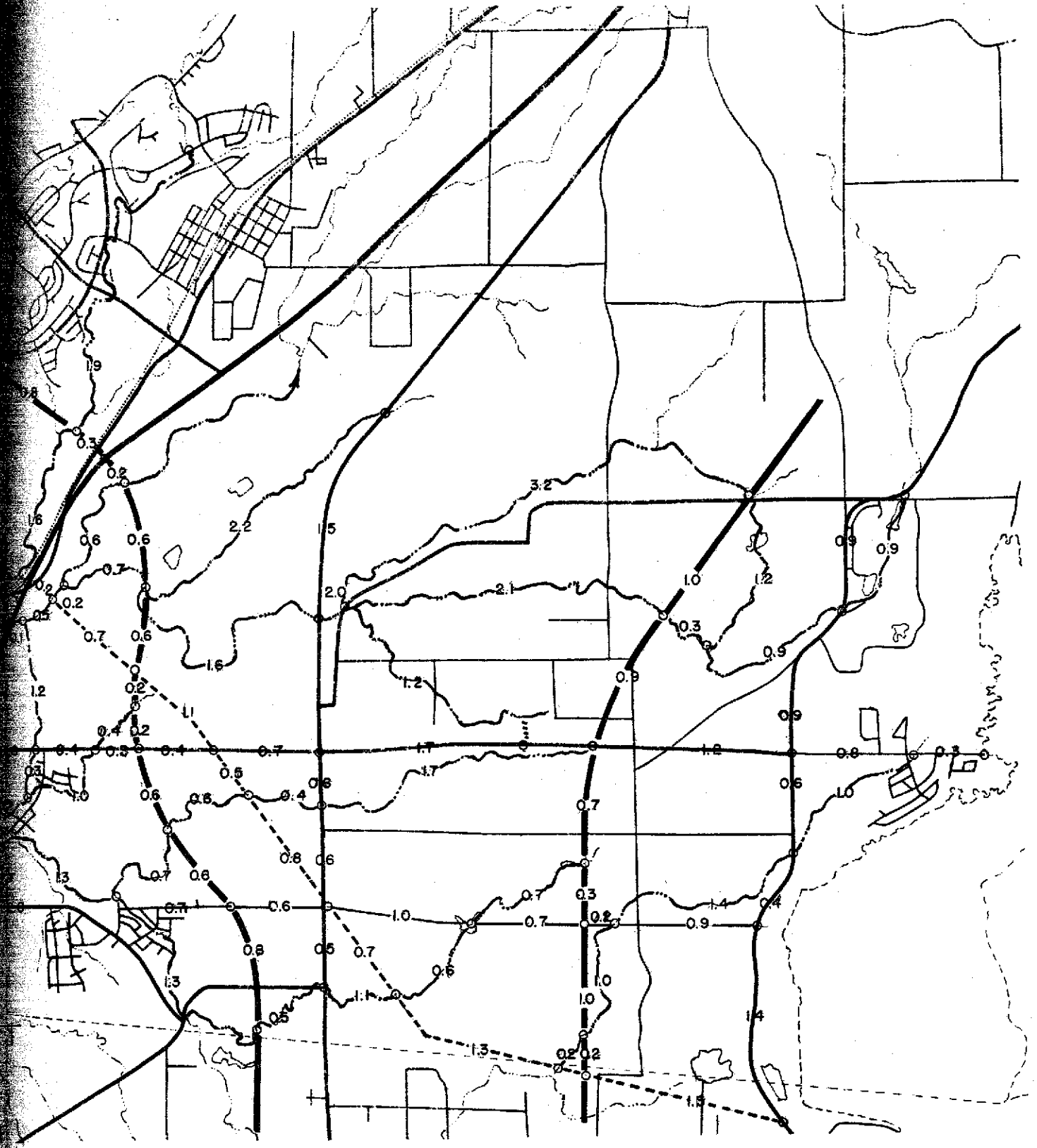
The plan envisions the use of streambeds, utility easements and landscaped roadways to create an interconnecting trails system which is easily accessible from all areas of the City, and which provides a variety of travel routes. Most trail alternatives will permit the participant to select a route of any desired length and to travel circuitously back to the place of origin without retracing over sections of the trails.

The trails system, once developed, would permit the safe, interesting movement to all parts of the City. The trail would also connect with Folsom Lake where it would join the California Trails System. In connecting



