

Part III - THE PROGRAMMING PLAN RECOMMENDATIONS

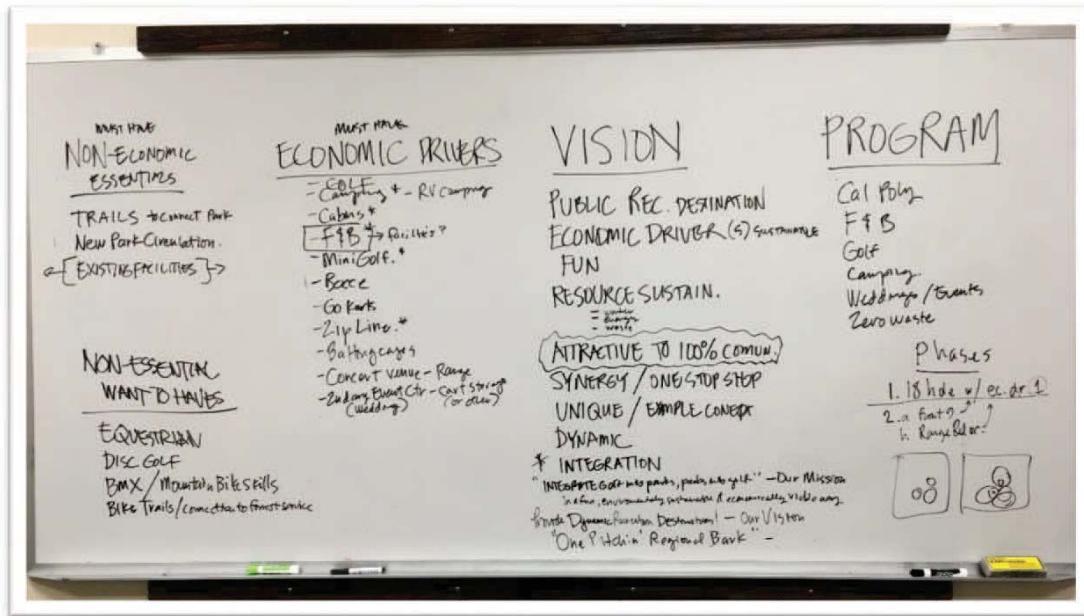
Guiding Principles and Vision

“If you can dream it, you can do it.”

~ Walt Disney

Very early in the design process, the Team set out to outline the project’s vision with the intention of defining what El Chorro Regional Park *could* be. Various “white board” brainstorming sessions were performed, and all parties of the Team, including the Advisory Committee, weighed in on certain goals and objectives in order to define the long-term mission for not only Dairy Creek, but also for the entire park property. The various discussion points are noted below, and served as the “guiding principles” for all aspects of the recommendations presented in this plan.

- Preserve golf as an important recreational activity within the park. Maintain affordability to increase opportunities for entry-level players and attract non-golfers to the golf facility. Keep the existing 18-hole layout as long as fiscally possible.
- Maintain the golf program as an enterprise fund by increasing revenues within the existing golf course footprint to eliminate the need for a temporary subsidy from the General Fund.
- Pursue all appropriate revenue generating activities to ensure the fiscal health of the park.
- Provide diverse recreational opportunities for residents and visitors to the park within the limitations of available water.
- Integrate the features of the park, creating a central and unifying entryway and orientation point. The park should work as a whole entity with many elements rather than many adjacent, but independent features.
- Participate in partnerships with other public agencies, non-profit organizations, concessionaires, volunteers and the private sector to achieve common goals.
- Provide connectivity to other public lands in the area to enhance opportunities for expanded recreation to nearby resources.
- Preserve the natural views and resources of the park by focusing on interpretive and educational programming and natural resource management activities to keep the value of the natural conditions of the park.
- Maintain and expand the zero-waste feature of the golf course to more areas of the park.



Notes taken during a design charrette focusing on project vision

Total water allocation and golf course design

Much of this planning effort involved the Team’s dissecting and directing the understanding of how much water Dairy Creek needs to provide a quality golf experience. The Team discussed the impacts on the design and playability of the golf course, considering the impacts of a reduction of total water allocation. Essentially, what kind of golf course will the County provide to its residents with less water, and will anyone want to play it?