**RECOMMENDED**

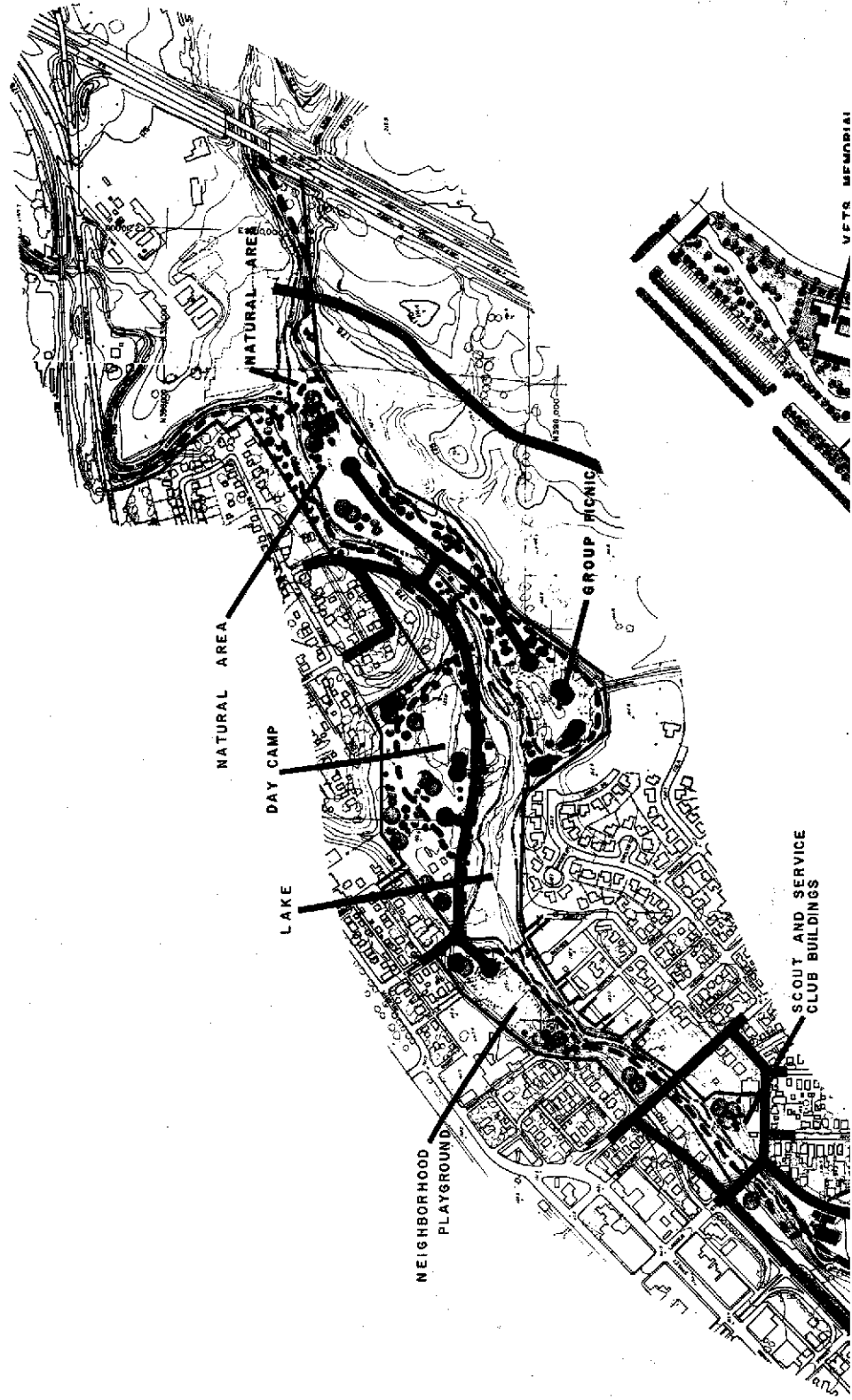
**EBS MANAGEMENT CONSULTANTS**



# PATHWAY SYSTEM

CITY OF ROSEVILLE





NATURAL AREA

DAY CAMP

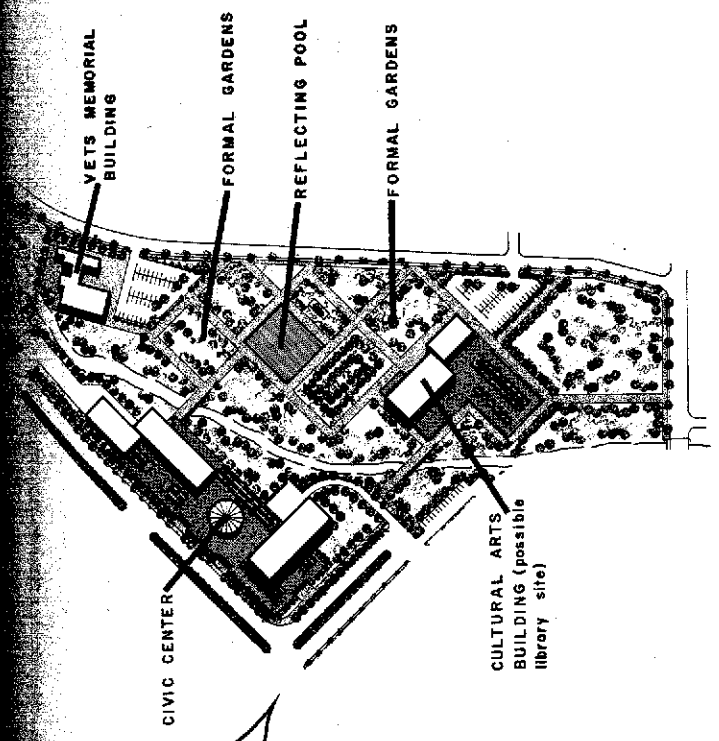
LAKE

NEIGHBORHOOD  
PLAYGROUND

GROUP  
PICNIC

SCOUT AND SERVICE  
CLUB BUILDINGS

VETS MEMORIAL



SCOUT AND SERVICE CLUB BUILDINGS

ROYER PARK

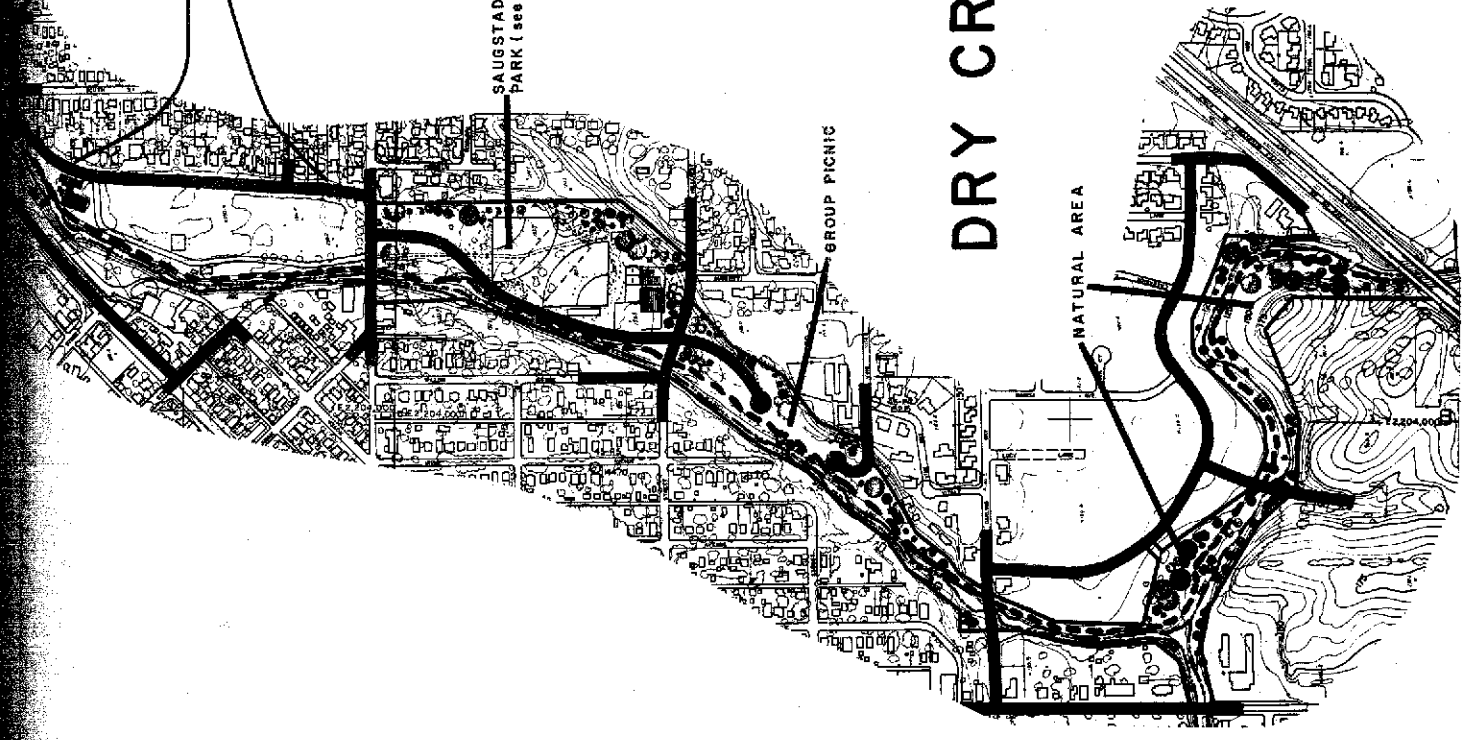
SAUGSTAD COMMUNITY PARK (see example design)

GROUP PICNIC

NATURAL AREA

# DRY CREEK DEVELOPMENT PLAN

## CITY OF ROSEVILLE



with the California Trails System, access would be provided westerly to downtown Sacramento by the American River Parkway as well as easterly into the Sierra Nevada Mountains.

The streambeds and other trails would be developed in accordance with the standards discussed previously. Where possible, park locations have been recommended for development in conjunction with the streambed trails system.

## 2 - Greenbelts

An extensive area, lying south of the proposed airport located along Sierra College Boulevard, has been recommended for a greenbelt use.

The primary purpose of this greenbelt is to promote safety in and around the proposed airport. It would be recommended that this area be retained in natural state or utilized for some open type use which does not accumulate large volumes of population.

**IMPLEMENTATION**

## VIII - IMPLEMENTATION OF THE PLAN

The success of any plan is generally measured by the degree in which its stated objectives are accomplished. The extent of accomplishment is dependent upon several over-riding factors including the need for the project, the public acceptance, and the ability to meet the financial costs necessary to attain the final project. The existing and anticipated future need for park and recreation facilities was extensively discussed in earlier chapters of this report. This final chapter will consider the two points of attaining public acceptance for the project and financial obligation which will be required.

### A - PUBLIC ACCEPTANCE

#### 1 - Plan Adoption

The first and foremost point in the attainment of public acceptance is to establish, by the municipal body, clear and understandable policies which can be disseminated to the City residents in a positive manner. To this end, it would be recommended that the City Commissions and Council adopt this plan as official policy for the attainment of the future park and greenbelt system.

The formal adoption of the plan recognizes that the proposals were formulated upon certain assumptions relating to future population and land area growth. The plan should be reviewed periodically and modifications made in the plan if deemed desirable in light of new information and conditions.

#### 2 - Public Information

An active public information system which disseminates information concerning the objective of the plan should be organized and placed into action on a continuing basis. The public information system will be mandatory in obtaining and maintaining the continued financial support required for the program as well as generating extended interest in the public utilization of the facilities.

The plan was designed to attempt to satisfy the recreational desires of most people, regardless of age or economic characteristics, who re-

side within the City. To obtain maximum public support, it would be desirable for each individual to attain an understanding of how the proposed system will benefit him personally. To this end, many cities have found it desirable to periodically disseminate, to the total population of the city, brochures or other printed information concerning future proposals, the imminent addition or expansion of facilities or services, and items of recent success which are a result of the program.

Regular press releases should be prepared and channeled through all of the various news medias including newspaper, radio and television.

When physical expansions or modifications of the park or streambed system are undertaken, public attention should be brought to the work by appropriate signing. Many cities have found that simple signs posted on the property and typically stating "FUTURE SITE OF \_\_\_\_\_ CITY PARK. This park represents another step in the attainment of the Park and Recreation Plan of the City of Roseville." are extremely effective in providing advanced information and generating localized interest in the future development or redevelopment of a park facility.

The three points above are just several of many of which may be included in a desirable public information program. The primary importance is to keep the public consistently and fully informed at all times.

## B - DEVELOPMENT POLICY

To insure a desirable park system several basic policies should be considered for guides in the attainment and development of specific park sites. These recommended policies would include site reservation, interim development, finalized design and development, financing, and possible cooperative programs with other governmental entities.

### 1 - Site Reservation

In a rapidly expanding area such as the Roseville urban area, measures should be undertaken to insure the preservation of park sites until time of need. Frequently, on deferred acquisition of sites, the land value rises to a degree that the final purchase price becomes prohibitive.

To overcome the previously mentioned problems, it is recommended that consideration be given to the formal attainment or reservation of the site approximately five years prior to the time of anticipated need. The reservation can be obtained by several means including outright purchase, the purchase of an option to buy at some future date, or the purchase of "first refusal of sale." The outright purchase will insure the site at a price which is assumed desirable to the City. The City may not, however, possess monies in sufficient amounts to undertake mass purchases of sites. The other two alternatives would provide means whereby the City may insure preservation until time of need at relatively modest costs. The City could then establish a formalized extended purchasing program within the normal capital budgeting programs of the City.

### 2 - Initial Development

Recognizing the importance of purchase of sites prior to time of full need, the City should, where possible, begin a program of advance development.

Minimum grading, planting of turf and the starting of tree stock will enhance the future resultant park, provide goodwill with the surrounding residents, and provide excellent advertising for the accomplishment of the total park plan. The initial planting should be designed for minimum maintenance requirements and yet of sufficient degree quality to encourage desirable development around the area.

The advance planting of trees would prove to be a substantial long range saving to the City in park development costs. Young trees could be planted initially and then allowed to mature until time of actual need.

### 3 - Finalized Park Design

Shortly after purchase of the park site, a qualified landscape architect, who is experienced in park design, should be retained to prepare a detailed park development plan. The plan should emphasize quality in design. The initial plantings, as well as subsequent improvements, would then be coordinated thus obtaining maximum efficiency in total park development at minimum costs.