The first data point to understand is the total amount of historical water used at Dairy Creek, as compared to the overall amount of turf that has traditionally been irrigated.

Table 1

Total Amount of Turf at Dairy Creek	89	Ac
Total water used for irrigating entire course	250	AF
Total water used per acre of irrigated turf	2.81	AF/Ac

AF = Acre Feet
Ac - Acre(s)

**Information provided by SLO County*

When assessing the amount of water needed to irrigate the golf course, the ratio of 2.81 AF/Ac should be used for every acre that is planned to be irrigated. Example: 100 AF of water is allocated to the golf course, then the appropriate number of irrigated acres would be 35.5Ac (100AF divided by 2.81AF/Ac = 35.5 Ac).

The second data point is understanding how much water reduction Dairy Creek should consider, without negatively affecting the quality and enjoyment factor to the point no one will want to play the course. Andy Staples directed the study related to how best to focus the water reduction philosophies throughout the entire course. This entailed utilizing his experience in golf course design and industry standards for the minimum and maximum allowable space needed for a quality, fun golf experience. Here were his design objectives:

1. Focus the irrigated, playable areas where the average golfer lands the ball, and make these areas as wide as possible
2. Do not focus only on fairways, but also allow for an area of rough on either side of the landing area as a barrier to keep balls from rolling into trouble
3. Focus on providing quality, smooth putting surfaces that all golfers will enjoy
4. Pay special attention in maintenance activities around the greens, and green approaches, which would include upkeep of drainage, conversion of drought tolerant turf grasses, and soil management to make these areas receptive to shots, while increasing interest and aesthetics
5. Focus on upgrading all main play areas with the latest varieties of drought tolerant, sustainable turf grasses
6. Make sure the sand bunkers are of highest quality with adequate drainage

7. Limit water around the tees, and the teeing complexes, irrigating only select tee tops such as on par 3 holes, or completely stop irrigating tees entirely
8. Utilize artificial turf for tees on all holes that are not irrigated
9. Make a priority to add a forward set of tees in the irrigated envelope, maximizing the use of irrigation water, measuring approximately 4,000 yards
10. Allocate enough water to properly irrigate the range (within reason) and adjoining short game areas and putting green(s) to ensure the practice facilities can be marketed as “best in class”
11. Eliminate all irrigation, to the extent feasible, from around the clubhouse
12. Conform all adjustments to the irrigated envelope to the current irrigation system layout, and maximize as many current sprinkler locations as possible, limiting exhaustive redesigning and manipulation of the current sprinkler layout and piping network

An analysis was performed on all areas of the course to understand how the overall quantities of turf were spread out over the entire golf course. This series of data allowed the Team to understand how the water was currently being utilized (see Appendix for specific details) and to make assumptions on how best to focus attention on possible areas of reduction, should the overall amount of water allocation be reduced. Once this data was known, multiple analyses were performed to understand how best to maximize water use reduction and the reduction of irrigated turf, while not dramatically affecting the current golf course design.

The following irrigation philosophy was used during this analysis to communicate the design philosophy of how best to reduce the amount of water consumed per acre, while attempting to continue to provide a quality, fun golf experience:



The 'Water Reduction Philosophy' template to be used as a guide for how to adjust the golf course to use less water

The final data point is directly related to answering the question: Where on the course should turf be removed? This is a tricky question. As was identified during the community workshops, a strong request was made to not change the current layout of the course. By attempting to not change the layout of the

course, while applying the water reduction strategy as noted above, it became difficult to apply a “standard” reduction equation on an existing golf course layout. Therefore, we ran numerous combinations, and attempted to identify the best areas of the course on which to focus.

The following combinations proved worthy of additional study:

1. Maintaining the front 9 holes intact
2. Maintaining the back 9 holes intact
3. Combining holes 1, 2, 7, 8, and 9 on the front side, with holes 12, 13, 17 and 18 on the back side
4. Considering a number other than nine holes, to increase the total number of holes to 12 or 15 total holes such as:
 - a. The entire front nine, plus holes 12, 13, 17 and 18 on the back nine
 - b. The entire back nine, plus holes 1, 2, 7, 8, and 9 on the front nine

In evaluating the combinations if insufficient water is available for keeping the designed 18-hole course, the back 9 was selected for retention over the front 9 for the following reasons:

- Requires less irrigation
- Provides better integration of the park and golf
- Allows for improving the range area, short game practice area and integration with the clubhouse
- Is the preferred choice by Andy Staples based on the layout, design integrity, and overall golf experience

The Advisory Committee was unanimous in its opposition to combination 3 above (dividing 9 holes between the front and back 9), but was not unanimous with retaining the back 9 over the front 9. The golfers generally appeared to prefer retaining the front 9 because it kept the option of re-opening the back 9 at a future date, was more conducive to beginner play and allowed for higher quality practice holes. The design Team felt that any move to a 9-hole course was a permanent move and the design should be driven by what the best operational design is given the water allotment. The Team felt that the improvement of the range, short game area and integration into parks made the back 9 the superior option with the greatest likelihood of financial success.

In summary, the process by which the golf course was examined for reduction was part art, part science, and then vetted with community input. All things considered, this Team feels the recommendations noted within this plan represent sound planning, based on the intention to provide a quality golf experience, while weighing the realities of the costs of construction and long-term management. The scenarios noted in the following sections will provide the County with the “road map” necessary to address a variety of factors, all dependent on the final quantity of water that is allocated to the golf course.

Program Elements & Concepts

The list below represents the what the Team determined to be the “best case” in terms of offerings, vision and overall ideas as to what could be included in the overall park plan, and do not necessarily reflect what will actually make it into the final implementation plans.

Circulation

- Entry and arrival
 - Rebrand the clubhouse with a new name to be more inclusive
 - Focus arrival sequence at the existing clubhouse
 - Use for all orientation activity including golf, restaurant, camping registration, supplies, equipment rental, etc.
 - Reconfigure entry area to accommodate arrival
 - Provide parking for large vehicles and trailers and new connectivity to existing roads
- Wayfinding
 - Define cohesive sign and wayfinding elements to inform visitors of available activities and a logical way to arrive at areas
 - Integrate all of the park features through common branding and messages

Costs and Time to Implement

Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
D	Existing Parking					\$ -					Existing
H	Enhanced Entry	\$ 125,500	\$ 18,825	\$ 12,550	\$ 156,875	\$ 156,875	\$ 3,000	\$ -	0	\$ (3,000)	6-12 months
	Park Entry Fees						\$ 116,000	\$ 330,000		\$ 214,000	
	Entry Loop Road	\$ 630,063	\$ 94,509	\$ 63,006	\$ 787,578	\$ 787,578	\$ 10,000	\$ -	(945)	\$ (10,000)	12-18 months
		\$ 755,563	\$ 113,334	\$ 75,556	\$ 944,453	\$ 944,453	\$ 129,000	\$ 330,000		\$ 201,000	

Golf

- 18 hole course
 - Retain course as long as fiscally feasible within available water
- 9 hole course
 - Define a high quality course that attracts players of all abilities
 - Consider night lighting of the course
- 3-5 hole practice area
 - Create a high quality practice area of a three hole loop with multiple target opportunities and branded with the Cal Poly golf partnership
 - Consider night lighting the practice area
- Learning center
 - Expand driving range to accommodate more tee area
 - Add a putting course
 - Consider night lighting the driving range
 - Integrate the range with the existing clubhouse area
 - Create a brand relationship with Cal Poly Golf

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- Include higher end teaching and practice features
- Miniature Golf Course
 - Consider the option of a miniature golf course
- Concert/Event Venue
 - Develop the existing driving range to attract large events and concerts to El Chorro Regional Park