It is recognized that the City presently possesses several very fine parks which have been developed without the guidance of a landscape ar-

chitect. These parks have, however, had the opportunity to develop and mature over a period of years. The changing role of the recreation function and maintenance operations places demands which far exceed the layout and planting phases of the park design. In the long run, the architect may provide savings which will annually exceed his initial fee. Some specific advantages of using a competent landscape architect would include:

- 1) Maximum efficiency in zoning and utilization of total land areas.
- 2) Designs which emphasize assets of site and provide possible reductions in improvement costs.
- 3) Possible reduction in maintenance and supervision costs.
- 4) Coordinated and enhanced aesthetic interest.

#### 4 - Financial Aid and Cooperative Development

Later in this chapter and subsequently in the appendix, it is pointed out that various forms of financial aid are available from other governmental and private agencies.

It is recommended that these other forms of financial aid be investigated and utilized to the maximum degree feasible. In this manner, the maximum quality can be obtained within the available monies which can be provided by the City of Roseville.

In certain instances, it may be possible to jointly cooperate with other governmental agencies, such as schools, the county and state governments and special districts. The City should strive to enter these cooperative agreements where possible. This may insure maximum utilization and public benefit of all public lands and/or facilities. It is emphasized, however, that the cooperative ventures should be undertaken only when the recreation need can be satisfied with a desirable degree of efficiency. The efficiency of the park system should not be compromised in order to reduce costs.

#### C - CODES AND ORDINANCES

Portions of the Park and Streambed Plan can be accomplished through utilization of or accessory to powers granted under existing state and municipal laws. Modifications to existing City ordinances should be considered where necessary to insure maximum utilization of those provisions.



## 1 - Zoning Ordinance

Consideration should be given to the expansion of the existing City Master Plan and Zoning Ordinance to provide for a Conservation Element.

The objective of a Conservation Element is to preserve and enhance the natural resources of a community. Among the items which may be included under this element would be flood plain protection, preservation of natural resources and open space, and other areas of community interest.

Under the provisions of the Conservation Element it is recommended that at least a flood plain ordinance and a conservation zone be prepared and adopted. These two zones would provide for some interim protection of streambeds and other areas of public interest.

## 2 - Subdivision Ordinance

The recently adopted provision of the California Subdivision Map Act provides provision whereby a city may require a developer of parcels of 50 lots or more to dedicate land or in-lieu fees for park lands which will directly serve the residents of the proposed development. The appropriate sections of the state law are quoted below.

"11546. The governing body of a city or county may by ordinance require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a final subdivision map, provided that:

- (a) The ordinance has been in effect for a period of 30 days prior to the filing of the tentative map of the subdivision.
- (b) The ordinance includes definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof.
- (c) The land, fees, or combination thereof are to be used only for the purpose of providing park or recreational facilities to serve the subdivision.
- (d) The legislative body has adopted a general plan containing a recreational element, and the park and recreation facilities are in accordance with definite principles and standards contained therein.
- (e) The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the

use of the park and recreational facilities by the future inhabitants of the subdivision.

(f) The city or county must specify when development of the park or recreational facilities will begin.

(g) Only the payment of fees may be required in subdivisions containing fifty (50) parcels or less.

The provisions of this section do not apply to industrial subdivisions."

It is recommended that the City Subdivision Ordinance be modified to assume the advantages provided by these provisions.

#### D - DEVELOPMENT COSTS

Paramount in the attainment of any public improvement program is the local area's ability to bear the burden of costs required to accomplish the goals.

Preliminary estimates have been prepared concerning the general costs which will be required to accomplish the overall objective. The estimates are listed on the pages following. These estimates are further scheduled according to priorities based upon period of anticipated need.

The costs should be reviewed in light of the several qualifications. First, the costs are based upon unit prices which are considered adequate for typical parks. Price may vary according to specific design. The prices are also estimated at 1967 prices and must be adjusted for future conditions. In general, land prices have increased approximately 3 - 5 percent per year and development cost has increased about 3 percent per year.

The cost estimates reflect the total value of various projects and do not consider the various forms of outside aid or dedication which may be received. These supplemental monies will correspondingly reduce the overall project costs.

The total development cost (about \$285,000 each year for the next twenty years) viewed at face value appears to be an excessive amount. The price is significantly reduced in proportion when considered in light of the potential exterior aid which may result and the potential growth in tax base within the urban area. Aid from exterior sources may accom-

ESTIMATED DEVELOPMENT COSTS  
ROSEVILLE PARK SYSTEM  
City of Roseville, California

Type No.	Park	Site Area (Acres)	Site Acquisition	Improvement Cost	Expense Distribution			
					Year 0 - 5	Year 5 - 10	Year 10 - 15	Year 15 - 20+
P 1	--	5-10	\$ 21,000	\$ 45,000	\$ 66,000			
P 2	--	5-10	21,000	45,000		\$ 66,000		
P 3	--	5-10	21,000	45,000			66,000	
P 4	Cresthaven	5-10	12,500	131,800	\$ 144,300			
P 5	--	2- 3	9,000	30,000			39,000	
P 6	Weber	1.9	15,000	12,000		17,000		
P 7	Woodbridge	3.2	--	8,000	8,000			
P 8	--	5-10	25,500	45,000	500 <sup>3/</sup>	70,000		
P 9	Garbolino	3.2	--	9,000	5,000	4,000		
P 10	Eastwood	3- 6	21,000	78,000	99,000			
P 11	--	5-10	25,000	45,000	70,000			
P 12	--	5-10	25,000	30,000			55,000	
P 13	Sierra Gardens	7.8	--	15,000 <sup>2/</sup>		15,000 <sup>2/</sup>		
P 14	--	5-10	25,500	45,000	500 <sup>3/</sup>		70,000	
P 15	Crestmont	5-10	--	50,000	50,000			
P 16	--	5-10	21,500	45,000		500		
P 17	--	5-10	21,000	45,000			66,000	\$ 66,000
P 18	--	5-10	14,000	45,000				59,000

ESTIMATED DEVELOPMENT COSTS - Continued

Type No.	Park	Site Area (Acres)	Site Acquisition	Improvement Cost	Expense Distribution			
					Year 0 - 5	Year 5 - 10	Year 10 - 15	Year 15 - 20+
P 19	--	5-10	\$ 14,000	\$ 45,000				\$ 59,000
P 20	--	5-10	14,000	45,000				59,000
P 21	--	5-10	14,000	45,000				59,000
P 22	--	5-10	14,000	45,000		\$ 59,000		
P 23	--	7-12	14,000	45,000		59,000		
P 24	--	5-10	14,000	45,000				59,000
P 25	--	3- 7	15,000	30,000		45,000		
P 26	--	3- 7	15,000	30,000				45,000
P 27	--	3- 7	15,000	30,000		45,000		
P 28	Atlantic/Lincoln	5-10	--	45,000	\$ 45,000			
	Sub Total		\$407,000	\$1,173,800	\$ 432,300	\$172,500	\$ 570,000	\$406,000
C 1	--	15-20	\$ 34,000	\$ 225,000		\$259,000		
C 2	Kaseberg	15-20	68,000	175,000	\$ 243,000			
C 3	Saugstad	17	--	225,000	225,000			
C 4	--	15-20	34,300	225,000		300 <sup>3</sup> / <sub>4</sub>	259,000	
C 5	--	15-20	34,000	225,000			259,000	
	Sub Total		\$170,300	\$1,075,000	\$ 468,000	\$259,300	\$ 518,000	

## ESTIMATED DEVELOPMENT COSTS - Continued

Type No.	Park	Site Area (Acres)	Site Acquisition <sup>1/</sup>	Improvement Cost <sup>1/</sup>	Expense Distribution			
					Year 0 - 5	Year 5 - 10	Year 10 - 15	Year 15 - 20+
CW 1	Roseville High	--	--	--	--	--	--	--
CW 2	Oakmont High	--	--	--	--	--	--	--
CW 3	Project "40"	120	\$240,000	\$2,490,000	\$1,000,000	\$430,000	\$1,300,000	
CW 4	--	160+	483,000	750,000	3,000 <sup>3/</sup>	480,000	300,000	\$450,000
	Sub Total		\$723,000	\$3,240,000	\$1,003,000	\$910,000	\$1,600,000	\$450,000
S 1	Fairgrounds	--	--	\$ 20,000	\$ 10,000	\$ 5,000	\$ 5,000	
S 2	Royer	17	--	300,000		300,000	--	
S 3	Roadside Rest	5-10	15,000	10,000		25,000		
S 4	Scenic Overlook	2-4	6,000	3,000		9,000		
	City Camp	40+	-- <sup>4/</sup>	50,000		10,000	30,000	\$ 10,000
	Downtown Park	0.5	-- <sup>5/</sup>	10,000	5,000	5,000		
	Sub Total		\$ 21,000	\$ 393,000	\$ 15,000	\$354,000	\$ 35,000	\$ 10,000
	Grand Total		\$1,321,300	\$5,881,800	\$1,918,300	\$1,695,800	\$2,723,000	\$866,000

<sup>1/</sup> Based upon estimated 1967 costs

<sup>2/</sup> Assumes park remaining at existing site - if relocated, add approximately \$30,000

<sup>3/</sup> Advance property option obtained

<sup>4/</sup> Assumes lease on Federal land

<sup>5/</sup> Potential development within public right-of-ways

modate as much as 30 percent of the total price and may go as high as 50 percent or more on specific projects.

In 1965-66 the City of Roseville expended \$15.36 per capita in generating in excess of \$280,000 for Park and Recreation Development, maintenance, and program supervision. If the same per capita expenditure ratio is maintained until the population has attained the 110,000 person level planned for within this report, the total Park and Recreation Budget would approximate 1.7 million dollars. Even if the per capita ratio dropped to the state-wide average of \$10.21 per capita, the total revenue would exceed 1.1 million dollars. The corresponding proportionate phase of the capital improvements provided within the present budget expended according to the total budget potential would provide monies in sufficient amount to acquire and develop at least one park per year.

Review of the maintenance expenditures for the Roseville city park system for the past five years indicates an average annual cost of about \$2000 per acre. This cost estimate includes salaries, supplies, equipment and incidental improvements. As the gross city park areas increase greater efficiency will be obtained from personnel and equipment thus permitting gradual reductions in per acre costs. It is estimated that by the year 1990 the cost will drop as low as \$1600 per acre based upon today's value of the dollar. The resultant annual maintenance cost estimates for specific periods in the future are as illustrated in the chart below.

ESTIMATED ANNUAL PARK MAINTENANCE COST  
City of Roseville, California

<u>Time Period</u>	<u>Avg. Park Acreage</u>	<u>Rate per Acre</u>	<u>Annual Cost</u>
Existing	44.5	\$2,079 <sup>1/</sup>	\$ 92,554 <sup>1/</sup>
0 - 5	190	2,000	380,000
5 - 10	230	1,800	414,000
10 - 15	500	1,700	850,000
15 - 20 +	550	1,600	880,000

<sup>1/</sup> Average expenditure 1962 through 1967

Subtraction of \$880,000 from the \$1.7 million which would be available annually would leave about \$900,000 available for recreation operations and capital improvements of which approximately 60 percent or \$550,000 would be available for capital improvements.