Costs and Time to Implement

Plan Key	250 Acre Foot Option Additional Items	Construction	Contingency 15%	Soft Costs 10%	Total Budget	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
L	Golf Course/Drive Range/Concerts	\$ 858,750	\$ 128,813	\$ 85,875	\$ 1,073,438	\$ 1,073,438	\$ 1,504,842	\$ 1,593,436	\$ 145	\$ 88,594	4-8 months
	Additional Purchased Water for GC				\$ -	\$ -	\$ 225,000	\$ -	0	\$ (225,000)	
	Profit from other GC					\$ -	\$ -	\$ 387,495	0	\$ 387,495	
	Costs for 250 Acre Foot Option Sub Total	\$ 858,750	\$ 128,813	\$ 85,875	\$ 1,073,438	\$ 1,073,438	\$ 1,729,842	\$ 1,980,931		\$ 251,089	
L	160 Acre Foot Option Additional Items										4-8 months
	Golf Course Drive Range/Concerts	\$ 1,651,000	\$ 247,650	\$ 165,100	\$ 2,063,750	\$ 2,063,750	\$ 1,421,137	\$ 1,065,988	\$ -	\$ (355,149)	
	Additional Purchased Water for GC				\$ -	\$ -	\$ 90,000	\$ -	0	\$ (90,000)	
	Profit from other GC					\$ -	\$ -	\$ 269,181	0	\$ 269,181	
Costs for 160 Acre Foot Option Sub Total	\$ 1,651,000	\$ 247,650	\$ 165,100	\$ 2,063,750	\$ 2,063,750	\$ 1,511,137	\$ 1,335,169			\$ (175,968)	
L	120 Acre Foot Option Additional Items										12-18 months
	Golf Course Drive Range/Concerts	\$ 1,845,750	\$ 276,863	\$ 184,575	\$ 2,307,188	\$ 2,307,188	\$ 1,332,175	\$ 808,175	0	\$ (524,000)	
	Additional Purchased Water for GC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ -	0	\$ (30,000)	
	Profit from other GC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 410,032	0	\$ 410,032	
Costs for 120 Acre Foot Option Sub Total	\$ 1,845,750	\$ 276,863	\$ 184,575	\$ 2,307,188	\$ 2,307,188	\$ 1,362,175	\$ 1,218,207			\$ (143,968)	
L	100 Acre Foot Option Additional Items										12-18 months
	Golf Course Drive Range/Concerts	\$ 1,387,250	\$ 208,088	\$ 138,725	\$ 1,734,063	\$ 1,734,063	\$ 1,318,808	\$ 777,204	0	\$ (541,604)	
	Additional Purchased Water for GC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ -	
	Profit from other GC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426,774	0	\$ 426,774	
Costs for 100 Acre Foot Option Sub Total	\$ 1,387,250	\$ 208,088	\$ 138,725	\$ 1,734,063	\$ 1,734,063	\$ 1,318,808	\$ 1,203,978			\$ (114,830)	
Miniature Golf											
Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
F	Mini Golf	\$ 300,000	\$ 45,000	\$ 30,000	\$ 375,000	\$ 375,000	\$ 72,000	\$ 320,000	18	\$ 248,000	12-18 months
Learning Center											
Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
T	Golf Learning Center - **	\$ 250,000	\$ 50,000	\$ 25,000	\$ 325,000	\$ -	\$ -	\$ -	0	\$ -	Cal Poly

Camping

- RV campsites
 - Provide additional RV hookups
- Tent campsites
 - Provide tent camping areas separated from the RV locations
- Group campsites
 - Provide group camping opportunities for various sized groups separated from other camping locations
 - Provide facilities to accommodate equestrian campers to include corrals and watering and waste facilities
- Cabin camping experience
 - Provide area(s) for camping cabins to include golf car camping where visitors leave their vehicles at the parking lot and have a modified golf car included with their reservation for mobility throughout the park
- Golf "Stay and Play"

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- Consider maintaining a few putting surfaces to attract golf groups with a package complete with options for unlimited golf, driving range use, instruction, and Food and Beverage.

Costs and Time to Implement

Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
M	9 Cabins - knoll	\$ 180,000	\$ 27,000	\$ 18,000	\$ 225,000	\$ 225,000	\$ 101,000	\$ 226,000	22	\$ 125,000	4-9 months
M	Cabins - this option (20 add Cabins)	\$ 400,000	\$ 60,000	\$ 40,000	\$ 500,000	\$ 568,750	\$ 224,000	\$ 502,000	25	\$ 278,000	4-9 months
U	Tent Camping	\$ 205,000	\$ 30,750	\$ 20,500	\$ 256,250	\$ 256,250	\$ 91,000	\$ 273,000	17	\$ 182,000	6-12 months
		\$ 785,000	\$ 117,750	\$ 78,500	\$ 981,250	\$ 1,050,000	\$ 416,000	\$ 1,001,000		\$ 585,000	
	Golf Cart Rentals - camping 9 hole			\$ -	\$ -		\$ 97,680	\$ 243,090	0	\$ 145,410	3 months
	Golf Cart Rentals - camping 18 hole	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,520	\$ 36,135	0	\$ 21,615	3 months

Trails

- Multi-use trails
 - Consider opportunities for multi-use trails for hikers, bicycles and equestrian users
- Connectivity
 - Provide trail access through adjacent Cal Poly range land to US Forest Service trails on the West Cuesta Ridge
 - Provide trail access throughout the park that connects with the Botanical Garden trail system
 - Anticipate the eventual establishment of the Chorro Valley Trail to connect San Luis Obispo to Morro Bay through El Chorro Regional Park near the Highway One corridor

Costs and Time to Implement

Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
	Trails *	\$ 15,000	\$ 2,250	\$ 1,500	\$ 18,750	\$ 18,750	\$ 15,000	\$ -	0	\$ (15,000)	Partnership

Recreation

- Playground
 - Continue to provide playground opportunities for children, with expansion to include more accessible and adventure features
- Picnic Facilities
 - Continue to provide both individual and group picnic facilities
- Dog Park
 - Continue the non-profit partnership for the operation of the dog park
- Ball Fields
 - Continue the partnership with the City of San Luis Obispo for the recreational use of the ball fields
- Batting Cages
 - Consider the installation of batting cages near the existing ball fields to enhance the experience and also increase potential revenue
- Zip Line
 - Consider providing zip line opportunities

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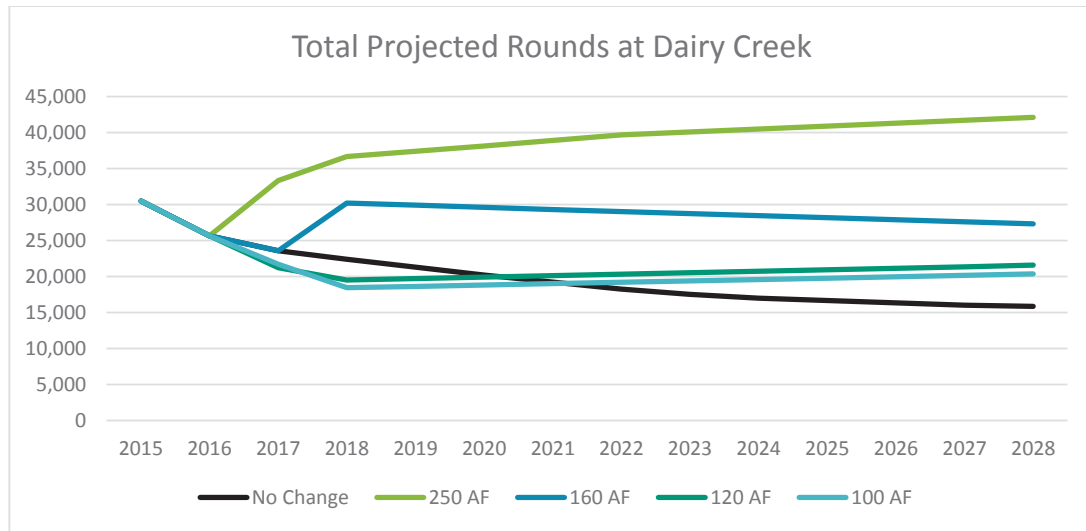
- Disk Golf
 - Consider providing a disk golf course
- Mountain Bike Skills Course with or without a BMX/Pump Track
 - Consider development of skills course for bikes that consists of challenge features over a loop course
 - Features could be integrated or separate from a BMX course
- Electric Go-Cart Track
 - Consider installation of an electric go-cart track
 - Possibly use a portion of the existing parking lot for reconfiguration
 - Include as part of a solar charging station