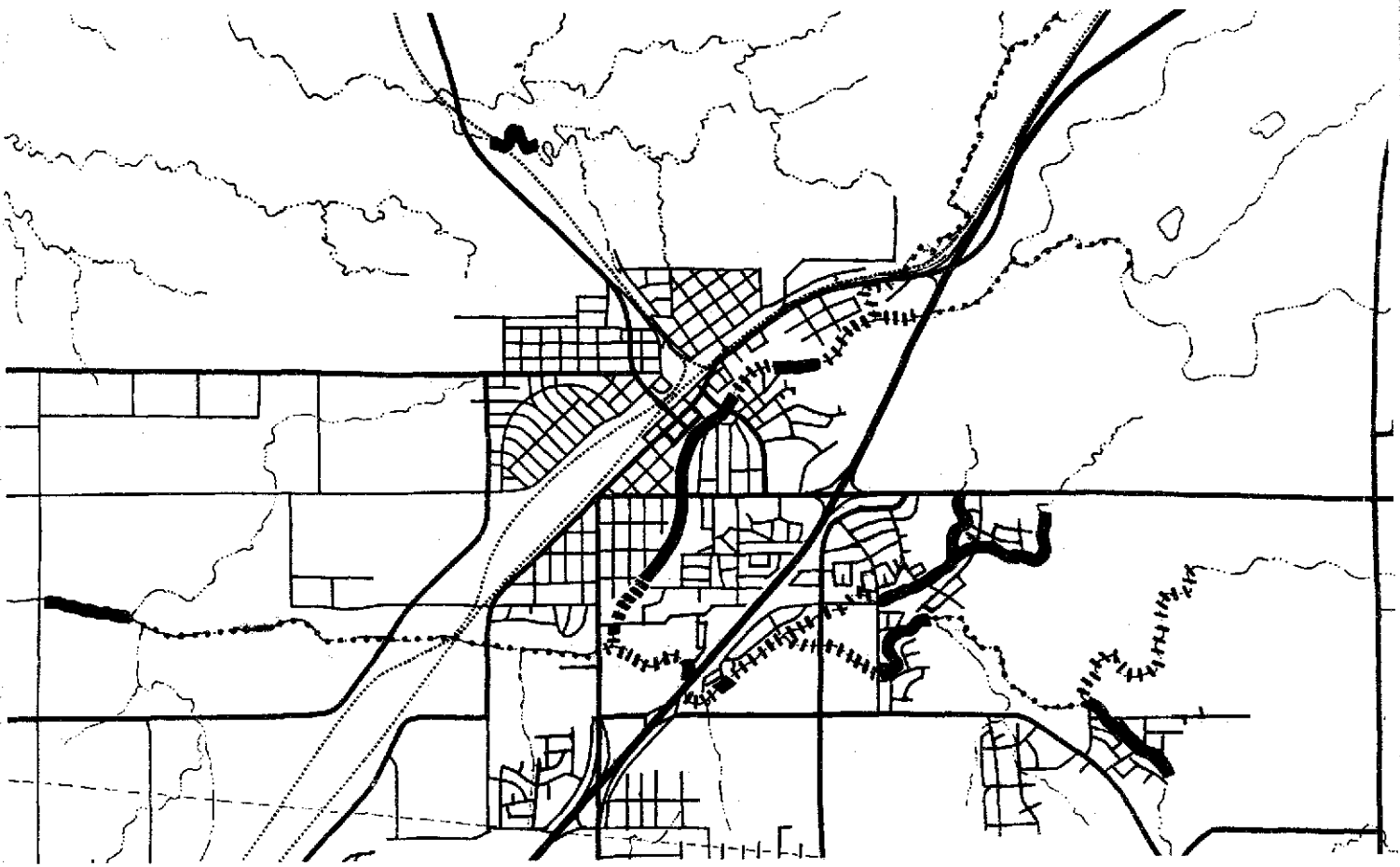
It is anticipated that major portions of the streambed and greenbelt system will be obtained through dedication for either park or drainage purposes. If it is necessary for the City to acquire the total streambed system, it is estimated that acquisition costs would exceed \$750,000 (375 acres at \$2,000-\$2,500 per acre net). Improvement costs would vary depending upon the specific types of development provided. It is estimated that in evaluation of the total program the development costs would net out to about \$3,000 per acre or \$1,125,000. The total streambed program is, therefore, estimated to cost approximately \$1,900,000 exclusive of the cost of the parks which are integrated with the streambed and trails system.

The streambed area of greatest acquisition priority would consist of the portions of Dry and Linda Creeks lying between Interstate 80 Freeway and the downtown area. It is estimated that approximately 77 acres of streambed area should be acquired in this area. The City presently owns or otherwise has access to approximately 42 acres, leaving 35 acres to be acquired. It is estimated that acquisition of the 35 acres would cost approximately \$140,000.

From the general information provided herein, the park program proposed appears reasonable within the development potential of the total community. It is recommended that to finalize the financing plan for the park system, a long-range capital improvements program and financing plan be prepared within the context of the total municipal finance structure and full investigation of potential grants-in-aids.

The importance of the preparation of a detailed capital improvements program cannot be over-stressed. Some specific advantages of a detailed capital improvements program would include:

- 1) Economies in financing, by using the more economical "pay-as-you-go" method whenever possible and by exploiting the bond market when it provides lower rates of interest for municipal bond issues.



# STREAMBED ACQUISITION

- CITY OWNED OR CONTROLLED
- HIGH ACQUISITION PRIORITY
- .....** SECOND ACQUISITION PRIORITY

NOTE: OTHER AREAS TO BE OBTAINED BY DEDICATION OR NEGOTIATION AS ADJACENT PROPERTY IS DEVELOPED

EBS MANAGEMENT CONSULTANTS

CITY OF ROSEVILLE



- 2) The establishment of priorities to coordinate the various projects with the various stages of the total city urban development. A schedule of priorities would also serve to reduce local pressures for premature or less important capital expenditures.
- 3) The maintenance of constant tax rates through anticipation of the following year's income, expenditures and bond issues thus avoiding the erratic and politically unacceptable fluctuations of the tax rate.

APPENDIX APARK AND RECREATION ASSISTANCE PROGRAMS

Listed on the following pages are several sources of funds available for assistance in the development of parks and recreation systems. This list is not exhaustive of all sources. Investigation of most Federal Agencies within the Department of Interior, Agriculture, Housing and Urban Development, and Health, Education and Welfare provide various types of aid which may be applicable to special functions devoted to recreation.

San Mateo County Planning Commission is acknowledged for the listing of private gifts, bequests, trust funds and endowments.

PARK AND RECREATION ASSISTANCE PROGRAMSPRIVATE GIFTS, BEQUESTS, TRUST FUNDS, AND ENDOWMENTS

1. Bechtel Foundation; provides financial assistance for religious, charitable, scientific, cultural, education, or community welfare purposes.  
220 Bush Street, San Francisco 4, California
2. Bing Fund, Inc.  
9700 West Pico Boulevard, Los Angeles, California  
Assets - \$9,657,456
3. James G. Boswell Foundation  
510 South Spring Street, Los Angeles 13, California  
Assets - \$2,880,116
4. Bothin Helping Fund  
525 Mission Street, San Francisco 5, California  
Assets - \$2,880,116
5. California Community Foundation Youth Agencies  
215 West Sixth Street, Room 1128, Los Angeles 13, California  
Active Capital - \$9,955,162
6. Columbia Foundation; provides funds for the furtherance of the public welfare and well-being of mankind.  
1311 Balfour Building, 351 California Street, San Francisco, California  
Net Worth - \$363,478
7. S. H. Cowell Foundation; general charitable purposes  
111 Sutter Street, San Francisco 4, California  
Assets - \$14,520,000
8. Crown Zellerbach Foundation; community welfare grants  
343 Sansome Street, San Francisco 19, California
9. Mortimer Fleishhacker Foundation; grants to Bay Area organizations; mainly for welfare  
600 California Street, San Francisco, California  
Assets - \$797,274
10. William G. Gilmore Foundation; general giving with emphasis on community funds  
840 Brannan Street, San Francisco 3, California  
Assets \$234,373
11. Hass (Walter and Elise) Jr. Fund; funds for conservation  
98 Battery Street, San Francisco 6, California  
Assets - \$245,886