Costs and Time to Implement

Plan Key	Park Amenity	Construction	Contingency (15%)	Soft Costs (10%)	TOTAL BUDGET	Capital Costs	Operating Costs	Revenue	ROI Months	Rev/Yr	Timeline
V	Childrens Play Area	\$ 300,000	\$ 45,000	\$ 30,000	\$ 375,000	\$ 375,000	\$ 3,000	\$ -	0	\$ (3,000)	4-9 months
K	Day Use/Flex Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Existing	\$ -	Existing
J	Batting Cages	\$ 100,000	\$ 15,000	\$ 10,000	\$ 125,000	\$ 125,000	\$ 15,000	\$ 50,000	43	\$ 35,000	3 months
S	Zip Lining *	\$ -	\$ -	\$ -	\$ -	\$ -	0	\$ 75,000	0	\$ 75,000	Con - 6-12 mo
N/O	Disc Golf	\$ 18,000	\$ 2,700	\$ 1,800	\$ 22,500	\$ 22,500	\$ 3,000	\$ -	0	\$ (3,000)	Partnership
G	Bike Pump Track *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	0	\$ (15,000)	Partnership
G	Bike Skills Park *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	0	\$ (3,000)	Partnership
R	Mountain Bike Expansion Area						\$ 18,000	\$ -		\$ (18,000)	Partnership

Recommendations

It is the intention of the Programming Plan process to identify all factors related to the above observations and input during the evaluation phase that will directly affect the long-term improvement plan for Dairy Creek and El Chorro, based on available water. Our work has been broken into four (4) scenarios, each based on a specific amount of total water allocation. The scenarios project an estimated number of rounds of golf based on experience and data from similar operations at other courses and based on the history of use at Dairy Creek Golf Course. A more detailed look at the financial impacts of the options can be found in the appendix.



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AF water	100	120	160	250
Irrigated Acres	35	45	60	89
Golf				
Capital Costs	\$ 1,734,063	\$ 2,307,188	\$ 2,063,750	\$ 1,073,438
Operating Costs	\$ 833,199	\$ 876,566	\$ 1,025,528	\$ 1,244,233
Bond Debt Payment	\$ 485,609	\$ 485,609	\$ 485,609	\$ 485,609
Gross Revenue	\$ 777,204	\$ 808,175	\$ 1,065,988	\$ 1,593,436
Revenue from other courses	\$ 426,774	\$ 410,032	\$ 269,181	\$ 387,495
Profit/Loss - full operation	\$ (114,830)	\$ (143,968)	\$ (175,968)	\$ 251,089
Parks				
Capital Costs	\$ 4,806,478	\$ 4,806,478	\$ 3,606,478	\$ 3,606,478
Operating Costs	\$ 1,100,680	\$ 1,100,680	\$ 699,520	\$ 699,520
Payment to Golf	\$ 114,830	\$ 143,968	\$ 175,968	\$ -
Gross Revenue	\$ 2,620,090	\$ 2,620,090	\$ 1,638,135	\$ 1,638,135
Profit/Loss (full operation)	\$ 1,404,580	\$ 1,375,442	\$ 762,647	\$ 938,615

250 AF Scenario

Summary: This scenario keeps the golf course “as is,” and allocates a total of 250 acre feet of irrigation water per year. This scenario provides the best chance for the golf course to maximize its ability to generate golf-related revenue, and the least amount of General Fund support, while also causing the least amount of change to the current layout. This scenario also allows for the County to introduce certain non-golf related economic drivers to be situated on non-golf oriented land.

Recommendations for 250 AF Scenario

1. Keep existing golf course “as-is”
2. Rebuild range teeing area to improve quality, visibility to landing areas, and fix the drainage issues
3. Rebuild the short game area to increase the quality of practice, fix the drainage issues
4. Renovate 40 acres of turf by installing the latest varieties of Bermuda grass that are more drought tolerant, shorter period of dormancy and provide better playing conditions
5. Rebuild the current putting green, and expand to include an expanded community putting course
6. Renovate select areas on all 18 greens to remove salt build up, improve drainage and turf health
7. Adjust existing hole #10 tees, and adjacent cart path to make room for an expanded event area
8. Add learning center
9. Redesign park entrance, revise entrance drive and flow throughout the “main core” of the park
10. Redesign community space around the current clubhouse building
11. Add one 18-hole miniature golf course
12. Add mountain bike skills course
13. Expand current RV camping
14. Convert current cart storage building into secondary event space, expand event lawn north of building near current hole #10 tees
15. Add cabin site camping sites adjacent to the current range taking advantage of the views
16. Repurpose current restroom near range to account for cabin site camping including showers, etc.
17. Expand trail system across the entire park, including a series of “stacked loops” that lead back to the existing clubhouse building and Botanical Garden
18. Add a zip line
19. Add an equestrian staging area
20. Add a group camping area with cabins
21. Add 18 hole disc golf course
22. Add electric go-kart area
23. Add batting cages

160 AF Scenario

Summary: This scenario utilizes the reduced water footprint philosophy, and applies it to all 18 holes, which is the least number of irrigated acres necessary to keep 18 holes and a driving range open. This option equates to 60 total acres of turf at a minimum, and a total of 160 AF of irrigation water per year necessary to minimally maintain a modified 18 holes golf course. Additionally, this scenario is limited in its ability to generate revenue indicative of an 18-hole course, but allows for essentially the same number of expanded non-golf revenue generators as the 250 AF scenario.

Recommendations for 160 AF Scenario

1. Keep 18 holes open for play, however, reduce the golf course irrigated acre footprint per the 'water reduction philosophy' template
2. Install new irrigation sprinklers around the perimeter of the new irrigation turf footprint to minimize water use, and maximize efficiency
3. Rebuild range teeing area to improve quality, visibility to landing areas, and fix the drainage issues
4. Rebuild the short game area to increase the quality of practice, fix the drainage issues
5. Renovate 40 acres of turf by installing the latest varieties of Bermuda grass that are more drought tolerant, shorter period of dormancy and provide better playing conditions
6. Rebuild the current putting green, and expand to include an expanded community putting course
7. Renovate select areas on all 18 greens to remove salt build up, improve drainage and turf health
8. Adjust existing hole #10 tees, and adjacent cart path to make room for an expanded event area
9. Add learning center
10. Redesign park entrance, revise entrance drive and flow throughout the "main core" of the park
11. Redesign community space around the current clubhouse building
12. Add one 18-hole miniature golf course
13. Add mountain bike skills course
14. Expand current RV camping
15. Convert current cart storage building into secondary event space, expand event lawn north of building near current hole #10 tees
16. Add cabin site camping sites adjacent to the current range taking advantage of the views
17. Repurpose current restroom near range to account for cabin site camping including showers, etc.
18. Expand trail system across the entire park, including a series of "stacked loops" that lead back to the existing clubhouse building and Botanical Garden
19. Add a zip line
20. Add an equestrian staging area
21. Add a group camping area with cabins
22. Add 18 hole disc golf course
23. Add electric go-kart area
24. Add batting cages

120 AF Scenario

Summary: If less than 160 AF of water is available, this scenario reduces the number of holes available for play to fifteen (15), keeping the entire Back 9 in play as is, along with utilizing portions of holes 1, 2, 7, 8, and 9 of the Front 9. This scenario allows for a total of 45 total acres and a total of 120 AF of irrigation water per year. The driving range is planned to be relocated to a more central location adjacent to the back of the clubhouse, while expanding non-golf revenue generators in areas of the existing Front 9 (specifically holes 3, 4, 5, 6 and existing driving range). This scenario increases the opportunity for non-golf revenue generators by utilizing areas that are currently occupied by the golf course, while providing for the most number of golf holes from the current golf course.