12. John Randolph and Dora Haynes Foundation; funds for research, government, and the social sciences.  
916 Consolidated Building, 607 South Hill Street, Los Angeles 14, California  
Assets - \$2,569,412
13. William Randolph Hearst Foundation  
c/o Flint and Mackay, 458 South Spring Street, Los Angeles 13, California
14. Edward E. Hills Fund  
c/o Pillsbury, Madison and Sutro, 225 Bush Street, San Francisco 4, California  
Assets - \$120,653
15. Conrad N. Hilton Foundation; broad philanthropic purposes  
9970 Santa Monica Boulevard, Beverly Hills, California
16. Ernest Ingold Charitable Trust; general philanthropy, including local museums  
2014 Russ Building, San Francisco 4, California  
Assets - \$98,259
17. James Irvine Foundation; grants for health, education, and welfare and historical societies  
921 Crocker Building, San Francisco 4, California  
Assets - \$682,106
18. William G. Irwin Foundation; to promote or improve the physical condition of mankind  
1925 Russ Building, San Francisco 4, California  
Assets - \$2,303,581
19. Kahn Foundation; general philanthropy  
300 Montgomery Street, Room 1030, San Francisco 4, California  
Assets - \$109,576
20. Henry J. Kaiser Family Foundation; funds for community activities  
Kaiser Building, Oakland 12, California  
Assets - \$16,140,279
21. Charles Warren Kendrick Trust; largely local giving in the San Francisco Bay Area  
2603 Russ Building, 236 Montgomery Street, San Francisco 4, California  
Assets - \$89,250
22. Lakeside Foundation; local giving emphasizing community funds  
155 Sansome Street, San Francisco 4, California  
Assets - \$376,066
23. Madison Fund, The  
Broad purpose, youth agencies and community funds in or near the city in which donors have some personal interest  
225 Bush Street, San Francisco, California  
Assets - \$201,467

24. Mate Foundation; grants principally to cities in which I. Magnin Stores are located  
I. Magnin and Company, Stockton and Geary Streets, San Francisco 4, California  
Assets - \$256,409
25. Atholl McBean Foundation; general philanthropy  
225 Bush Street, San Francisco 4, California  
Assets - \$1,107,123
26. 102 Foundation; assistance to youth in securing scholarships and recreational opportunities  
500 East Commercial Street, Los Angeles 12, California  
Assets - \$52,461
27. Rosenberg Foundation; recreation for children, demonstration projects  
210 Post Street, San Francisco 8, California  
Assets - \$10,274,110
28. The San Francisco Foundation  
351 California Street, San Francisco 4, California  
Assets - \$1,813,516
29. Dean Witter Foundation; emphasis on community funds, museums  
45 Montgomery Street, San Francisco, California  
Assets - \$54,968
30. The Wollenberg Foundation; broad philanthropic purposes  
111 Sutter Street, Room 900, San Francisco 4, California  
Assets - \$237,374
31. Harold and Doris Zellerbach Fund; local philanthropy for cultural and historical groups  
343 Sansome Street, San Francisco 4, California  
Assets - \$175,851
32. Other foundations of nation-wide significance:

	<u>Assets - Millions</u>
Ford Foundation	\$3,316
Rockefeller Foundation	648
Duke Endowment	414
Hartford (John A.) Foundation	414
Carnegie Corp. of New York	261
Kellogg (W. K.) Foundation	215
Sloan (Alfred P.) Foundation	176
Lily Endowment	157
Commonwealth Fund	119
Danforth Foundation	110

PARK AND RECREATION ASSISTANCE PROGRAMS

Title: THE DAVIS-GRUNSKY ACT

Agency: State of California

Maximum Grant: Authorization by the legislature is required for construction loans and grants exceeding \$4 million and \$300,000 respectively, and loans exceeding \$25,000, for the preparation of feasibility reports.

Use: To provide financial assistance to public agencies for the construction of water projects to meet local requirements in which there is a statewide interest by making grants or loans, or both, and by participating in the construction and operation of water projects; to provide financial assistance to public agencies for the preparation of certain feasibility reports on such water projects by making loans; and also to provide grants for recreation or for the enhancement of fish and wild life.

Special Conditions: Projects must entail the diversion, storage, or distribution of water primarily for domestic, municipal, agricultural, industrial, recreation, fish and wildlife enhancement, flood control, or power production purposes.

The project must conform to the California Water Plan, be feasible from an engineering standpoint, economically justified and, if a loan is proposed, have reasonable assurance that the public agency can ready it.

Grants in furtherance of a project that involves the redevelopment of a new water supply may be made for the following purposes:

- 1) For the part of construction cost of the proposed project properly allocated to the enhancement of fish and wild-life; provided that a grant for such part shall not exceed fifty percent (50%) of the construction cost.
- 2) For part of the construction cost of any dam and reservoir of the proposed project properly allocated to recreational functions of statewide interests, provided that a grant for such part shall not exceed fifty percent (50%)

of the construction cost, and provided, further, that the total grant under (1) and (2) for any one project shall not exceed seventy-five percent (75%) of the construction cost of the project.

- (3) For the construction of initial water supply and sanitary facilities which are needed for public recreational use of each proposed demand reservoir of the project, provided that a grant for such part shall not exceed one-quarter ( $1/4$ ) of the total amount granted for the purposes specified in (1) and (2) above.

PARK AND RECREATION ASSISTANCE PROGRAMS

Title: Open Space Land Program

Agency: Housing and Home Finance Agency - U. S. Government.

Maximum Grant: Fifty percent of the total cost.

Use: 1) Grants may be made for the acquisition of land, to be used permanently as open space.

2) Grants may be made for the development of land acquired.

3) Grants may be made for the acquisition of developed land in built up portions of urban areas, to be cleared and used for open space purposes. The grant may cover acquisition of buildings, and structures; demolition and removal of buildings and structures; and development of the land for open space purposes.

Special Conditions: This assistance applies only if the Housing and Home Finance Administrator finds that: (1) the proposed use of the land for permanent open space is important for the execution of a comprehensive plan for the urban area, meeting criteria established for such plans; and (2) a program of comprehensive planning is being actively carried on for the urban area.