Recommendations for 120 AF Scenario

1. Reduce number of golf holes to 15, keeping the Back 9 intact, while utilizing holes 1, 2, 7, 8, and 9 on the current Front 9, reduce the golf course irrigated acre footprint per the 'water reduction philosophy' template
2. Install new irrigation sprinklers around the perimeter of the new irrigation turf footprint to minimize water use, and maximize efficiency
3. Relocate the range to new location adjacent to current clubhouse building, expand area to accommodate up to 40 hitting bays, plus cart storage and seating areas
4. Rebuild and expand the current short game area to increase the quality of practice, expand the offerings of different types of shot values, including expanded wedge practice, bunker play, and short game recovery shots, fix the drainage issues
5. Renovate 30 acres of turf by installing the latest varieties of Bermuda grass that are more drought tolerant, shorter period of dormancy and provide better playing conditions
6. Rebuild the current putting green, and expand to include an expanded community putting course
7. Renovate select areas on 15 greens to remove salt build up, improve drainage and turf health
8. Adjust existing hole #10 tees, and adjacent cart path to make room for an expanded event area
9. Add learning center
10. Redesign park entrance, revise entrance drive and flow throughout the "main core" of the park
11. Redesign community space around the current clubhouse building
12. Add one 18-hole miniature golf course
13. Add mountain bike skills course
14. Expand current RV camping
15. Convert current cart storage building into secondary event space, expand event lawn north of building near current hole #10 tees
16. Add cabin site camping sites adjacent to the current range taking advantage of the views, as well as onto areas of old holes #3, 4, 5, and 6
17. Repurpose current restroom near range to account for cabin site camping including showers, etc.

Recommendations for 120 AF Scenario, continued

18. Expand trail system across the entire park, including a series of “stacked loops” that lead back to the existing clubhouse building and Botanical Garden
19. Add a zip line
20. Add an equestrian staging area
21. Add a group camping area with cabins
22. Add 18 hole disc golf course
23. Add electric go-kart area
24. Add batting cages

100 AF Scenario

Summary: This scenario plans for a total of 35 irrigated acres, and total of 100 AF of irrigation water per year. This scenario is “worst case,” and greatly reduces the golf course to the minimal amount of irrigated turf, while attempting to provide a quality golf experience. Non-golf revenue generators are maximized and the entire park is viewed less as a golf course, and more as a community park. This is the scenario that would be necessary if no additional water is available, or, water becomes unavailable in the future.

Recommendations for 100 AF Scenario

1. Reduce number of golf holes to 9, keeping the Back 9 intact, reduce the golf course irrigated acre footprint per the ‘water reduction philosophy’ template
2. Install new irrigation sprinklers around the perimeter of the new irrigation turf footprint to minimize water use, and maximize efficiency
3. Relocate the range to new location adjacent to current clubhouse building, expand area to accommodate up to 40 hitting bays, plus cart storage and seating areas
4. Rebuild and expand the current short game area to increase the quality of practice, expand the offerings of different types of shot values, including expanded wedge practice, bunker play, and short game recovery shots, fix the drainage issues
5. Renovate 30 acres of turf by installing the latest varieties of Bermuda grass that are more drought tolerant, shorter period of dormancy and provide better playing conditions
6. Rebuild the current putting green, and expand to include an expanded community putting course
7. Renovate select areas on 15 greens to remove salt build up, improve drainage and turf health
8. Adjust existing hole #10 tees, and adjacent cart path to make room for an expanded event area
9. Add learning center
10. Redesign park entrance, revise entrance drive and flow throughout the “main core” of the park
11. Redesign community space around the current clubhouse building
12. Add one 18-hole miniature golf course
13. Add mountain bike skills course
14. Expand current RV camping
15. Convert current cart storage building into secondary event space, expand event lawn north of building near current hole #10 tees
16. Add cabin site camping sites adjacent to the current range taking advantage of the views, as well as onto areas of old holes #3, 4, 5, and 6
17. Repurpose current restroom near range to account for cabin site camping including showers, etc.
18. Expand trail system across the entire park, including a series of “stacked loops” that lead back to the existing clubhouse building and Botanical Garden
19. Add a zip line
20. Add an equestrian staging area
21. Add a group camping area with cabins
22. Add 18 hole disc golf course
23. Add electric go-kart area
24. Add batting cages