PARK AND RECREATION ASSISTANCE PROGRAM

- Title: Land and Water Conservation Grants-in-Aid.
- Agency: State of California
- Maximum Grant: Fifty percent of the cost of planning, acquisition, and/or development projects.
- Use: Expenditures for local government project purposes may include land acquisition; clearing, grading, drainage, planting, construction of walks, trails, roads, parking areas, buildings, and other structures necessary for public recreation uses or necessary for the operation and maintenance of the project; costs of reservoir construction directly related to recreation purposes, installation of utilities, design, engineering, or other fees pertaining to the project.
- Special Conditions:
- 1) The project should be regional in significance and primarily serve day use from urban centers of population, preferably within approximately one hour's driving distance from such centers; and/or should preserve and develop for public use natural resources of regional significance.
  - 2) The project should primarily provide outdoor facilities and activities, other than organized or team sports.
  - 3) The project should include a minimum of 50 acres or be a cost of in excess of \$50,000, except in unusual circumstances.
  - 4) Grant money shall be matched by local money for the same project. This may include the local grant portion of the State Beach Park, Recreational and Historical Facilities Bond Act of 1964 money, but no money received from other State or Federal sources.

PARK AND RECREATIONAL ASSISTANCE PROGRAMS

Title: Urban Beautification Program

Agency: Housing and Home Finance Agency - U. S. Government

Maximum Grant: Fifty percent of expenditure for beautification.  
Grant determined by proposed excess expenditures over the average of the last three years expenditure for beautification by the local government agency.

Use: For landscaping and renovation of publicly owned parks, malls, squares, and waterfront areas, as a part of local official beautification programs such as tree planting, landscaping streets and public areas, provision of street furniture, pedestrian malls, fountains, and decorative pavements.

Special Conditions: Ineligible Costs:

1. Ordinary overhead and administrative costs.
2. Costs of major construction (such as civic buildings, swimming pools, libraries, marinas, etc).
3. Costs of acquiring land.

PARK AND RECREATION ASSISTANCE PROGRAMS

Title:           Advances for Public Works Planning ("702").

Agency:        Community Facilities Administration,  
Housing and Home Finance Agency - U. S. Government

Amount  
of Grant:       No set amount-- interest-free loan for facility planning.

Use:            Advances may be requested to finance preliminary or  
final, or complete, planning of a specific public works.

                  Investigations and surveys needed as a basis for decisions  
                  about type, size, and scope of the public work, estimates  
                  of construction costs, photogrammetric surveys, founda-  
                  tion exploration, test pits, core drilling, and preparation  
                  of topographic charts, plans, specifications, and other  
                  specific data, would all be covered. Also covered would  
                  be preparation of detailed plans and specifications requir-  
                  ed to secure construction bids.

Special  
Conditions:     Advances may be made to any non-federal public agency  
                  which is legally authorized to plan, finance, and con-  
                  struct the proposed project. The applying public body  
                  must show that it intends to start construction within  
                  or over a reasonable period of time, considering the  
                  nature of the project. It must also show that financing  
                  of such construction is feasible.

                  An advance will be approved only for a specific public  
                  work. This public work must conform to any existing  
                  overall state, regional, or metropolitan plan, and must  
                  be coordinated with any federal agency whose programs  
                  are involved.

PARK AND RECREATION ASSISTANCE PROGRAMS

- Title: State Beach, Park, Recreational and Historical Facilities Bond Act of 1964.
- Agency: State of California
- Maximum Grant: Placer County - \$165,900
- Use: To be used by cities and counties having an adopted general plan including a recreation element, for the acquisition and development of badly needed outdoor recreation areas. Expenditures for project purposes shall be limited to: land acquisition, clearing, grading, drainage, planting, construction of walks, roads, parking areas, buildings and other structures necessary for public recreation uses or necessary for the operation and maintenance of the project; costs of reservoir construction directly related to recreation purposes; installation of utilities; appraisal, legal, planning, engineering, or other fees pertaining to the project.
- Special Conditions:
- 1) The project shall be designed to fulfill a demand for regional recreation use in the geographical location proposed at the time of application or within the foreseeable future.
  - 2) The project shall primarily serve day use from urban centers of population.
  - 3) The project shall primarily provide outdoor facilities and activities.
  - 4) Grant funds for park acquisition purposes shall be limited to those projects contemplating the acquisition of fifty acres or more of real property, including water areas, or projects which are designed as additions to existing park areas, where the resulting total park area will be fifty acres or more.

PARK AND RECREATION ASSISTANCE PROGRAM

Title: The Recreation and Public Purposes Act.

Agency: U. S. Department of the Interior--Bureau of Land Management

Maximum Grant: Lease of land at 25¢ an acre, payable in advance for five-year periods, at a minimum annual rental of \$10; or under special pricing schedules purchase of land at \$2.00 an acre, with a minimum price per transfer of \$50.

Use: Lease or purchase of land for recreation, education, and public health projects by public agencies. Also, for the purchase of land for fish and wildlife projects.

Special Conditions:

- 1) Land must be maintained for recreational purposes in perpetuity with reversionary clause, should the property be deemed undesirable for recreational use at some future date.
- 2) Sale of land to be dependent upon the preparation and adoption of a five-year development plan.
- 3) Proposed use must be in conformity with comprehensive plan for area.

PARK AND RECREATION ASSISTANCE PROGRAMS

Title: Park Dedication - California AB 1150, Chapter 1809

Agency: Cities and Counties

Maximum Grant: None -- private dedication

Use: Authorizes cities and counties to require the dedication of land, or the payment of a fee, or a combination of both, for parks as a condition to the approval of a subdivision map.

Special Conditions: The enabling ordinance must establish definite standards to assure that the land or fees accruing therefrom are related to the use of the park or recreational areas by the inhabitants of the subdivision, and are used only to provide facilities to serve such subdivision. The city must also have adopted a general plan containing a recreational element, and the city must specify when development of the park will begin. Fees only can be requested if the subdivision contains 50 parcels or less.

PARK AND RECREATION ASSISTANCE PROGRAMS

Title: Open Space Maintenance District Act -  
California, AB 2841, Chapter 1503

Agency: City or County

Maximum Grant: None -- Authorizes formation of assessment district to levy a maximum of 25¢ per \$100 of assessed valuation, for carrying out the purposes of the district.

Use: Enables a city or county upon petition of property owners to establish an assessment district to maintain and improve open spaces owned by the city or county. Purpose is to maintain large open areas that have natural and scenic value.

Special Conditions: None

